

MODERN MULTI-TENANT LOGISTICS PARK SOUTH OF THE A6 MOTORWAY
IDEALLY LOCATED BETWEEN PARIS AND FRANKFURT
WITH DIRECT ACCESS TO INTERNATIONAL MARKETS.



P3 KAISERSLAUTERN

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Germany

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Issued: September 2025
All information in this document is valid on this date.
For current information please contact our commercial team.

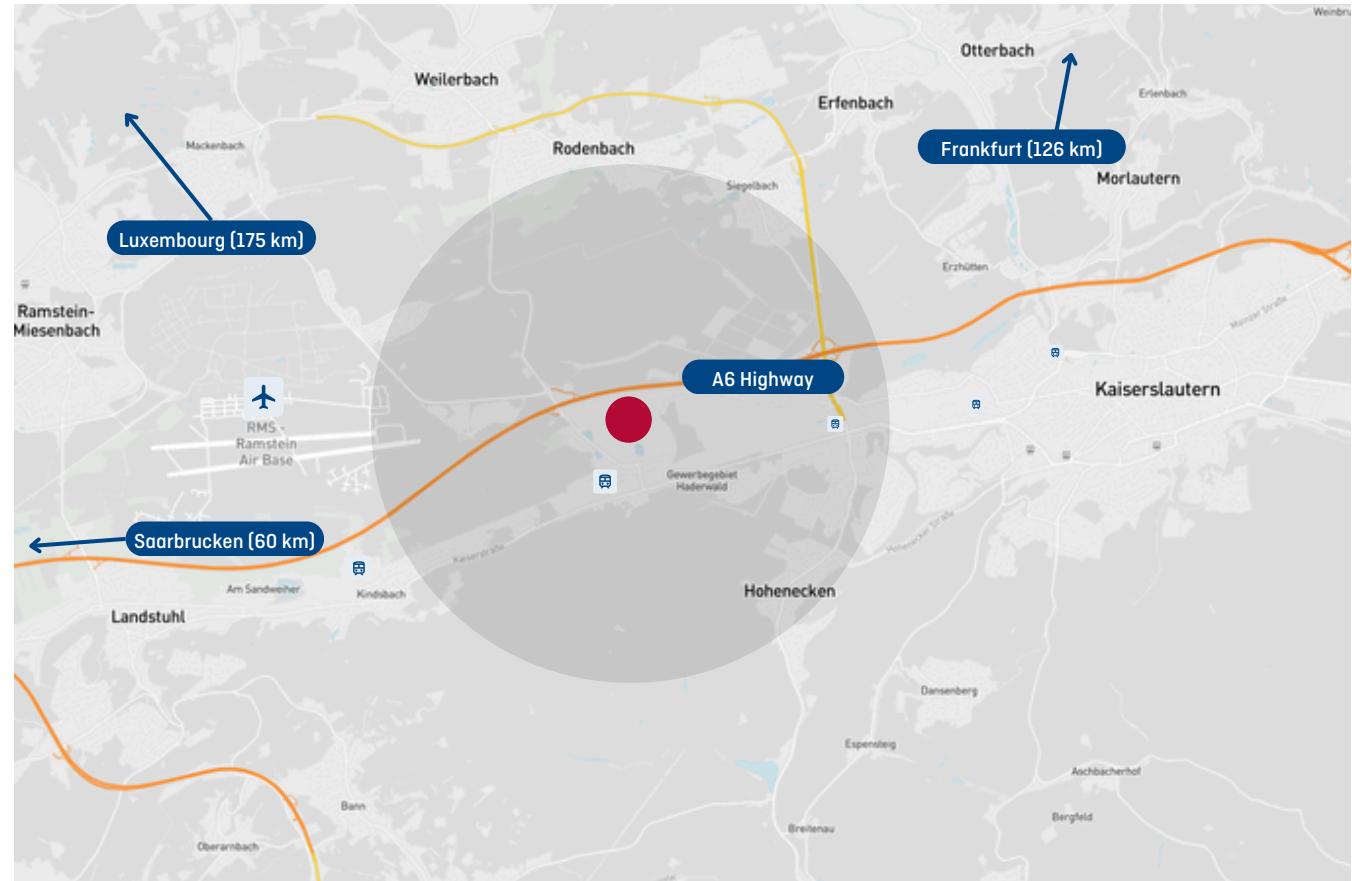


OVERVIEW

P3 Kaiserslautern is strategically positioned just south of the A6 motorway, directly at the Kaiserslautern-Einsiedlerhof exit (14).

