

HOME FOR  
YOUR BUSINESS



# P3 ZÖRBIG



## ADDRESS

Allemagne

## COMMERCIAL CONTACT

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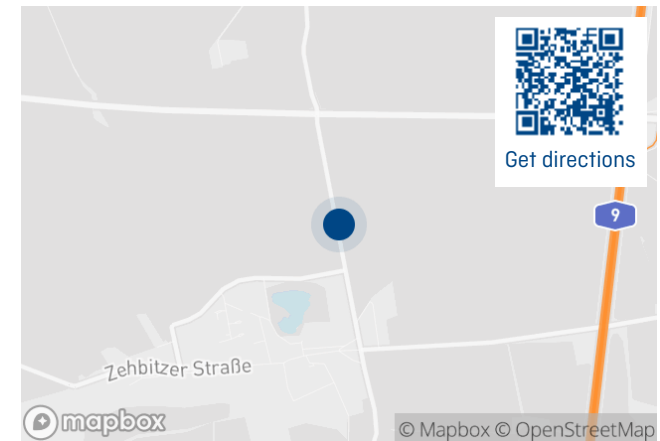
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## OVERVIEW

P3 plans to construct a property of approximately 130,000 square meters in Zörbig, Saxony-Anhalt, in Germany. The property will be built in one of the most industrialized regions in eastern Germany. The location is very well connected by the trimodal infrastructure. Both the A9 highway and public transportation are quickly and easily accessible. Additionally, Leipzig Airport is in close proximity.

The area is ideal for medium to large companies in retail, e-commerce, and light production. Construction is scheduled to begin in the summer of 2025. The total hall area will be divided into three units, which will be built in several phases.

The property aims for a BREEAM certification at the "Excellent" level. To achieve this, various sustainable technologies and automations will be used. For example, LED lighting will contribute to energy efficiency. Water taps with motion sensors and water-saving fittings will minimize water consumption, and environmentally friendly motion detectors will provide demand-driven light in high-traffic areas. Additionally, EV charging stations will promote the use of electric vehicles, while smart meters will optimize energy consumption. Finally, the roof will be pre-equipped for a photovoltaic system to support the building's sustainable energy supply.



