

36,700 M² OF COMMERCIAL SPACE AVAILABLE IN 2 CONSTRUCTION PHASES STARTING FROM Q4 2027

P3 PEGNITZ

ADDRESS
Norisstraße
91257 Pegnitz
Deutschland

COMMERCIAL CONTACT
Moritz Arendt
+49 151 195 508 30
moritz.arendt@p3parks.com

Priscilla Merstein
+49 151 1955 3687
priscilla.merstein@p3parks.com

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All information in this document is valid on this date.
For current information please contact our commerical team.

OVERVIEW

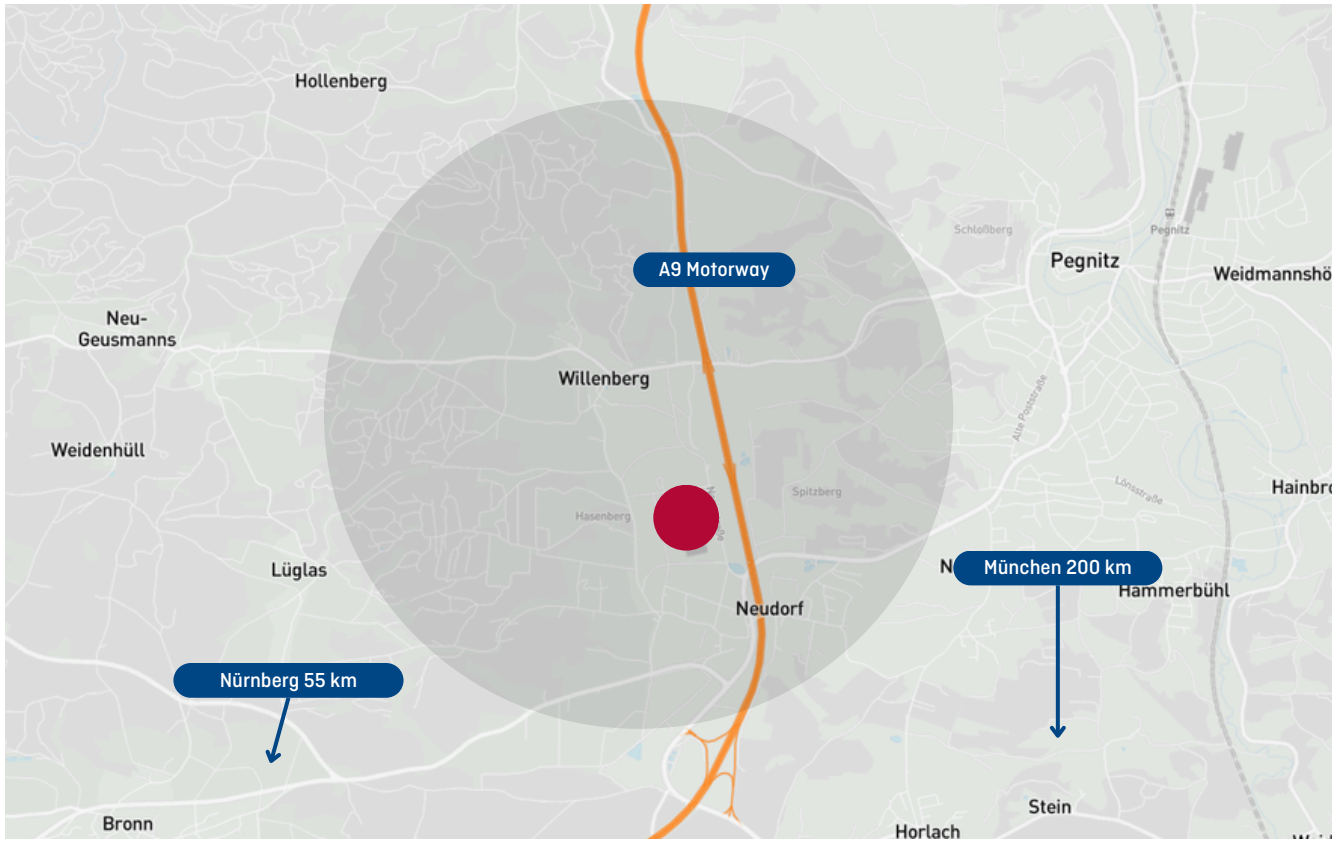
Pegnitz, located east of Nuremberg, is part of one of the most dynamic metropolitan regions in Nuremberg and ranks among the top logistics regions and leading economic areas in Germany.

This location is distinguished by the presence of numerous international companies from various industries such as automotive, pharmaceuticals, and aviation, as well as many medium-sized enterprises.

The region is characterized by numerous large settlements of well-known German and international companies.

Thanks to the park's direct location on the A9, not only Nuremberg but also the cities of Regensburg and Munich are quickly accessible.

