

HOME FOR
YOUR BUSINESS



P3 ZÖRBIG



ADDRESS

Niemcy

COMMERCIAL CONTACT

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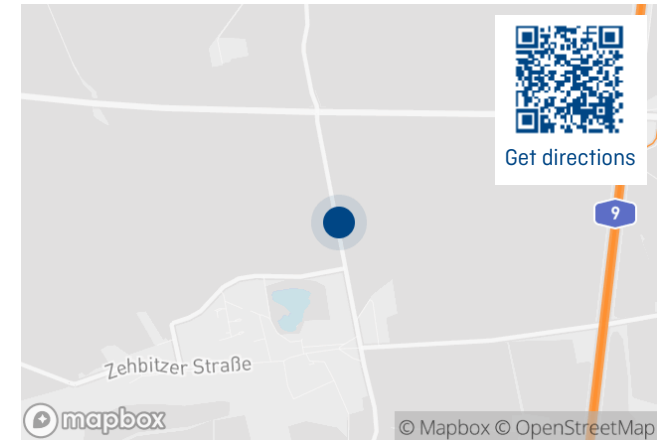
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For current information please contact Tim Schützenhofer.

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 m²

DEVELOPMENT OPPORTUNITY

0 m²

AVAILABLE SPACE

0 m²

AVAILABLE OFFICE SPACE

AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
1	130 487 m ²	m ²	m ²

- 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 to długoterminowy inwestor, zarządcą i deweloper nieruchomości magazynowych w Europie. Zarządza aktywami o powierzchni ponad 7,6 mln m² oraz bankiem ziemi 1.9 mln m² przeznaczonym do dalszej rozbudowy. P3 prowadzi działalność w 12 krajach i od prawie dwudziestu lat inwestuje i rozwija się na rynkach europejskich. Główna siedziba P3 znajduje się w Pradze. P3 zatrudnia ponad 250 osób pracujących w 12 biurach w najważniejszych miastach europejskich oferując zintegrowane usługi deweloperskie oraz usługi zarządzania aktywami i nieruchomościami. Więcej informacji na temat P3 można znaleźć na stronie www.p3parks.com.

Znajdź nas



7,6 mil. m²

GROSS LETTABLE AREA

11

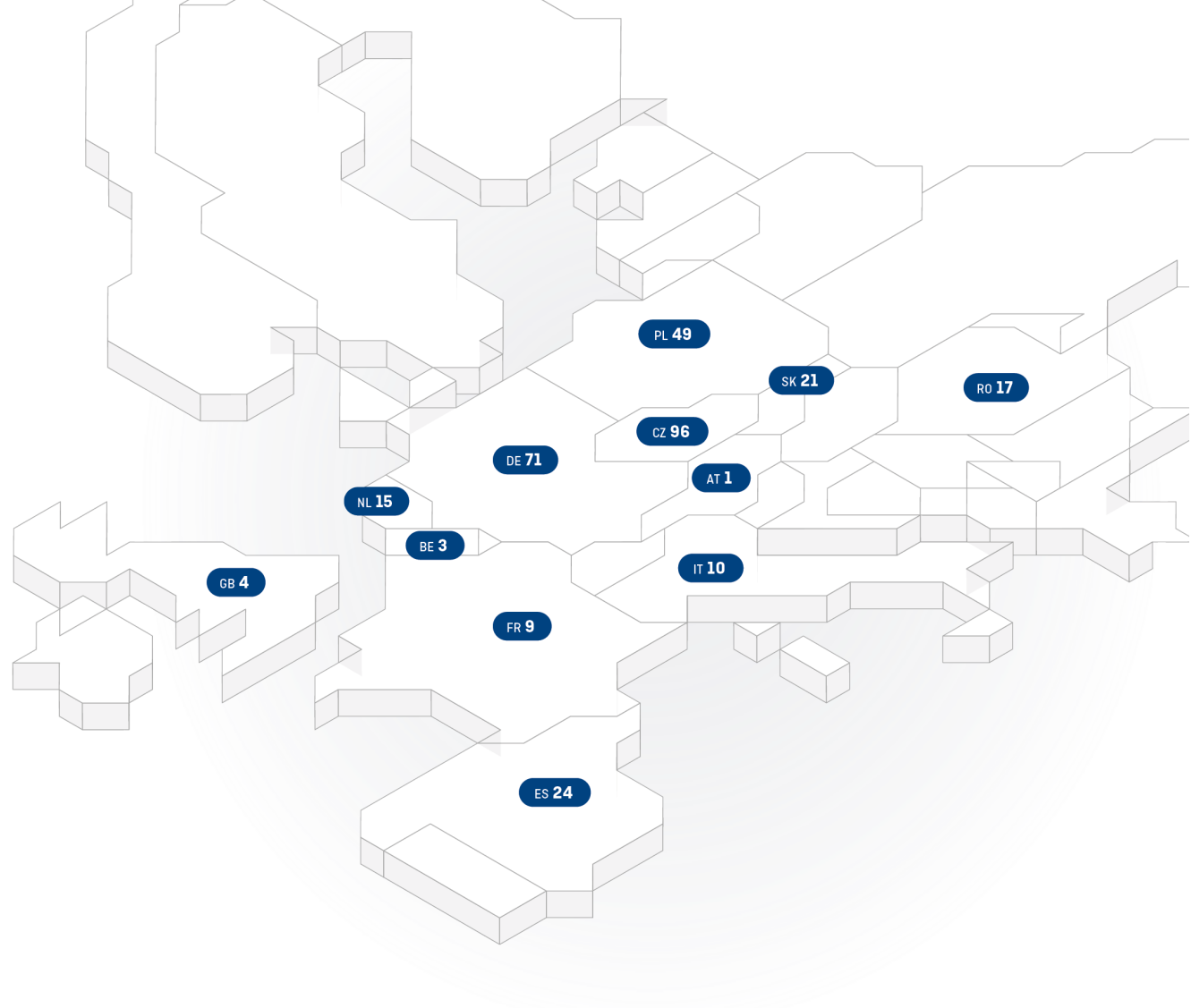
COUNTRIES

1,9 mil. m²

LANDBANK FOR DEVELOPMENT

470

CUSTOMERS



SPACE TO CREATE

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COUNTRY OFFICE



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