130 487 m<sup>2</sup>

DEVELOPMENT OPPORTUNITY

0 m<sup>2</sup>

AVAILABLE SPACE

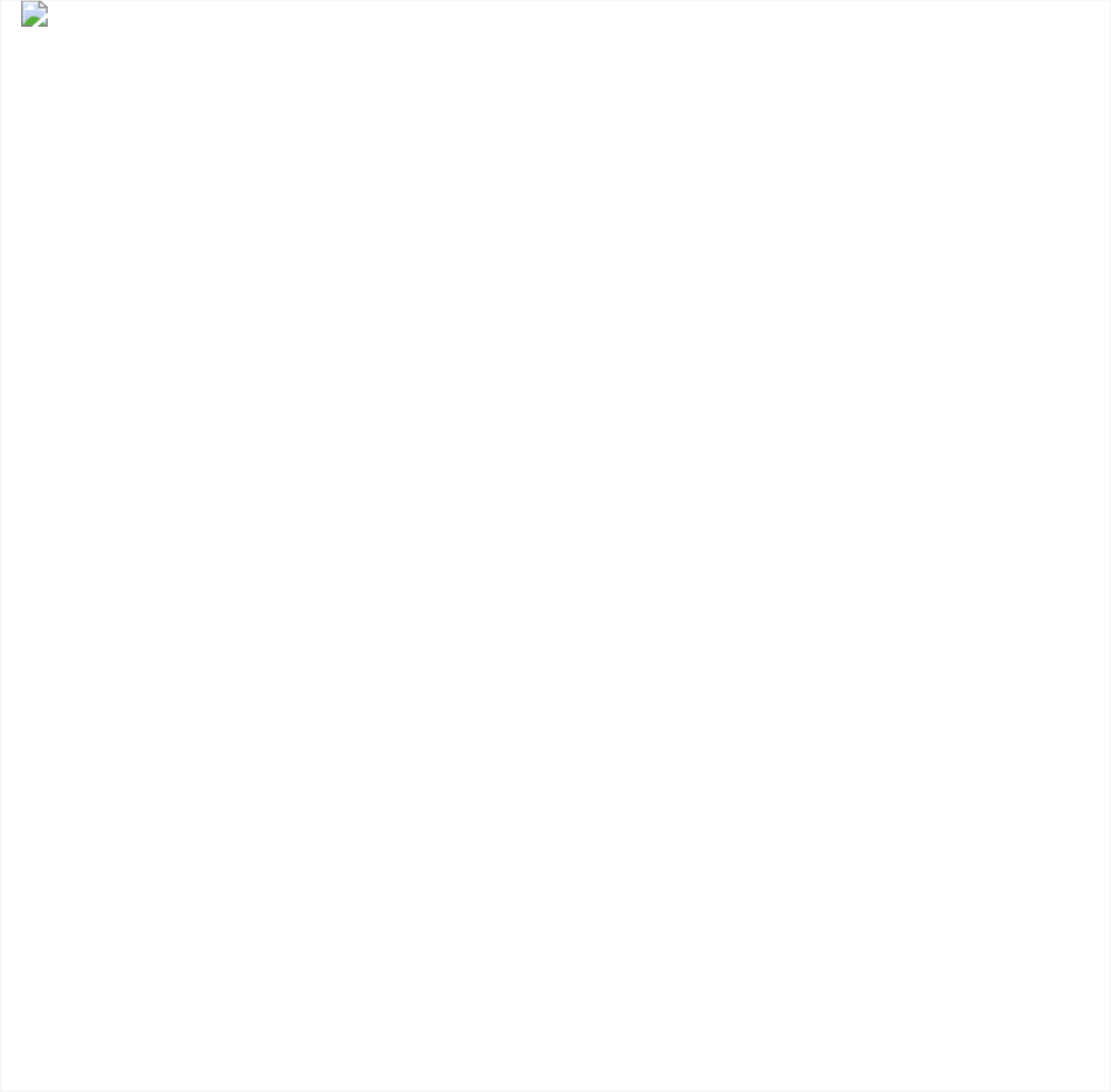
0 m<sup>2</sup>

AVAILABLE OFFICE SPACE

AVAILABLE SPACE

| Building | Available development space | Available warehouse space | Available office space |
|----------|-----------------------------|---------------------------|------------------------|
| 1        | 130 487 m <sup>2</sup>      | m <sup>2</sup>            | m <sup>2</sup>         |

- Existing building
- Development opportunity
- Offices
- Under construction



## KEY FEATURES

- Standard A+ class warehouse
- Clear height: 12 meters
- Load capacity: 7t/sqm
- Single racking leg 10 T
- Sprinkler system according to FM Global
- 131 dock doors; 14 level loading doors
- 475 car parking; 18 truck parking
- BREEAM: Excellent
- LED lighting
- System Dali lighting system
- Water taps with motion sensors
- Motion sensors in most frequented rooms
- Parking spaces for bicycles
- Charging points for cars
- Water-saving fittings on sanitary objects
- PV ready Roof
- Installation of a PV system on the roof areas as part of the development
- Smart Metering

## 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 m<sup>2</sup> d'actifs sous gestion et une réserve foncière de 1,6 millions de m<sup>2</sup> pour un développement futur. P3 a des activités commerciales dans 12 pays et investit et développe les marchés européens depuis près de deux décennies. Basé à Prague, P3 emploie plus de 240 personnes dans 12 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](http://www.p3parks.com).

Où nous trouver ?