Benefit from the prime location and excellent infrastructure in one of the most significant economic regions of Germany.







DISTANCES TO POINTS OF INTERESTS

A9 motorway	5 mins	1,8 km
Nürnberg	55 mins	55 km
München	1 hour 55 mins	200 km
Nürnberg Airport	50 mins	50 km
Polish border	1 hour 55 mins	190 km
Switzerland	1 hours 55 mins	190 km

LOCAL ACCESS

P3 is developing a state-of-the-art commcercial park with two halls, totaling approximately 36,700 m² of logistics space, around 2,000 m² of office space, and approximately 2,700 m² of mezzanine space.

The spaces are flexible and can be divided into smaller units to meet the specific needs of your business.

The park offers ample parking for both cars and trucks, with some car parking spaces equipped with electric charging stations. This versatile facility is suitable for both production and logistics purposes.

Benefit from cutting-edge infrastructure and tailored space solutions in one of the most advanced commercial parks. Choose P3 and secure the best conditions for the success of your business.

- 36,700 m² of logistics space available in 3 construction phases from Q3 2026
- Immediate proximity to Nuremberg
- Short distance to the A9 motorway

Airport
Parking
Train station
EV charging station
Bus stop
Truck entrance
Tram stop
Main entrance



Get directions

AVAILABLE SPACE

WAREHOUSE 1

Unit	Warehouse (m^2)	Office (m^2)	Mezzanine office (m^2)	Mezzanine warehouse (m^2)
1.1	8,629	641	151	256
1.2	8,538	631	220	325
1.3	8,628	631	220	325
Total	**25,795**	**1,903**	**591**	**906**

WAREHOUSE 2

Unit	Warehouse (m^2)	Office (m^2)	Mezzanine office (m^2)	Mezzanine warehouse (m^2)
2	6,433	799	220	326
Total	**6,433**	**799**	**220**	**326**

Existing building

Office + office mezzanine

Warehouse + office mezz.

Warehouse + storage mezz.

Main Entrance



TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Standard warehouse of class A+
- Clear height of 12 meters
- Load capacity: 7t/sqm; single rack foot 10t
- Sprinkler system according to FM Global
- 34 loading docks
- 4 ground-level loading docks
- 120 car parking spaces
- 11 truck parking spaces
- BREEAM Excellent
- LED lighting
- Faucets with motion sensors
- Motion sensors in the most frequented rooms
- Bicycle parking spaces
- Charging stations for cars
- Intelligent consumption measurement



SUSTAINABLE PERFORMANCE

10

EV CHARGING STATIONS

Excellent

BREEAM CERTIFICATION

A

EPC RATING





SUSTAINABLE OPTIONS – EXTERIOR



We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

1

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers



Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

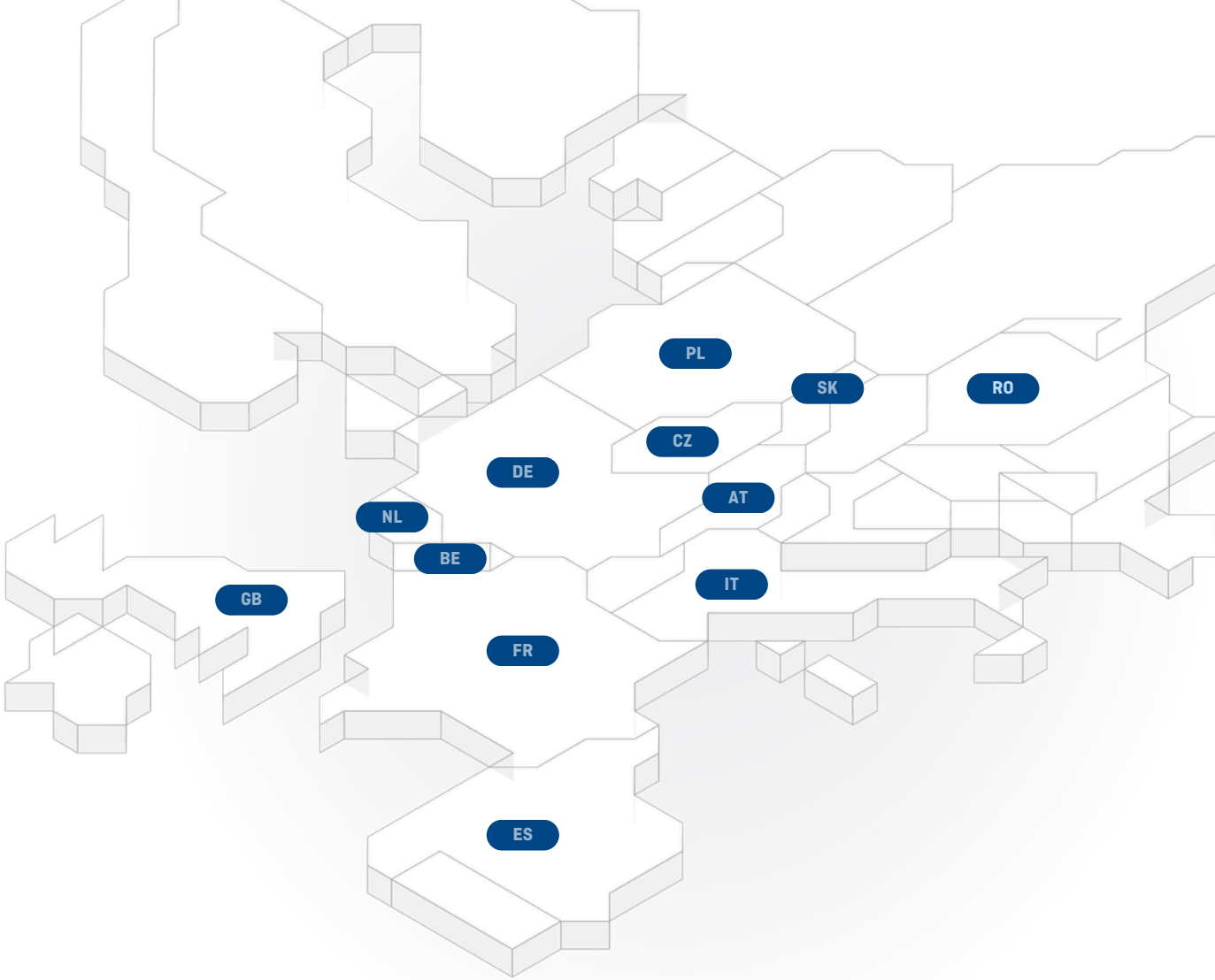
- Low-flow water fixtures and
- sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com



