


# BERLIN-WERDER (HAVEL) 7 MAGNA PARK

  
14542 Werder  
Germany

  
Clear Height  
10m

  
139,516

  
1,501,738



Available  
2023  
[glp.com/eu](http://glp.com/eu)

# BERLIN-WERDER (HADEL) 7 MAGNA PARK

## BERLIN-WERDER (HADEL) ECONOMIC REGION

Berlin and Brandenburg together form the German capital region and thus one of the most dynamic economic areas in Europe. The German capital region is a rapidly growing economic region and acts as a hub of the continent due to its central location in Europe. From here, every European growth market can be reached within a truck-day trip. An excellent infrastructure with fast highways and very good connections speak for this economic area.

The Magna Park Berlin-Werder (Havel) is located southwest of Berlin, directly on the motorway ring A10. Via the A10 the location is connected to the motorways A9 (Berlin-Leipzig) and A24 (Berlin-Hamburg).

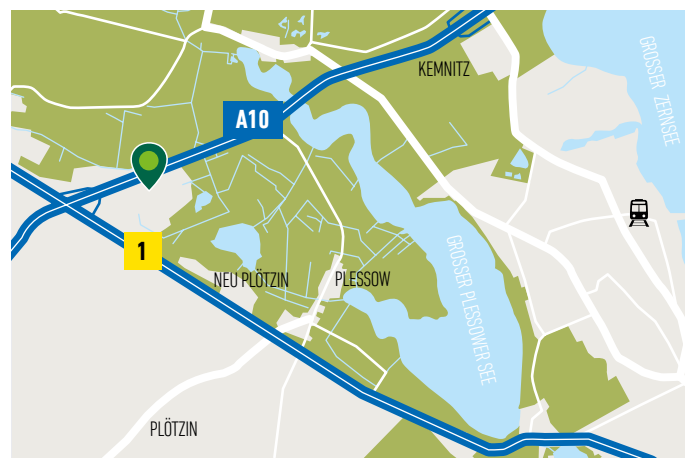
The A2 (Berlin-Hannover) is only 7 minutes' drive away. Project developments for logistics and light industrial can be realized quickly and flexibly.



### Strategic Location

A strategically excellent location with direct access to the A10.

## LOCATION AND TRAVEL DISTANCES



Destination	Km
A10 - slip road 22 "Groß Kreuz"	0,5
Potsdam	14
Berlin	30
GVZ Berlin West, Wustermark	25

Destination	Km
GVZ Berlin South, Großbeeren	50
Leipzig	157
Hannover	236
Hamburg	280



scan  
to start  
interactive  
tour

## SITE & BUILDING SPECS



139,516



1,501,738



High spec

Total Size of Property	224,875 SQ M (2420,534 SQ FT)
Warehouse	118,536 SQ M (1275,911 SQ FT)
Office Ground floor	4,200 SQ M (45,209 SQ FT)
Office Mezzanine	1,800 SQ M (19,375 SQ FT)
Mezzanine	14,700 SQ M (158,230 SQ FT)
Systems	280 SQ M (3,014 SQ FT)
Hall sections	13
Car parking spaces	360
Trailer parking spaces	79
Dock Doors	115
Drive in Ramps	14
Floor loading capacity	5t / SQ M
Clear Height	10 m
ESFR-Sprinkler-System	K360, 5,2 bar, 120 min



**MAGNA PARK**  
**Berlin-Werder (Havel)**  
Am Magna Park  
14542 Werder  
Germany



# SUSTAINABLE EXCELLENCE



GLP's logistics- and distribution properties meet high sustainability criteria worldwide through environmentally sound building solutions.

All new developments in Germany are certified to at least the DGNB Gold standard, making them more cost-effective to operate and maintain. In addition to reducing operating costs for users, GLP contributes to sustainability by improving the CO<sub>2</sub> balance, reducing energy and water consumption, and selecting certified and recyclable building materials.

## GLP EUROPE

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million SQ M across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds.



approx. 43 million sq ft  
portfolio



Leading with  
innovation



European  
market leader



Award winning  
developments

If you would like any further information on the building, or to arrange a meeting, please email or call:



**GLP**

**Rieke Ringena**  
Senior Development Director  
+49 (0)172 74 37 364  
rieke.ringena@glp.com

**CBRE**

**Colette Bodendorf**  
Director  
Team Leader Berlin  
+49 (0)151-161 68 777  
colette.bodendorf@cbre.com

**BNP PARIBAS  
REAL ESTATE**

**Alexander Ego**  
Director Logistics &  
Industrial Advisory  
+49 (0)172-144 16 64  
alexander.ego@bnpparibas.com

**GLP**

Taunusanlage 1 - Skyper, 18. OG, 60329 Frankfurt am Main, Germany  
[glp.com/eu](http://glp.com/eu)