

LOGISTICS PROPERTY STRATEGICALLY LOCATED  
NEAR DARMSTADT AND FRANKFURT AIRPORT  
WITH DIRECT ACCESS TO THE A5 AND A67 MOTORWAYS



# P3 WEITERSTADT

ADDRESS  
Gutenbergstraße 19,  
64331 Weiterstadt

COMMERCIAL CONTACT  
Lisa Bingold  
+49 176 19050031  
[lisa.bingold@p3parks.com](mailto:lisa.bingold@p3parks.com)

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



**The logistics property is situated in the industrial area of Weiterstadt, approximately 6 km northwest of Darmstadt and just 24 km south of Frankfurt Airport.**

**Motorway access:** The site is close to the A5 motorway and the B42 trunk road, which provides a direct connection to the A67 motorway.

**Regional advantage:** The Weiterstadt industrial area has evolved in recent years into a popular hub for superstores and warehouses, making it a well-established logistics location.

**Strategic positioning:** Its proximity to Frankfurt Airport and excellent infrastructure links make the site ideal for both regional distribution and international logistics operations.



#### DISTANCES TO POINTS OF INTERESTS

A5 highway	5 mins	2,5 km
Darmstadt	10 mins	6 km
Frankfurt	20 mins	24 km
Mannheim	35 mins	50 km
Stuttgart	1 hour 35 mins	160 km
Frankfurt Airport	15 mins	12 km
France	1 hour 45 mins	180 km



## LOCAL ACCESS

**P3 Weiterstadt was constructed in 2007 and offers a flexible logistics environment tailored to a wide range of uses. The property comprises two single-storey halls, built with essentially identical construction, each with directly adjoining office accommodation.**

The halls are positioned at right angles to each other, creating an efficient site layout for logistics, storage, and distribution. Ample parking spaces (79 total) ensure easy access for employees and visitors, while generous truck maneuvering areas support smooth operational flows.

 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> )	Office (m <sup>2</sup> )	Available from
U1	2,665	639	01.01.2030
U2	2,862	460	01.07.2028
U3	3,337	908	01.01.2026
U4	2,481	640	01.04.2027
<b>Total</b>	<b>11,345</b>	<b>2,647</b>	



Main Entrance →

Warehouse + office mezz. ⚡

Existing building 🏠

Warehouse + storage mezz. 🏠

Office + office mezzanine 🏠

## Space specification according to client requirements:

- Year of construction: 2007
- Halls: 4 single-storey logistics halls with adjoining office space
- Floor load capacity: 5 t/m<sup>2</sup>
- Sprinkler system: Fire protection system installed
- Parking: 79 spaces for cars and trucks
- Access: 27 docking bays
- Clear height: 10–12 m
- Lighting: LED for exterior, warehouse, and office spaces
- Zoning: Industrial area, permitting 24/7 operations
- Flexibility: Suitable for warehousing, distribution, and light production activities
- Sustainability: BREEAM In-Use Very Good



## Very Good

BREEAM CERTIFICATION

2

EV CHARGING STATIONS

C

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 environmentally-friendly, 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 on-site 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

## SUSTAINABLE OPTIONS - INTERIOR



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

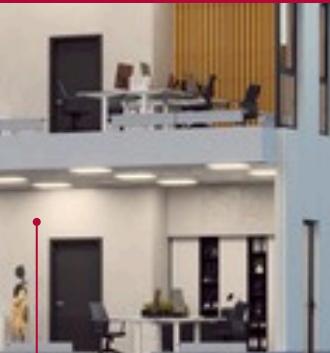
### ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- 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



For further consultation about sustainability and customisation matters please contact:

**Julie Paulson**  
julie.paulson@p3parks.com  
+420 731 435 734



**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

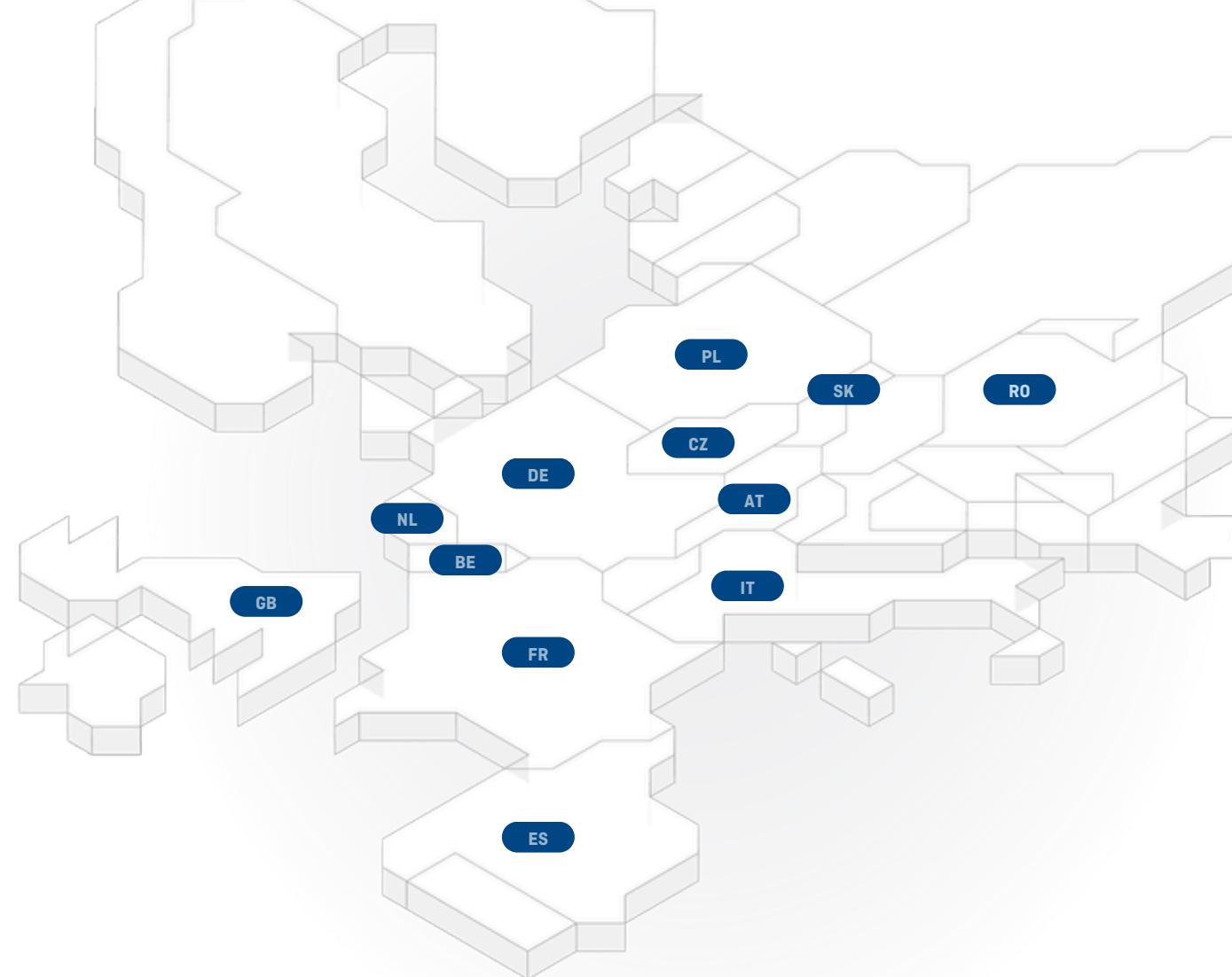
COUNTRIES

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

LANDBANK FOR DEVELOPMENT

**470 +**

CUSTOMERS



**OWNER — P3 — INVESTOR  
DEVELOPER — P3 — MANAGER**

BUSINESS MODEL



P3 KAMEN

COUNTRY

GLA 130,141 m<sup>2</sup>

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

COUNTRY

GLA 54,843 m<sup>2</sup>

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 m<sup>2</sup>

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."



P3 EBERSBACH

COUNTRY

GLA 38,831 m<sup>2</sup>

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.



P3 SIEGENBURG

COUNTRY

GLA 32,378 m<sup>2</sup>

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 m<sup>2</sup>

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



**Lisa Bingold**  
+49 176 19050031  
[Lisa.Bingold@p3parks.com](mailto:Lisa.Bingold@p3parks.com)

## COUNTRY OFFICE



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

**P3Parks.com**