This important corridor links the economic hubs of Paris and Frankfurt, making the site highly attractive for international distribution.

- Proximity to Frankfurt: Frankfurt city centre is 126 km away and can be reached in under 90 minutes.
- Airport access: Frankfurt International Airport is just over an hour's drive, offering extensive global cargo connections.
- Regional advantage: Kaiserslautern is an established logistics location with access to a strong regional workforce and excellent infrastructure.
- Strategic positioning: The site is ideally suited for mixed logistics operations, catering to both regional and international supply chains.



DISTANCES TO POINTS OF INTERESTS

A6 highway	2 mins	1,3 km
Kaiserslautern	10 mins	8 km
Saarbrücken	40 mins	60 km
Frankfurt	1 hour 30 mins	126 km
Luxembourg	2 hours 5 mins	175 km
Saarbrücken Airport	30 min	50 km
France	45 mins	70 km



LOCAL ACCESS

P3 Kaiserslautern is designed as a multi-tenant logistics facility, offering flexible spaces tailored to the diverse needs of logistics, distribution, and light production companies.

The property combines modern technical specifications, ample docking facilities, and sustainable features, ensuring operational efficiency and long-term value. With its central location on a key European corridor, it serves as an excellent hub for businesses requiring fast access to Western and Central European markets.

-  Airport
-  Parking
-  Train station
-  EV charging station
-  Bus stop
-  Truck entrance
-  Tram stop
-  Main entrance



Get directions

AVAILABLE SPACE

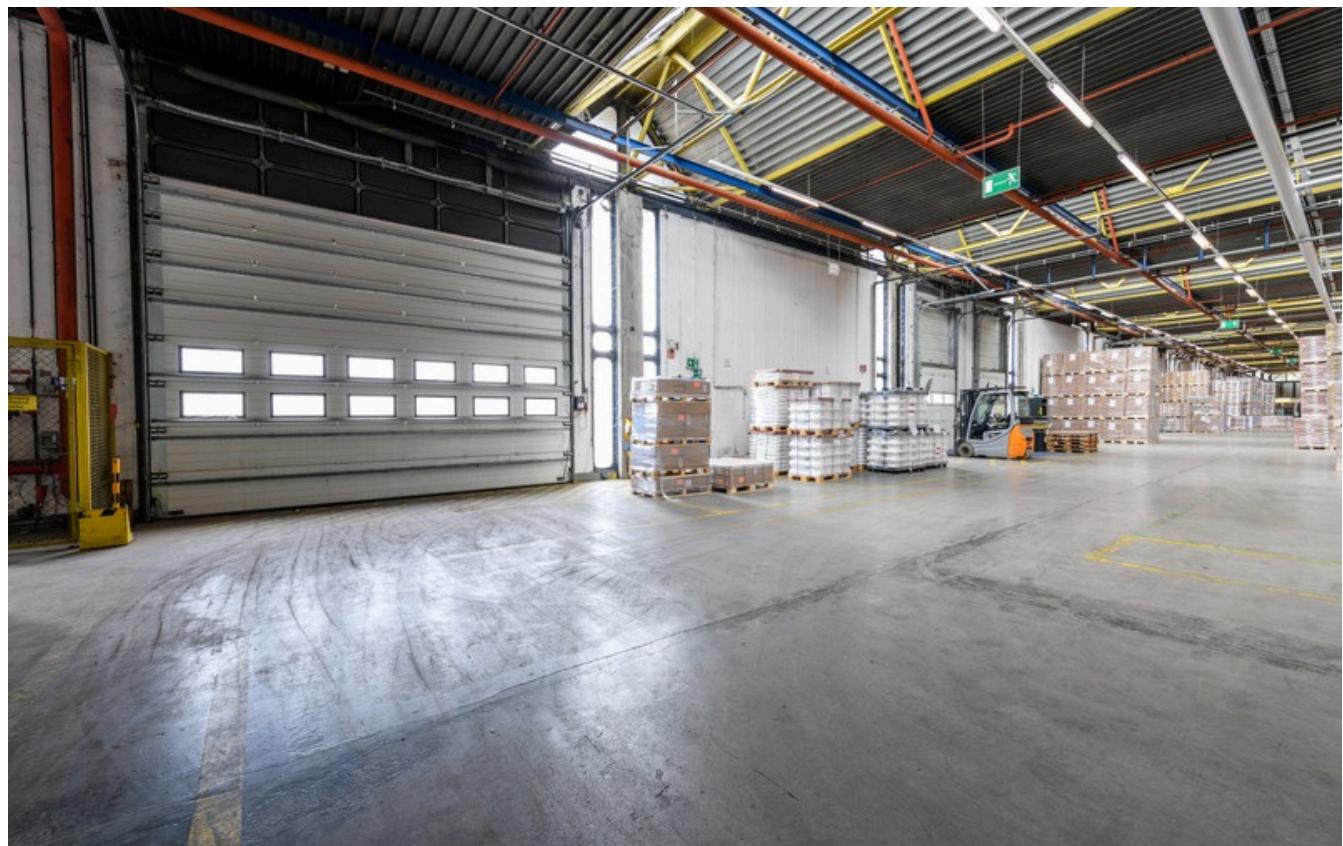
Unit	Warehouse (m ²)	Office (m ²)
1	7,131	468
Total	7,131	468



TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Total leasable area: approx. 40,000–60,000 m² (divisible for multiple tenants)
- Clear internal height: 10–12 m
- Floor load capacity: 5 t/m²
- Column grid: 12 × 24 m
- Docking:
 - 1 loading dock per 1,000 m²
 - Multiple level access doors for each unit
- Lighting: LED throughout warehouse, offices, and exterior areas
- Fire protection: FM Global sprinkler system
- Sustainability: DGNB certification possible, photovoltaic system, e-charging stations
- Operations: 24/7 permitted use, industrial zoning
- Parking: Ample spaces for cars and trucks, with generous maneuvering areas



SUSTAINABLE PERFORMANCE

**Very
Good**

BREEAM CERTIFICATION

EPC RATING



SUSTAINABLE OPTIONS - EXTERIOR



We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers

SUSTAINABLE OPTIONS - INTERIOR



Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

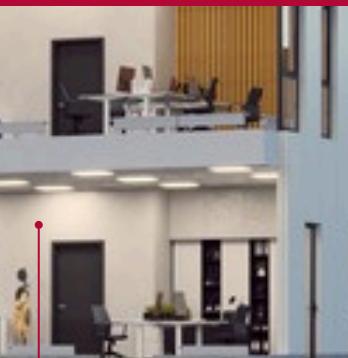
ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling



For further consultation about sustainability and customisation matters please contact:

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P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than 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, visit www.p3parks.com

