

HOME FOR
YOUR BUSINESS



P3 OBERTRAUBLING

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Generated: 30.9.2025
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LOGISTICS GATEWAY IN OBERTRAUBLING

Obertraubling in southern Bavaria benefits from immediate access to the A3 at Regensburg-Ost, plus B15, B8 and rail links, and is about an hour from Munich Airport via the A92; a local airfield supports smaller cargo and business flights.

DYNAMIC ECONOMIC ENVIRONMENT

Proximity to Regensburg's thriving economy, with major automotive, engineering and tech firms, and an established industrial park, underpins strong demand; ready-to-build plots and supportive policies welcome new investments.

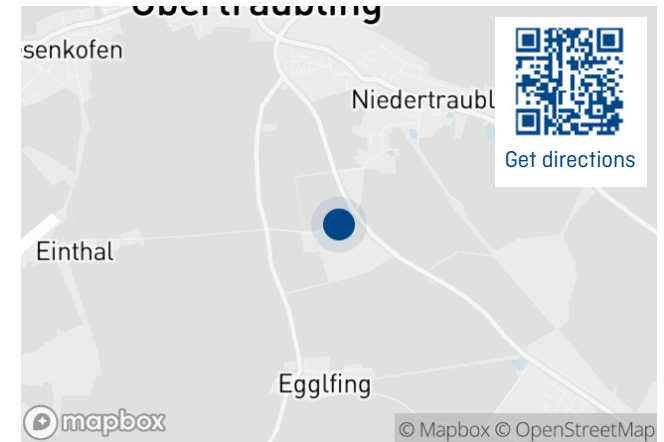
STATE-OF-THE-ART LOGISTICS PARK

The P3 park consists of two buildings completed in 2019 and 2020 with roughly 38,000 m² of space. The first phase offers two units of around 22,000 m² with 10 m clear height; the second adds about 16,000 m². Sustainable materials, efficient water and LED systems, ample dock doors and parking suit production and logistics operations.

STRATEGIC ADVANTAGES

Centrally located within Europe and connected to major transport corridors, Obertraubling provides an ideal base for national and international distribution, complemented by a skilled workforce and high-quality infrastructure.

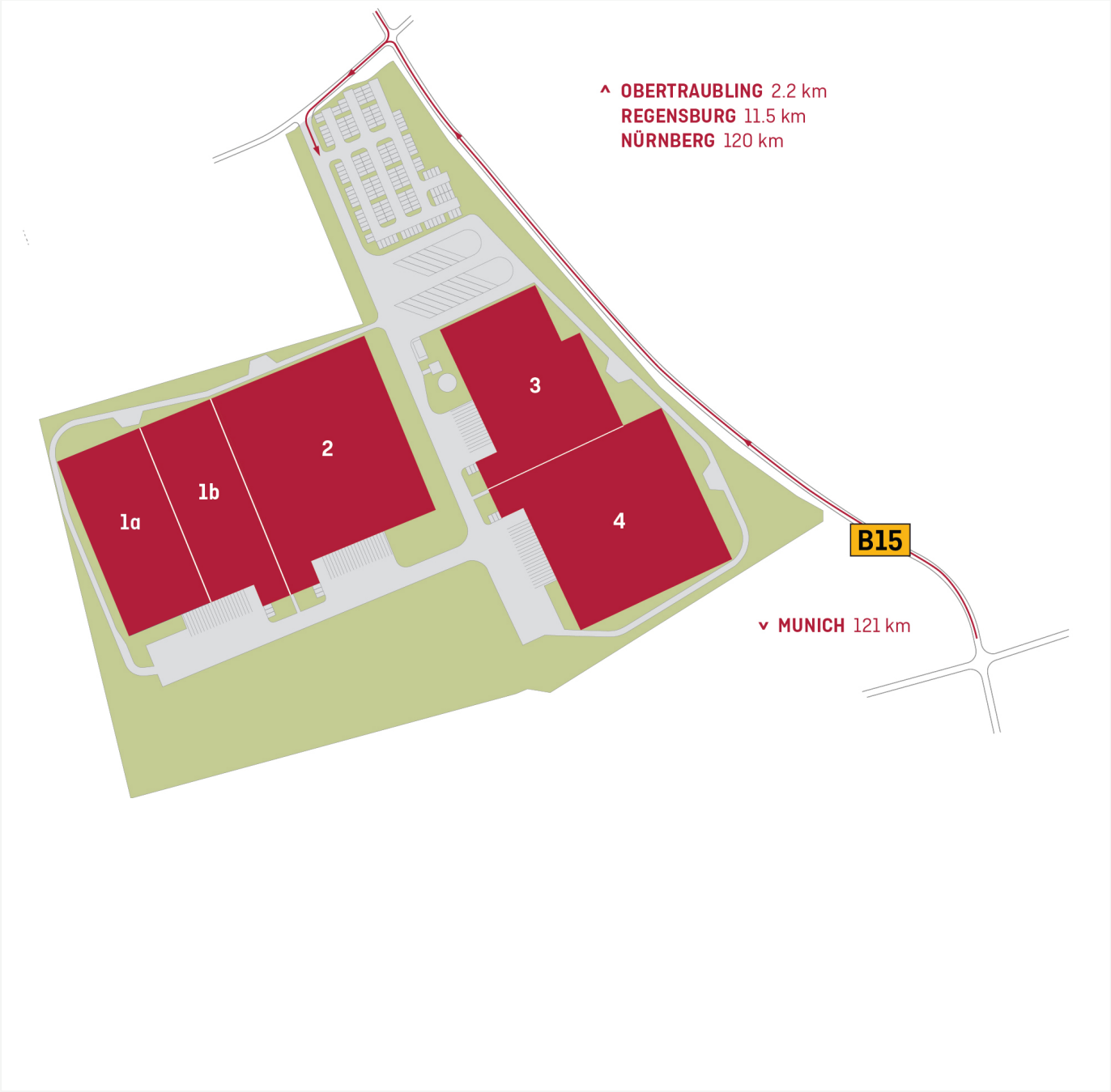
AVAILABLE UNIT of approximate 17.000m² as of mid October 2025



AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
2	0 m ²	0 m ²	0 m ²
1	0 m ²	0 m ²	0 m ²

- Existing building
- Development opportunity
- Offices
- Under construction



KEY FEATURES

- 38,364 m² total lettable area
- 10 m clear internal height
- 5.0 t/m² floor load capacity
- 12 × 24 m column grid
- 1 loading dock per 1,000 m²
- 1 “Jumbo” dock leveller for each unit
- 1 level door for each unit
- LED lighting
- FM Global sprinkler system



ABOUT P3

P3 est un investisseur à long terme, un gestionnaire et un développeur de propriétés d'entrepôts européens avec plus de 7,1 millions de m² d'actifs sous gestion et une réserve foncière de 1,6 millions de m² pour un développement futur. P3 a des activités commerciales dans 11 pays et investit et développe les marchés européens depuis près de deux décennies. Basé à Prague, P3 emploie plus de 280 personnes dans 11 bureaux situés dans les principales villes européennes, offrant des services intégrés de développement, d'actifs et de gestion immobilière. Pour plus d'informations sur P3, veuillez consulter le site www.p3parks.com.

Où nous trouver ?



7,6 mil. m²

GROSS LETTABLE AREA

11

COUNTRIES

1,9 mil. m²

LANDBANK FOR DEVELOPMENT

490

CUSTOMERS



SPACE TO CREATE

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COUNTRY OFFICE



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