

# BERLIN AIRPORT

LUDWIG-PRANDTL-STRASSE 22-46, 12526 BERLIN



**PARK EXTENSION PHASE 7**

Image shows Phase 5

✓ High-quality and sustainable new building directly adjacent to the capital city's BER airport

📍 Excellent connection to motorways A113, A117 and B96a

👤 Committed to customer care

m<sup>2</sup> Total rental area approx. 27,500 sqm

📅 Available from Q1 2026

# SEGR0 PARK BERLIN AIRPORT

12.5 

KILOMETRES TO  
A10 BERLINER RING

7.6 

KILOMETRES TO  
BER AIRPORT

1.9 

KILOMETRES TO  
BER AIRPORT  
TERMINAL 5

700 

METRES TO B96a

12.7 

KILOMETRES TO A113

2.5 

KILOMETRES TO A113

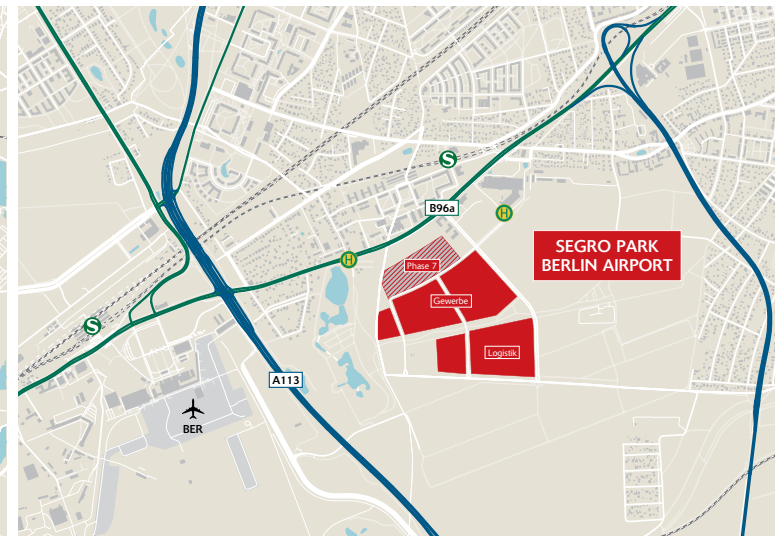
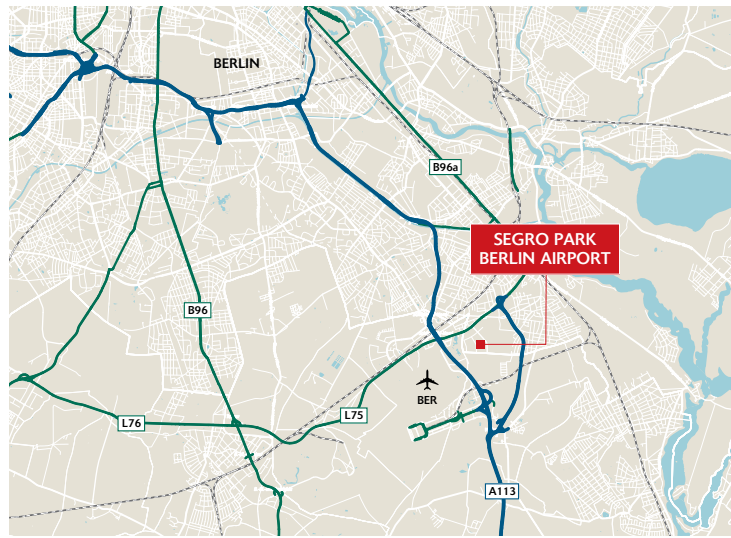
23 

KILOMETRES TO  
BERLIN CITY

2.7 

KILOMETRES TO  
A117

	„Am Seegraben“	1.2 km		„Grünbergallee“	1.2 km
	„Seeweg“	1.2 km		„BER Airport, Terminal 5“	2.6 km



## SPECIFICATIONS

- Warehouse height: Light Industrial: 6.5 m clear height  
Urban Logistics: 8.5 m clear height
- Floor load: 5t/sqm  
(Forklift trucks with a maximum total load of 5 t)
- Each unit is equipped with 2–3 doors:
  - Sectional door (3 m Wx4.5 m H), for ground-level access
  - Additional loading ramps with loading door (3 m x 3.3 m) and electro-hydraulic dock leveller
- Windows in the warehouse area
- LED lighting
- Skylights for optimum lighting conditions and ventilation
- Energy-saving construction, DGNB-Gold certified
- Separate supply to each unit with district heating, water, PV plant for optimisation of ancillary costs
- 63 A power backup for each unit; can be increased if necessary

All areas will be delivered according to German building regulations.