10.3 mil. m² 11

GROSS LETTABLE AREA

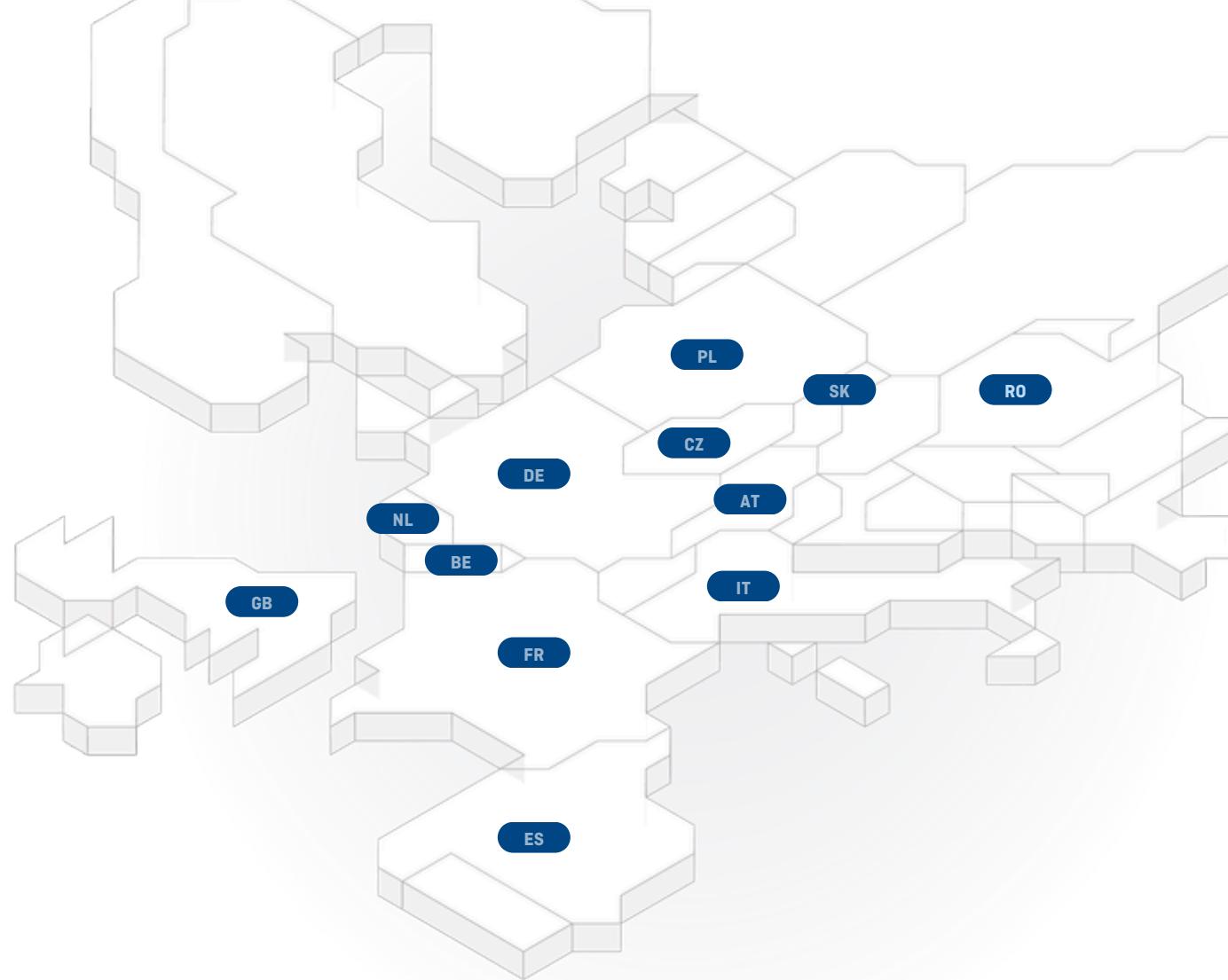
3.2 mil. m²

LANDBANK FOR DEVELOPMENT

COUNTRIES

470 +

CUSTOMERS



**OWNER — P3 — INVESTOR
DEVELOPER — P3 — MANAGER**

BUSINESS MODEL



P3 KAMEN

COUNTRY

GLA 130,141 m²

P3 Kamen is the largest logistics park in the German portfolio of P3 Logistic Parks with around 129,000 m² of modern warehouse space and one of the largest brownfield projects of P3 in all Europe. It is located in the eastern part of the Ruhr area in the district of Unna, with excellent motorway connections.



P3 OBERTRAUBLING

COUNTRY

GLA 54,843 m²

P3 Obertraubling is part of the boom region of eastern Bavaria and just to the south of Regensburg. The park is located only 5 km from the A3 motorway Frankfurt-Wien and offers fast access to the road links A93 München-Berlin and A6 Prague-Plzen. The location benefits from a region known as the 'European Logistics Hub', with rail and inland waterway connections.



P3 ANSBACH

COUNTRY

GLA 30,252 m²

A resource-efficient and modern new building is planned on the site with a hall area of almost 27,000 m² plus around 900 m² of office space and approx. 3,200 m² of mezzanine space, as well as a height of 12.50 meters below the edge of the truss. In line with P3's sustainability goals, the property is expected to achieve a BREEAM rating of "Very Good."



P3 EBERSBACH

COUNTRY

GLA 38,831 m²

The site is currently the largest plot of land in the Stuttgart area on which a new logistics building is being implemented. Due to its immediate proximity to the airport and motorway, the location is suitable for many companies with a need for logistics, such as trading companies or the automotive or supplier industry.



P3 SIEGENBURG

COUNTRY

GLA 32,378 m²

The site has an excellent location between Munich, Regensburg and Ingolstadt. The direct connection to the A93 motorway is less than one kilometre away and Munich Airport is only 65 kilometres away. Due to its immediate proximity to Ingolstadt and Regensburg, the location is ideally suited for companies from the automotive sector as well as trade and industry with a strong logistics orientation.



P3 BEDBURG

COUNTRY

GLA 65,997 m²

P3 Bedburg is located in the centre of the Cologne-Düsseldorf-Aachen triangle and is exceptionally well connected from all directions. The motorways A61 (2 km) and A4 (15 km) connect Bedburg with the city of Cologne, located around 40 km to the southeast. The motorways A46 and A61 link to Düsseldorf, located around 38 km to the north of Bedburg.

SPACE TO CREATE

COMMERCIAL CONTACT



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