

BERLIN-WERDER (HAVEL)

UNIT 7B + 7C (7.6)

MAGNA PARK



14542
Werder
Germany



DGNB
Gold
Standard



24h/7
admission



Clear Height
10 m



34.663 9.357



Cross Dock
Option

Available
NOW

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BERLIN-WERDER (HADEL) UNIT 7B + 7C (7.6) 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.

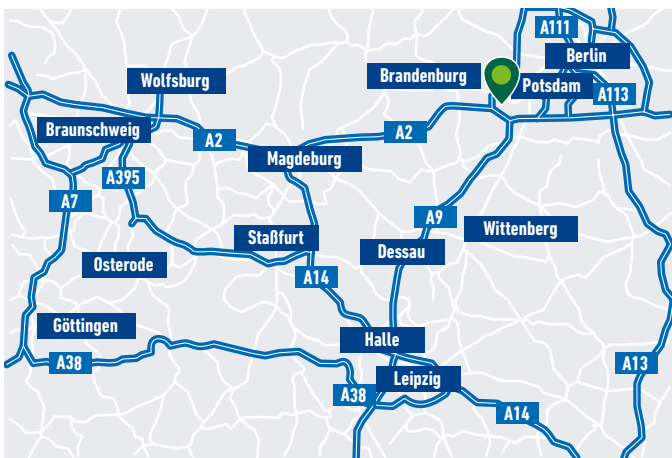
Project developments for logistics and light industrial production/manufacturing / packaging / administration) can be realized flexibly and at short notice.



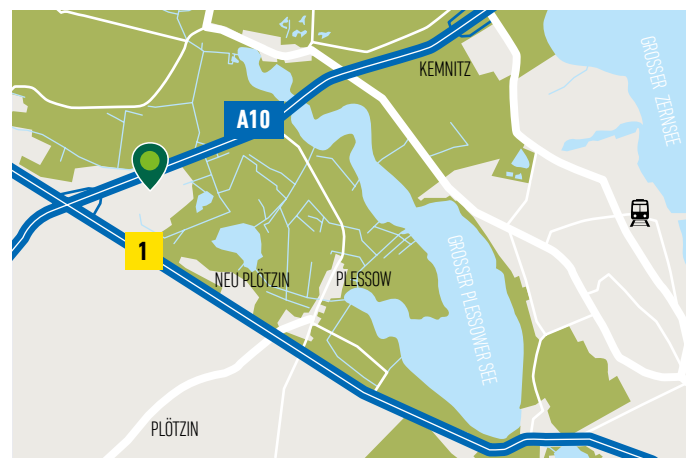
Strategic Location

A strategically excellent location with direct access to the A10.

LOCATION AND TRAVEL DISTANCES



Destination	Km
A10 - slip road 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



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SPECIFICATIONS



34.663

UNIT 7B (Unit 7.5 (with Crossdock Option to Unit 7C) / 7.9 and 7.10)	
Warehouse	30.197 SQ M
Mezzanine	2.370 SQ M
Office / Social Rooms	1.369 SQ M
Showroom	733 SQ M
Hall sections	3
Car parking spaces	151
Trailer parking spaces	14
Dock Doors (2,00 x 2,50 m)	33
Drive in Ramps	3
Dock Doors (2,00 x 4,50 m)	3
Floor loading capacity	5t / SQ M
Clear Height	10 m
ESFR-Sprinkler-System FM Global K-360 / 4,1 bar, 60 min.	



9.357

UNIT 7C (Unit 7.6)	
Warehouse	7.785 SQ M
Mezzanine	923 SQ M
Office / Social Rooms	649 SQ M
Showroom	-
Hall sections	1
Car parking spaces	9
Trailer parking spaces	2
Dock Doors (2,00 x 2,50 m)	11
Drive in Ramps	1
Dock Doors (2,00 x 4,50 m)	1
Floor loading capacity	5t / SQ M
Clear Height	10 m
ESFR-Sprinkler-System FM Global K-360 / 4,1 bar, 60 min.	



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 CO₂ 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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