

HOME FOR
YOUR BUSINESS



P3 PFUNGSTADT

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MODERN LOGISTICS DEVELOPMENT IN PFUNGSTADT

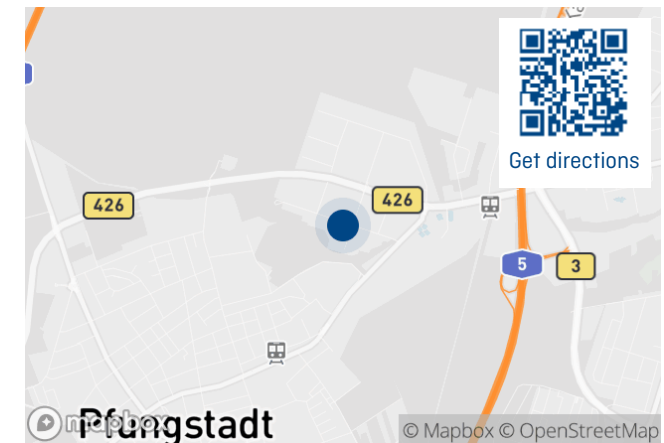
P3 Pfungstadt sits in the south of Hessen near Darmstadt and just south of Frankfurt. Situated within the Rhine-Main area—one of Germany's key logistics hotspots—it combines a metropolitan customer base of roughly five million people with direct motorway access. The A5 and A67 connect the park directly to the regional road network, enabling trucks to reach Darmstadt in around 20 minutes and Frankfurt in about 40 minutes.

FLEXIBLE SPACE FOR REGIONAL DISTRIBUTION

Designed as a regional distribution hub, P3 Pfungstadt offers modern, highly flexible logistics space. The site can be divided into two independent units, making it suitable for a variety of operational setups from regional fulfilment to light production. Each unit features generous clear heights of 10 m, a 12 × 24 m column grid, a floor load capacity of 5.0 t/m², one loading dock per 1,000 m², a “jumbo” dock leveller and a level entrance door. These specifications give occupiers the flexibility to tailor layout and operations to their specific needs.

FOCUS ON SUSTAINABILITY AND 24/7 OPERATIONS

P3 Pfungstadt is engineered for efficiency, sustainability and round-the-clock operation. LED lighting for the exterior, warehouse and office areas, along with an FM Global-compliant sprinkler system and a water-hazard-protection foil, ensure safe and energy-efficient operation. The industrial-zoned site supports 24/7 operations, and the developer can pursue certification through the German Sustainable Building Council (DGNB). Together with the park's strategic location within a high-demand region, these features create an ideal platform for companies seeking efficiency, flexibility and long-term growth in one of Germany's strongest logistics markets.



AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
1	0 m²	0 m²	0 m²

- Existing building
- Development opportunity
- Offices
- Under construction



KEY FEATURES

- Year of Construction: 2020
- Units: divisible into 2 units of approx. 4,000 m² / 8,000 m²
- Clear internal height: 10 m
- Floor load capacity: 5.0 t/m²
- Column grid: 12 × 24 m
- Docking:
 - - 1 loading dock per 1,000 m²
 - - 1 jumbo dock leveller per unit
 - - 1 level door per unit
- Lighting: LED for exterior, warehouse, and office spaces
- Fire protection: FM Global sprinkler system
- Operations: 24/7 use, industrial zoning
- Sustainability: BREEAM In-Use Very Good



ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 7,6 million m² of assets under management and land bank of 1.9 million m² for further development.

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more almost 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

Where to find us?



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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