

**89,550 M<sup>2</sup> OF LOGISTICS SPACE  
AVAILABLE FROM Q4 2026**



# P3 BERLIN AIRPORT

**ADDRESS**

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

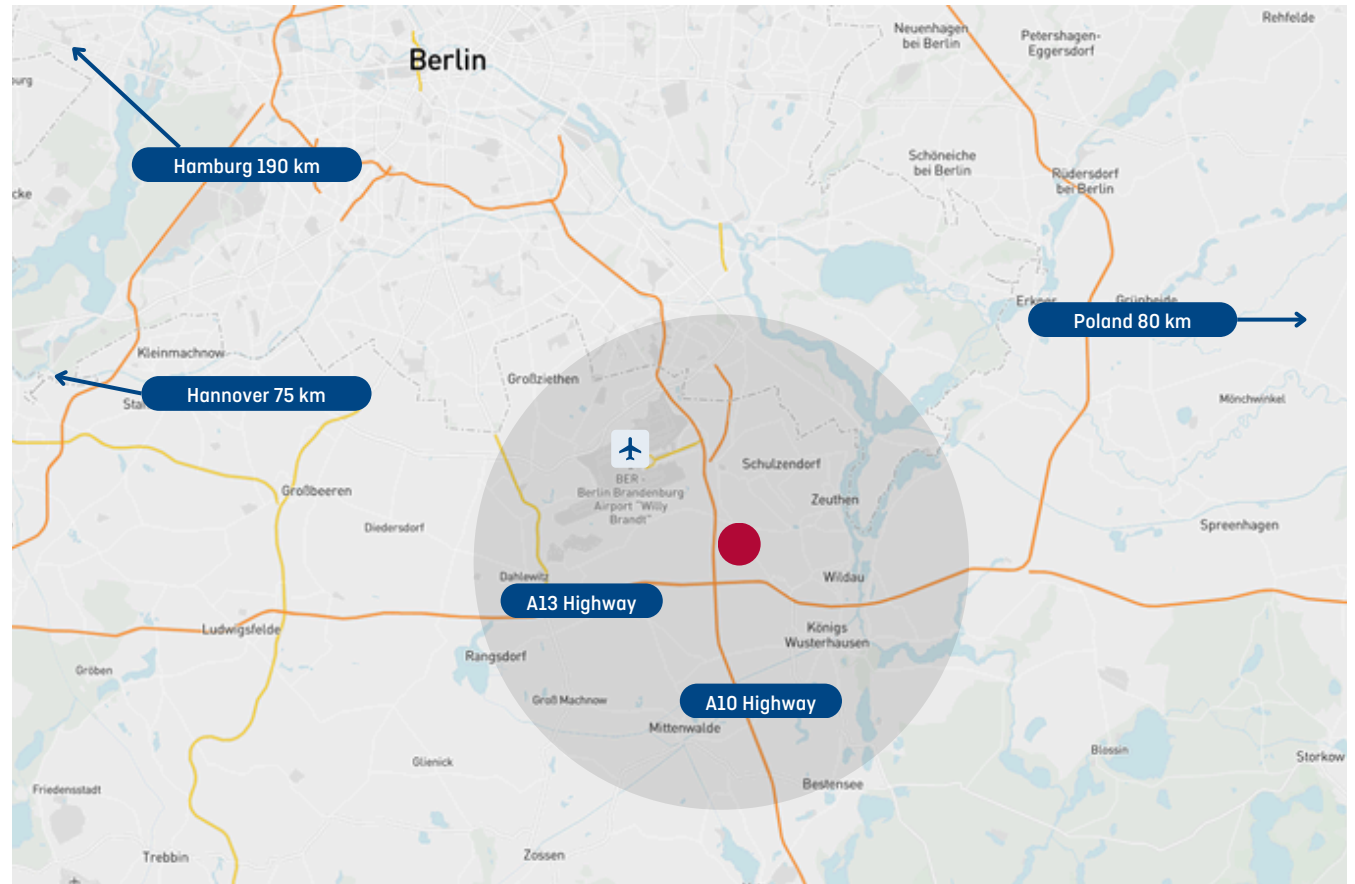
## OVERVIEW

### 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 A13 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 future-ready 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 m<sup>2</sup> of logistics space, about 3,456 m<sup>2</sup> of office space, and around 6,078 m<sup>2</sup> 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.



