

HOME FOR
YOUR BUSINESS



P3 OBERTRAUBLING

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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.

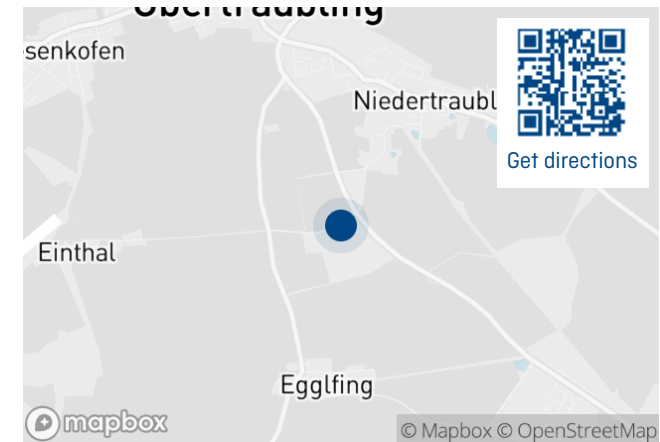
STATE-OF-THE-ART LOGISTICS PARK

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.

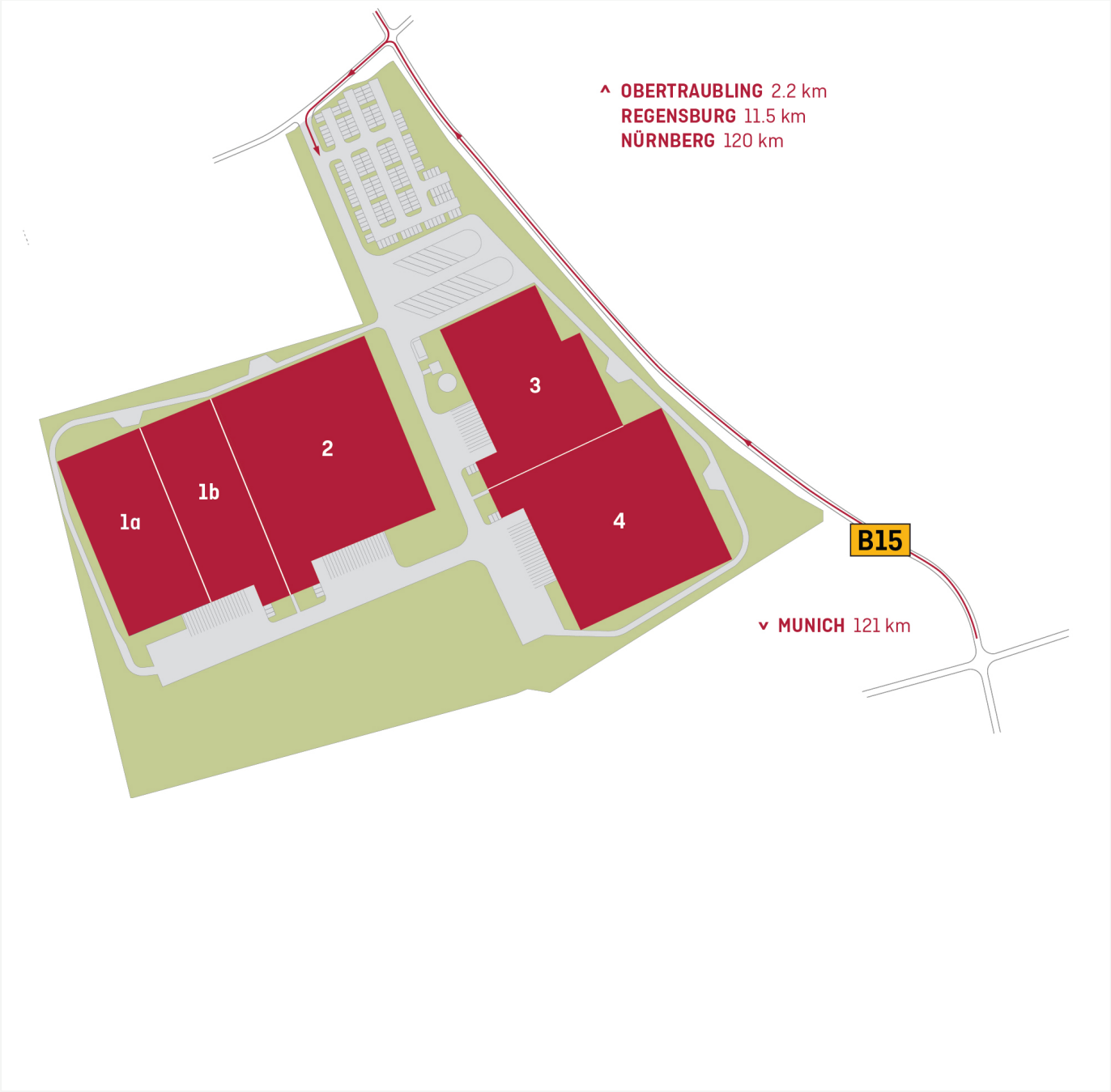
AVAILABLE UNIT of approximate 17.000m² as of mid October 2025