10.3 mil. m²
GROSS LETTABLE AREA

11
COUNTRIES

3.2 mil. m²
LANDBANK FOR DEVELOPMENT

470 +
CUSTOMERS

OWNER — INVESTOR
DEVELOPER — MANAGER

BUSINESS MODEL

REFERENCE PROJECTS



P3 KAMEN COUNTRY

GLA 130,141 m²

P3 Kamen is the largest logistics park in the German portfolio of P3 Logistic Parks with around 129,000 m² of modern warehouse space and one of the largest brownfield projects of P3 in all Europe. It is located in the eastern part of the Ruhr area in the district of Unna, with excellent motorway connections.



P3 OBERTRAUBLING COUNTRY

GLA 54,843 m²

P3 Obertraubling is part of the boom region of eastern Bavaria and just to the south of Regensburg. The park is located only 5 km from the A3 motorway Frankfurt-Wien and offers fast access to the road links A93 München–Berlin and A6 Prague–Plzen. The location benefits from a region known as the 'European Logistics Hub', with rail and inland waterway connections.



P3 ANSBACH COUNTRY

GLA 30,252 m²

A resource-efficient and modern new building is planned on the site with a hall area of almost 27,000 m² plus around 900 m² of office space and approx. 3,200 m² of mezzanine space, as well as a height of 12.50 meters below the edge of the truss. In line with P3's sustainability goals, the property is expected to achieve a BREEAM rating of "Very Good."



P3 JADEWESERPORT COUNTRY

GLA 108,865 m²

Building a total of 140,000 square metres of logistics space at the JadeWeserPort freight transport centre (GVZ). As the only deep-water port in the Federal Republic, it serves a steadily growing international demand and offers opportunities that go far beyond the previous ones. The project with its three large halls is to be completed in stages.



P3 SIEGENBURG COUNTRY

GLA 32,378 m²

The site has an excellent location between Munich, Regensburg and Ingolstadt. The direct connection to the A93 motorway is less than one kilometre away and Munich Airport is only 65 kilometres away. Due to its immediate proximity to Ingolstadt and Regensburg, the location is ideally suited for companies from the automotive sector as well as trade and industry with a strong logistics orientation.



P3 BEDBURG COUNTRY

GLA 65,997 m²

P3 Bedburg is located in the centre of the Cologne-Düsseldorf-Aachen triangle and is exceptionally well connected from all directions. The motorways A61 (2 km) and A4 (15 km) connect Bedburg with the city of Cologne, located around 40 km to the southeast. The motorways A46 and A61 link to Düsseldorf, located around 38 km to the north of Bedburg.

SPACE TO CREATE

COMMERCIAL CONTACT



Moritz Arendt
+49 151 195 508 30
moritz.arendt@p3parks.com



Priscilla Merstein
+49 151 1955 3687
priscilla.merstein@p3parks.com

COUNTRY OFFICE



P3 Logistic Parks GmbH
Taunusanlage 17
60325 Frankfurt am Main,
Germany

P3Parks.com