## FUTURE RENTAL UNITS PHASE 7

### Building U - Urban Logistics

Unit	Warehouse	Service	Office	Total
U 1	1,834 sqm	229 sqm	290 sqm	2,353 sqm
U 2	1,834 sqm	269 sqm	290 sqm	2,393 sqm
<b>Total U</b>	<b>3,668 sqm</b>	<b>498 sqm</b>	<b>580 sqm</b>	<b>4,746 sqm</b>

### Building V-Y - Light Industrial

Unit	Warehouse	Service	Office	Total
V 1	667 sqm	209 sqm	214 sqm	1,090 sqm
V 2	651 sqm	202 sqm	208 sqm	1,061 sqm
V 3	651 sqm	205 sqm	210 sqm	1,066 sqm
V 4	651 sqm	202 sqm	208 sqm	1,061 sqm
V 5	651 sqm	205 sqm	210 sqm	1,066 sqm
V 6	599 sqm	207 sqm	281 sqm	1,087 sqm
<b>Total U</b>	<b>3,870 sqm</b>	<b>1,230 sqm</b>	<b>1,331 sqm</b>	<b>6,431 sqm</b>

Unit	Warehouse	Service	Office	Total
W 1	857 sqm	280 sqm	353 sqm	1,490 sqm
W 2	651 sqm	202 sqm	208 sqm	1,061 sqm
W 3	908 sqm	273 sqm	278 sqm	1,459 sqm
W 4	924 sqm	280 sqm	285 sqm	1,489 sqm
<b>Total U</b>	<b>3,340 sqm</b>	<b>1,035 sqm</b>	<b>1,124 sqm</b>	<b>5,499 sqm</b>

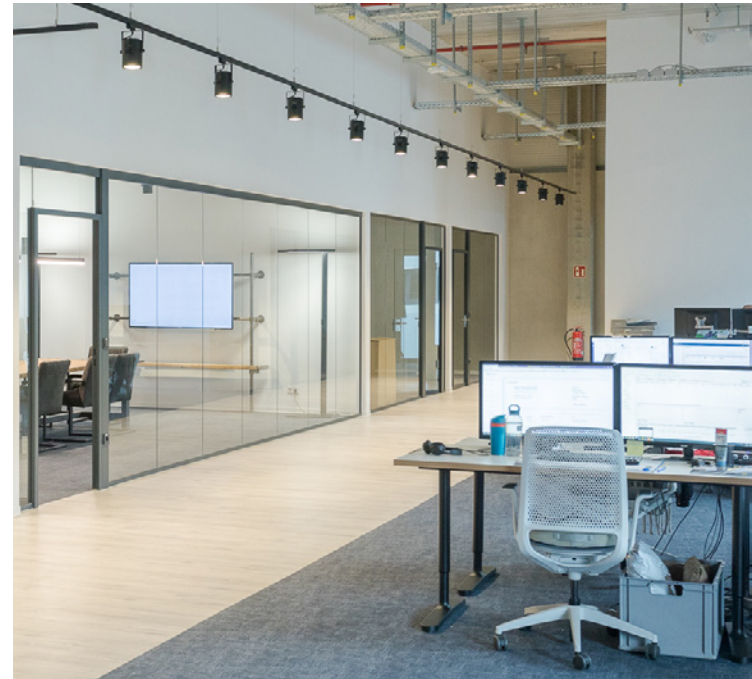
Unit	Warehouse	Service	Office	Total
X 1	1,248 sqm	269 sqm	290 sqm	1,807 sqm
X 2	974 sqm	209 sqm	214 sqm	1,397 sqm
X 3	974 sqm	207 sqm	212 sqm	1,393 sqm
X 4	990 sqm	159 sqm	220 sqm	1,369 sqm
<b>Total U</b>	<b>4,186 sqm</b>	<b>844 sqm</b>	<b>936 sqm</b>	<b>5,966 sqm</b>

Unit	Warehouse	Service	Office	Total
Y 1	990 sqm	159 sqm	220 sqm	1,369 sqm
Y 2	717 sqm	139 sqm	144 sqm	1,000 sqm
Y 3	717 sqm	136 sqm	142 sqm	995 sqm
Y 4	990 sqm	199 sqm	220 sqm	1,409 sqm
<b>Total U</b>	<b>3,414 sqm</b>	<b>633 sqm</b>	<b>726 sqm</b>	<b>4,773 sqm</b>

Unit	Warehouse	Service	Office	Total
<b>Total</b>	<b>18,478 sqm</b>	<b>4,240 sqm</b>	<b>4,697 sqm</b>	<b>27,415 sqm</b>

(Units can be rented separately or together.)





KONTAKT

SEGRO

SEGRO PARK  
**BERLIN AIRPORT**

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