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 este un investitor pe termen lung, administrator și dezvoltator de depozite, cu peste 7,6 milioane de m² de active în administrare în Europa și cu o disponibilatate de terenuri de 1,9 milioane de m² pentru dezvoltare ulterioară. P3 are activități comerciale în 12 țări și investește și dezvoltă pe piețele europene de aproape două decenii. Cu sediul central în Praga, P3 are peste 250 de angajați în 12 birouri din principalele orașe europene, oferind servicii integrate de dezvoltare, gestionare a activelor și a proprietăților. Pentru mai multe informații despre P3, vă rugăm să vizitați www.p3parks.com

Unde ne puteți găsi?



7,6 mil. m²

GROSS LETTABLE AREA

11

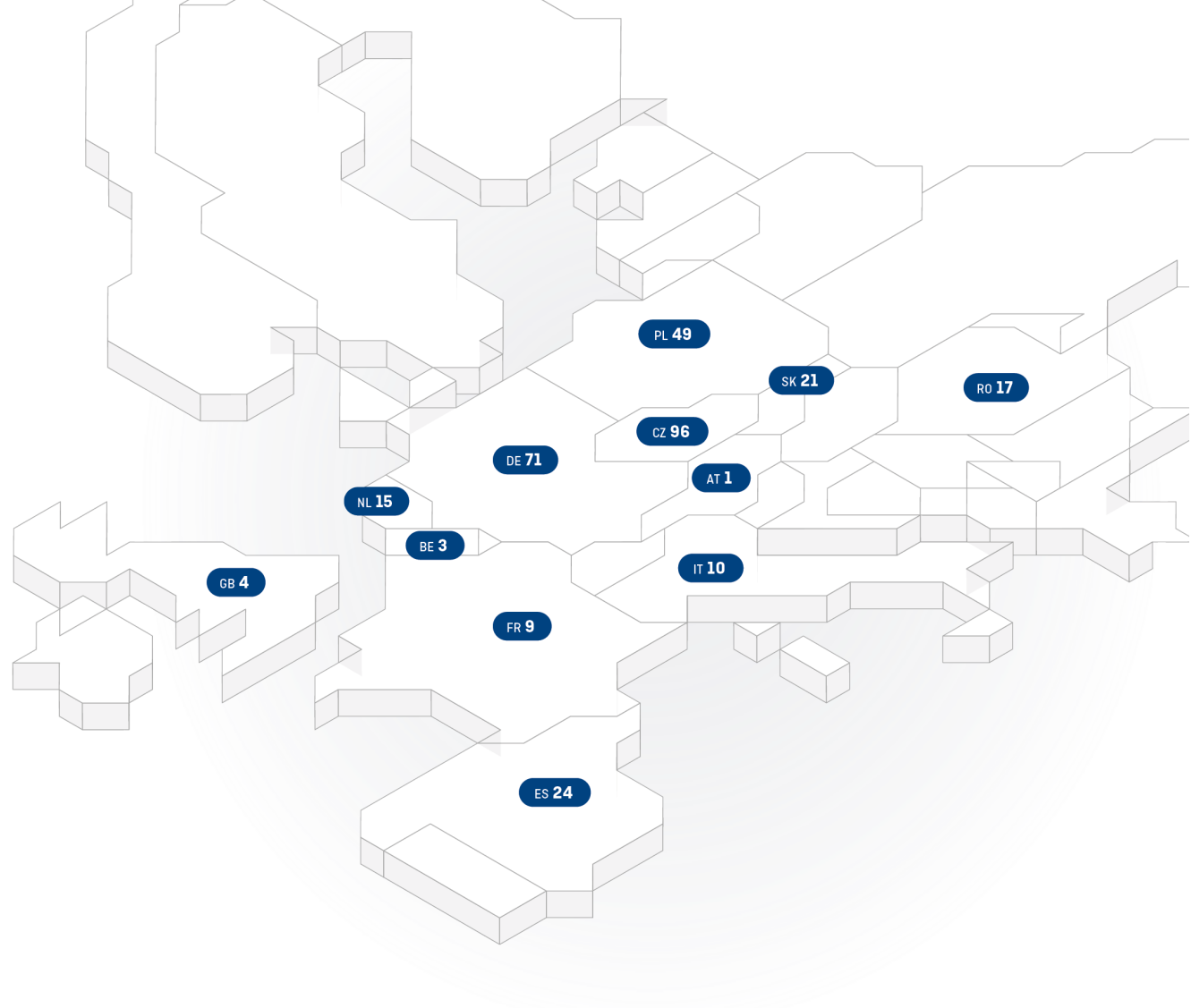
COUNTRIES

1,9 mil. m²

LANDBANK FOR DEVELOPMENT

490

CUSTOMERS



SPACE TO CREATE

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COUNTRY OFFICE



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