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



Main entrance



Get directions

## AVAILABLE SPACE

Unit	Warehouse (m <sup>2</sup> )	Mezzanine (m <sup>2</sup> )	Office (m <sup>2</sup> )	Office mezzanine (m <sup>2</sup> )
1	9,965	760	144	288
2	9,965	760	144	288
3	9,965	760	144	288
4	9,965	760 <td 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
<b>Total</b>	<b>79,720</b>	<b>6,080</b>	<b>1,152</b>	<b>2,304</b>

-  Warehouse (Development)
-  Office + office mezzanine
-  Warehouse + office mezzanine
-  Warehouse + storage mezzanine
-  Main Entrance



## 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



## SUSTAINABLE PERFORMANCE

**8 MWp**

RENEWABLES CAPACITY

**16**

EV CHARGING STATIONS

**Excellent**

BREEAM CERTIFICATION

**A**

EPC RATING





1

**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 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



For further consultation about sustainability and customisation matters please contact:

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**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**

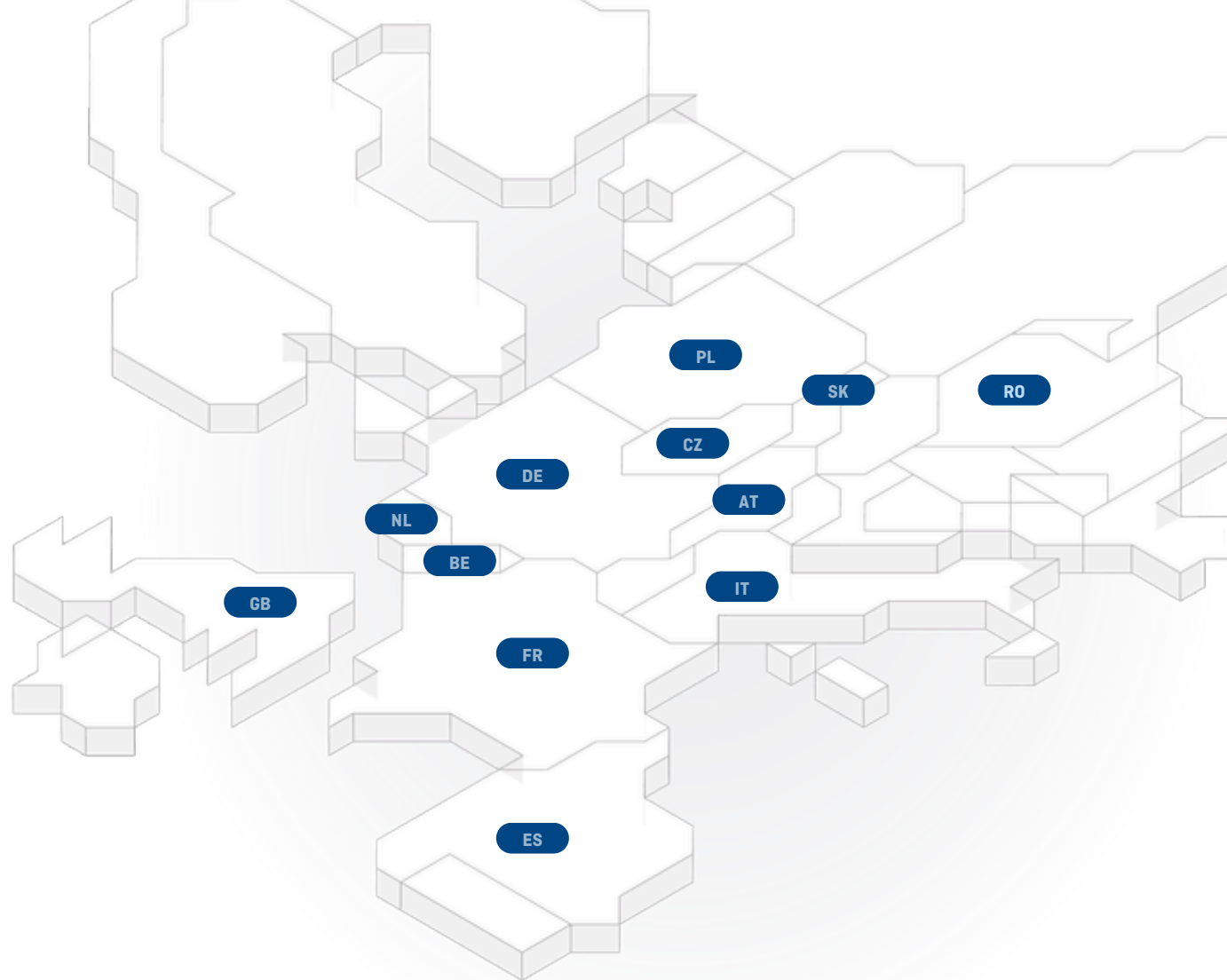
- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage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

## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m<sup>2</sup> of assets under management and land bank of 3.2 million m<sup>2</sup> 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](http://www.p3parks.com)



**10.3 mil. m<sup>2</sup> 11**

GROSS LETTABLE AREA

COUNTRIES

**3.2 mil. m<sup>2</sup> 470 +**

LANDBANK FOR DEVELOPMENT

CUSTOMERS





## REFERENCE PROJECTS



P3 Kamen is the largest logistics park in the German portfolio of P3 Logistic Parks with around 129,000 m<sup>2</sup> 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 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.



A resource-efficient and modern new building is planned on the site with a hall area of almost 27,000 m<sup>2</sup> plus around 900 m<sup>2</sup> of office space and approx. 3,200 m<sup>2</sup> 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."



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.



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 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



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