# 7,6 mil. m<sup>2</sup>

GROSS LETTABLE AREA

# 11

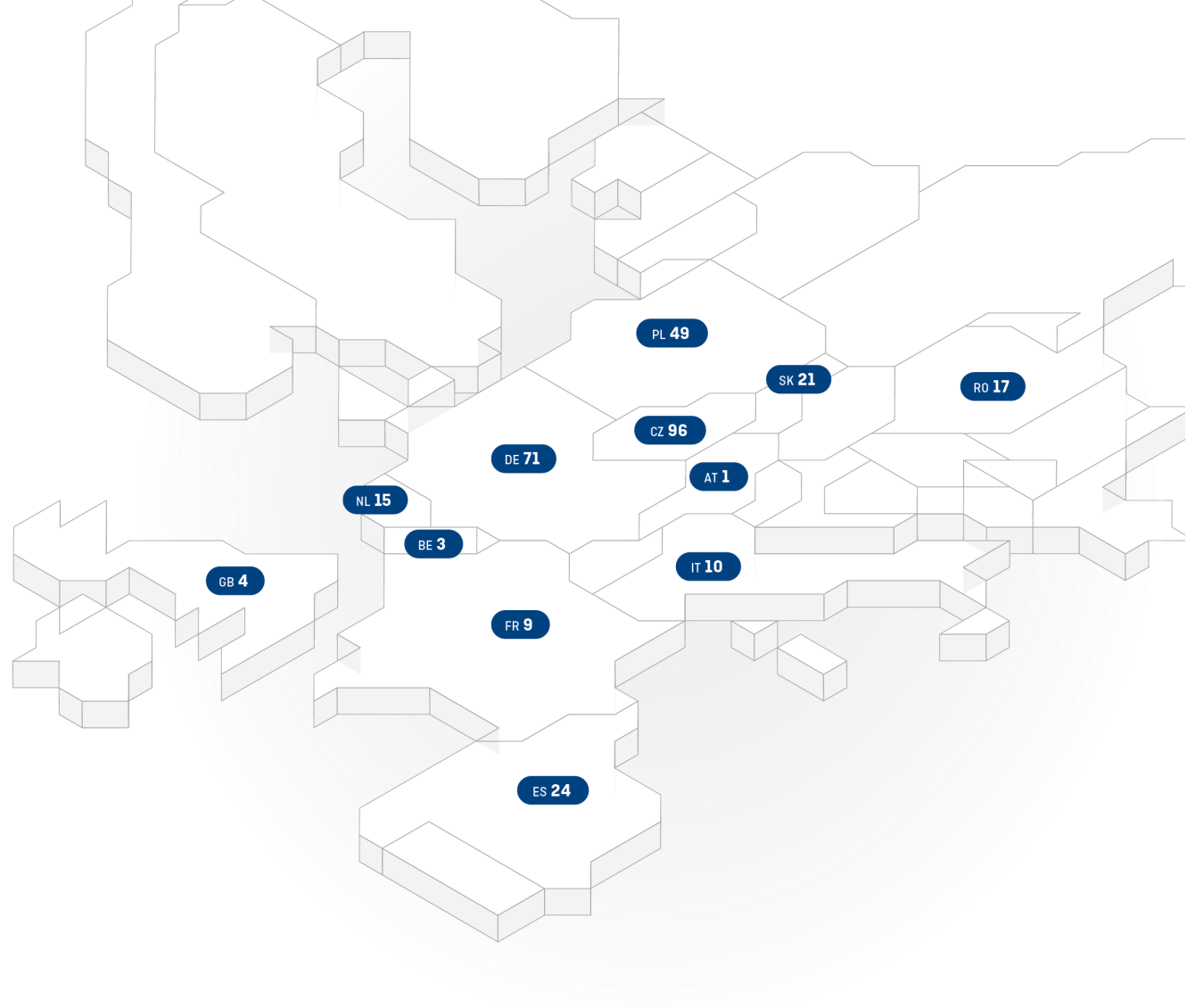
COUNTRIES

# 1,9 mil. m<sup>2</sup>

LANDBANK FOR DEVELOPMENT

# 470

CUSTOMERS



# SPACE TO CREATE

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## COUNTRY OFFICE



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