

# BERLIN-WERDER (HAVEL) – UNIT 4 MAGNA PARK



14542  
Werder  
Germany



Clear Height  
10m



12,779



137,552



Available  
SEPT. 2024

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# BERLIN-WERDER (HADEL) – UNIT 4 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

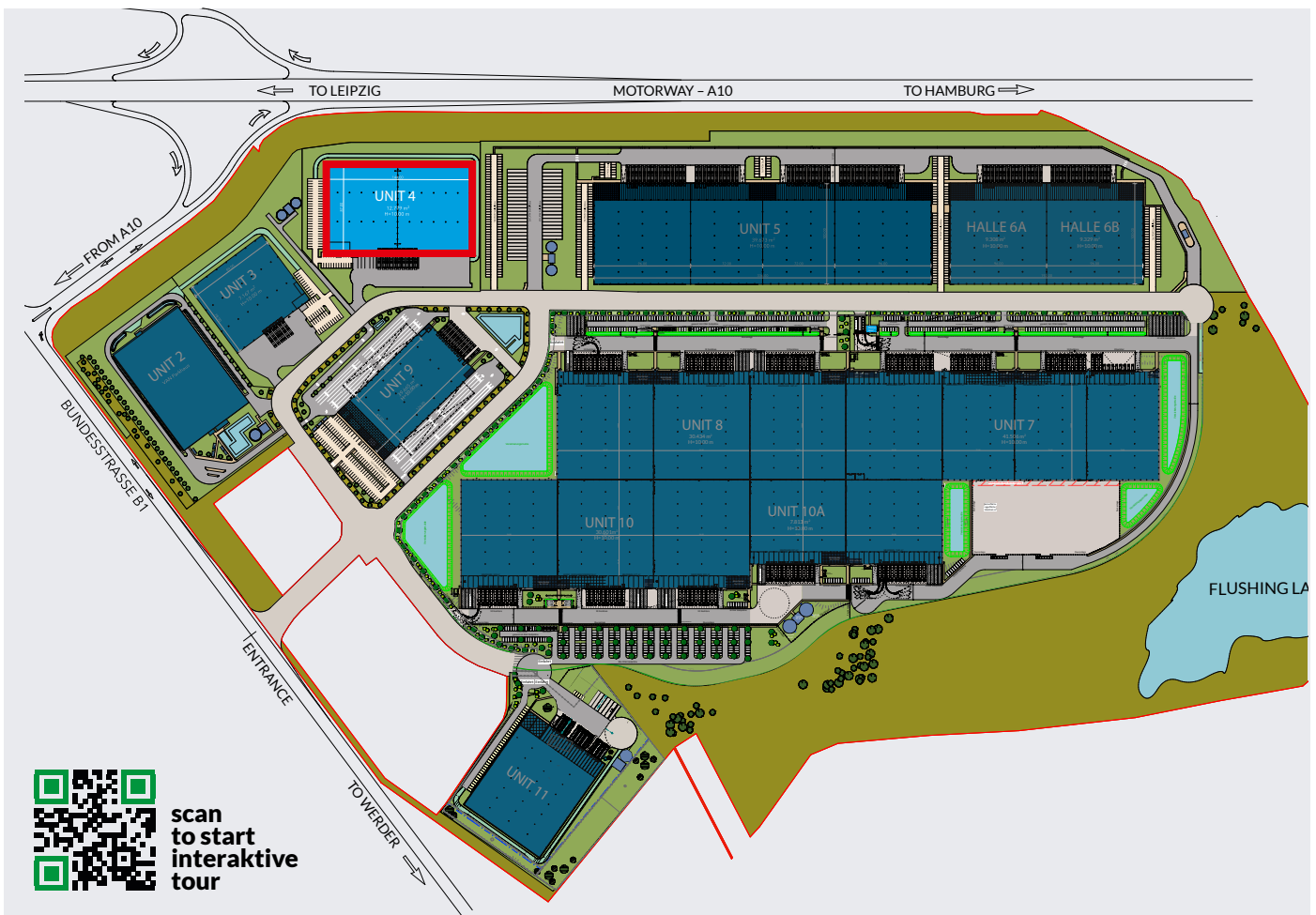


| Destination                     | Km  |
|---------------------------------|-----|
| A10 - driveway 22 "Groß Kreutz" | 0,5 |
| Potsdam                         | 14  |
| Berlin                          | 30  |
| GVZ Berlin West, Wustermark     | 25  |



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





## SITE & BUILDING SPECS



12,779



137,552



High spec

|                        |                                |
|------------------------|--------------------------------|
| Warehouse              | 12,395 SQ M<br>(133,419 SQ FT) |
| Offices GF / FF        | 384 SQ M<br>(4,133 SQ FT)      |
| Units                  | 1                              |
| Car parking spaces     | 80                             |
| Trailer parking spaces | 15                             |
| Dock Doors             | 10                             |
| Level Doors            | 1                              |
| Floor loading capacity | 5t / m <sup>2</sup>            |
| Clear Height           | 10 m                           |
| ESFR-Sprinkler-System  |                                |



**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 business builder, owner and operator of logistics real estate, data centers and renewable energy technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global manager for alternative investments with approximately \$126 billion in assets under management as of 31 December 2023, is the exclusive investment and asset manager of GLP.

Our European operating portfolio consists of more than 9.7 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.7 million SQM.



**approx. 9,7 million sq m  
(104 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:**



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