

HOME FOR
YOUR BUSINESS



P3 PFUNGSTADT

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MODERN LOGISTICS DEVELOPMENT IN PFUNGSTADT

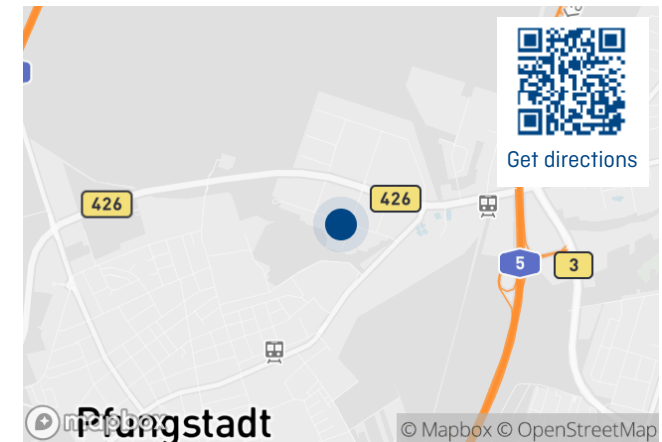
P3 Pfungstadt sits in the south of Hessen near Darmstadt and just south of Frankfurt. Situated within the Rhine-Main area—one of Germany's key logistics hotspots—it combines a metropolitan customer base of roughly five million people with direct motorway access. The A5 and A67 connect the park directly 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 m ²	0 m ²	0 m ²

- 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 es un inversor, gestor y promotor a largo plazo de almacenes europeos, con más de 7,1 millones de m² de activos bajo gestión y un banco de suelo de 1,6 millones de m² para futuros desarrollos. P3 desarrolla actividades comerciales en 11 países y lleva más de dos décadas invirtiendo y desarrollando en los mercados europeos. Con sede en Praga, P3 emplea a más de 280 personas en 11 oficinas en ciudades europeas clave, ofreciendo servicios integrados de desarrollo, gestión de activos y gestión inmobiliaria. Para más información sobre P3, visite www.p3parks.com.

¿Dónde encontrarnos?



7,6 mil. m²

GROSS LETTABLE AREA

11

COUNTRIES

1,9 mil. m²

LANDBANK FOR DEVELOPMENT

490

CUSTOMERS

OWNER
DEVELOPER



BUSINESS MODEL

INVESTOR
MANAGER

SPACE TO CREATE

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COUNTRY OFFICE



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