

# BERLIN-WERDER (HAVEL) UNIT 6B MAGNA PARK



14542  
Werder  
Germany



DGNB  
Gold  
Standard



Clear Height  
10m



11,360



122,278



Available  
NOW

[glp.com/eu](https://glp.com/eu)



# BERLIN-WERDER (HADEL) UNIT 6B 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 fast-growing economic region and acts as the continent's hub due to its central location in Europe. From here, every European growth market can be reached within a day's truck ride. An excellent infrastructure with fast highways and very good connections speak for this economic region.

The Magna Park Berlin-Werder (Havel) is located southwest of Berlin, directly on the A10 motorway ring road. The park is connected to the A9 (Berlin - Leipzig) and A24 (Berlin - Hamburg) motorway via the A10. The A2 (Berlin - Hannover) motorway is only a 7 minute drive away.

Project developments for logistics and light industrial production/manufacturing / packaging / administration) can be realized flexibly and at short notice.



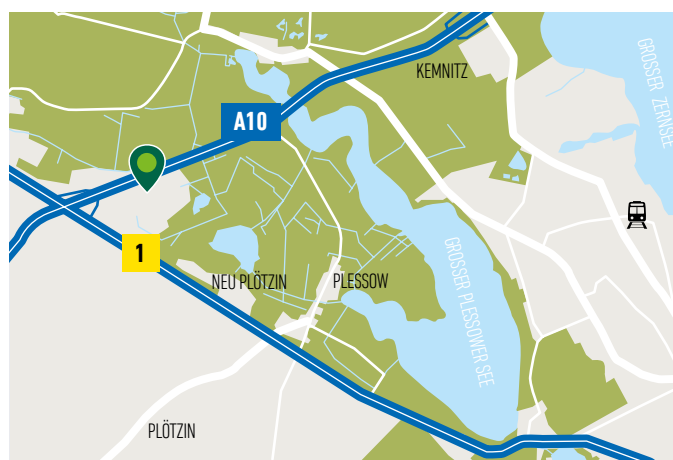
### Strategic Location

A strategically well located park with direct access to the A10.

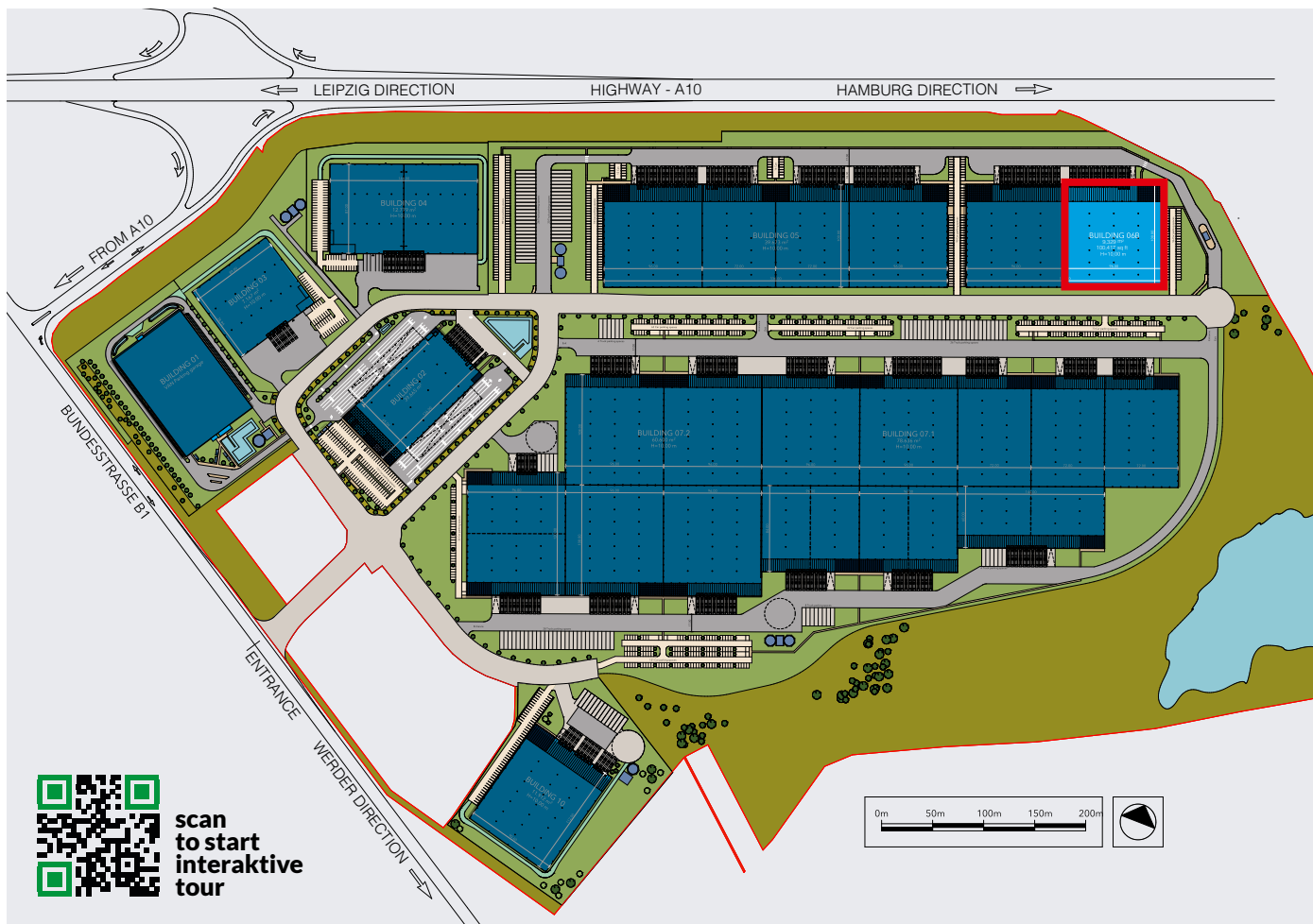
## LOCATION AND TRAVEL DISTANCES



Destination	Km
A10 - driveway 22 "Groß Kreutz"	0,5
Potsdam	14
Berlin	30
GVZ Berlin West, Wustermark	25



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



## SITE & BUILDING SPECS



11,360



122,278



High spec

Warehouse	9,329 SQ M (100,417 SQ FT)
-----------	-------------------------------

Mezzanine	1,205 SQ M (12,971 SQ FT)
-----------	------------------------------

Office / Social Rooms	826 SQ M (8,891 SQ FT)
-----------------------	---------------------------

Warehouse sections	1
--------------------	---

Car parking spaces	56
--------------------	----

Dock Doors (2,00 x 2,50 m)	12
----------------------------	----

Level Access	1
--------------	---

Dock Doors (2,00 x 4,50 m)	3
----------------------------	---

Floor loading capacity	5t / m <sup>2</sup>
------------------------	---------------------

Clear Height	10 m
--------------	------

ESFR-Sprinkler-System FM Global K-360 / 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**

**For more information about GLP or the property, please visit our homepage or contact us:**



**GLP** 

**George Fairbairn**  
Senior Asset Manager

+49 (0)174 344 99 23  
george.fairbairn@glp.com

**GLP**

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