



ADDRESS Am Möllenpfuhl, 12529 Schönefeld COMMERCIAL CONTACT
Tim Schützenhofer
+49 170 700 2366
tim.schuetzenhofer@p3parks.com

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

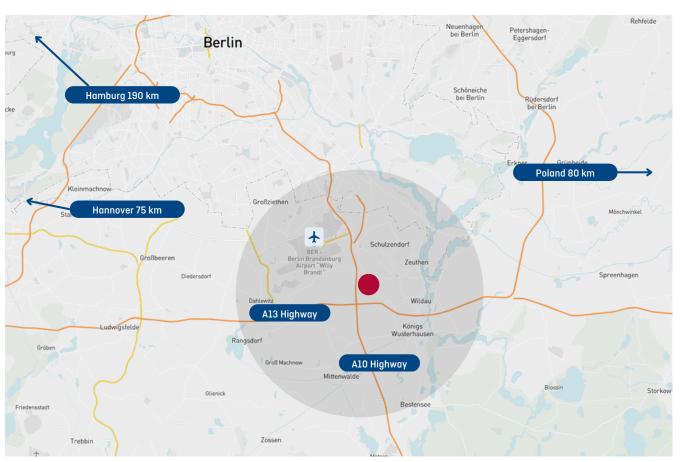
Issued: 08. 07. 2025
All information in this document is valid on this date.
For current information please contact our commercial team.

Berlin Schönefeld, located in the southern part of the capital region, is rapidly emerging as a key hub for industrial and logistics-related services.

With close proximity to Berlin Brandenburg Airport (BER) and direct access to the A113 and A10 motorways (Berlin Ring), the area offers excellent infrastructure for both national and international logistics operations. The region benefits from its strategic location near Berlin and the growing Dahme-Spreewald economic area, making it an attractive environment for companies specializing in air cargo, e-commerce logistics, and high-tech manufacturing. The expansion of modern logistics parks, convenient access to intermodal transport hubs, and an increasing pool of skilled professionals make Schönefeld particularly appealing to logistics developers and investors. In addition, local initiatives are actively promoting digitalization and sustainability in logistics processes – including the implementation of zero-emission transport solutions and smart warehouse technologies. Thanks to its strategic location, forward-looking infrastructure, and dynamic economic landscape, Berlin Schönefeld is positioning itself as a futureready location for companies in the logistics and industrial sectors.

DISTANCES TO POINTS OF INTERESTS

A10 and A13 highway	5 mins	5.6 km
Hannover	55 mins	75 km
Braunschweig	20 mins	25 km
Hamburg	1 hour 55 mins	190 km
Leipzig	2 hours 35 mins	260 km
Berlin Branderburg Airport	5 mins	5 km
Poland	55 mins	80 km
Czechia	1 hour 50 mins	180 km







LOCAL ACCESS

P3 is developing a state-of-the-art logistics park featuring four halls, totaling approximately 79,722 m² of logistics space, about 3,456 m² of office space, and around 6,078 m² of mezzanine space.

The spaces are flexible and can be divided into up to 8 smaller units to meet the individual needs of your business.

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

Benefit from cutting-edge infrastructure and customized space solutions in one of the most advanced logistics parks. Choose P3 and secure the best conditions for your company's success.





Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



Main entrance



AVAILABLE SPACE

Unit	Warehouse (m²)	Mezzanine (m²)	Office (m²)	Office mezzanine (m²)
1	9,965	760	144	288
2	9,965	760	144	288
3	9,965	760	144	288
4	9,965	760	144	288
5	9,965	760	144	288
6	9,965	760	144	288
7	9,965	760	144	288
8	9,965	760	144	288
Total	79,720	6,080	1,152	2,304

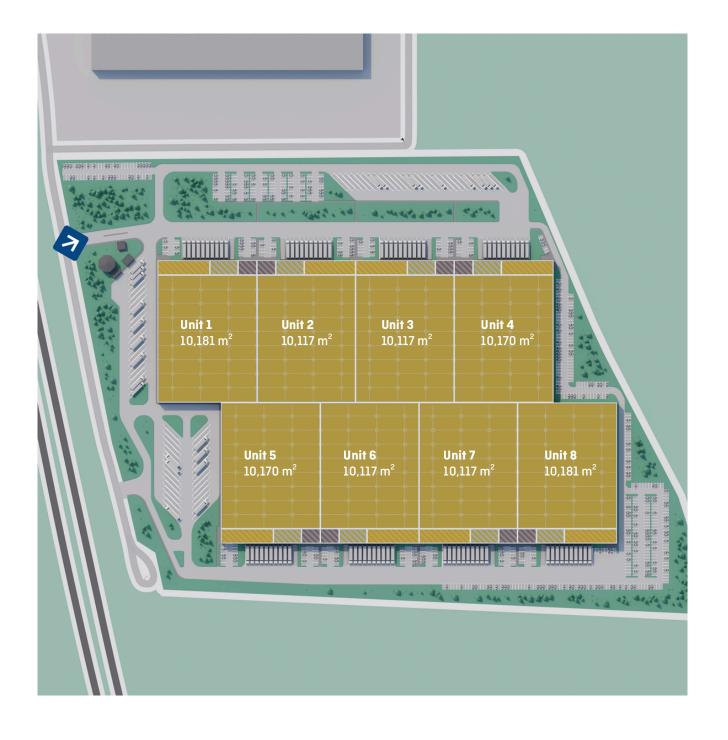




Warehouse + office mezzanine

Warehouse + storage mezzanine





TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- · Standard warehouse of class A+
- Clear height of 12 meters
- Load capacity: 7t/sqm; individual shelf leg 10t
- · Sprinkler system according to FM Global standards
- 80 loading docks
- 8 ground-level loading docks
- 690 car parking spaces
- 80 truck parking spaces
- · BREEAM Excellent certified
- LED lighting
- · Faucets with motion sensors
- · Motion sensors in high-traffic areas
- Bicycle parking spaces
- Electric car charging stations
- · Smart energy metering
- · Storage of water-hazardous substances up to Class III



8 MWp

RENEWABLES CAPACITY

16

EV CHARGING STATIONS



BREEAM CERTIFICATION

EPC RATING









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.

SUSTAINABLE BUILDING MATERIALS

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

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

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

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

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

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.

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 lowemission HVAC systems

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

TENANT AND WORKER SAFETY

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

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

P3 is a long-term investor, manager and developer of European warehouse properties with almost 10 million m² of assets under management.

P3 has commercial activities in 10 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 about P3, please visit www.p3parks.com

9.7 mil. m² 11

GROSS LETTABLE AREA

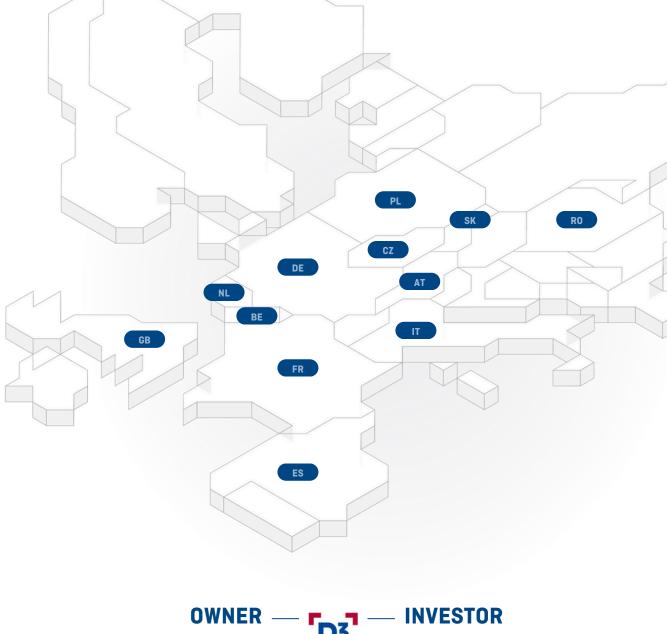
COUNTRIES

3.5 mil. m²

490+

LANDBANK FOR DEVELOPMENT

CUSTOMERS





REFERENCE PROJECTS



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.



The site is currently the largest plot of land in the Stuttgart area on which a new logistics building is being implemented. Due to its immediate proximity to the airport and motorway, the location is suitable for many companies with a need for logistics, such as trading companies or the automotive or supplier industry.



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.



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.



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."



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.

COMMERCIAL CONTACT



Tim Schützenhofer +49 170 700 2366 Tim.Schuetzenhofer@p3parks.com



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

P3Parks.com

COUNTRY OFFICE



P3 Logistic Parks GmbH Ulmenstraße 37-39 60325 Frankfurt am Main, Germany

