



Marq Logistics Magna Park

Berlin-Werder Unit 6

Am Magna Park, 14542 Werder, Germany



min. 22,719 sq m
available space



10 metres
clear high



DGNB Gold
certification



available now
status



Marq Logistics Magna Park Berlin-Werder

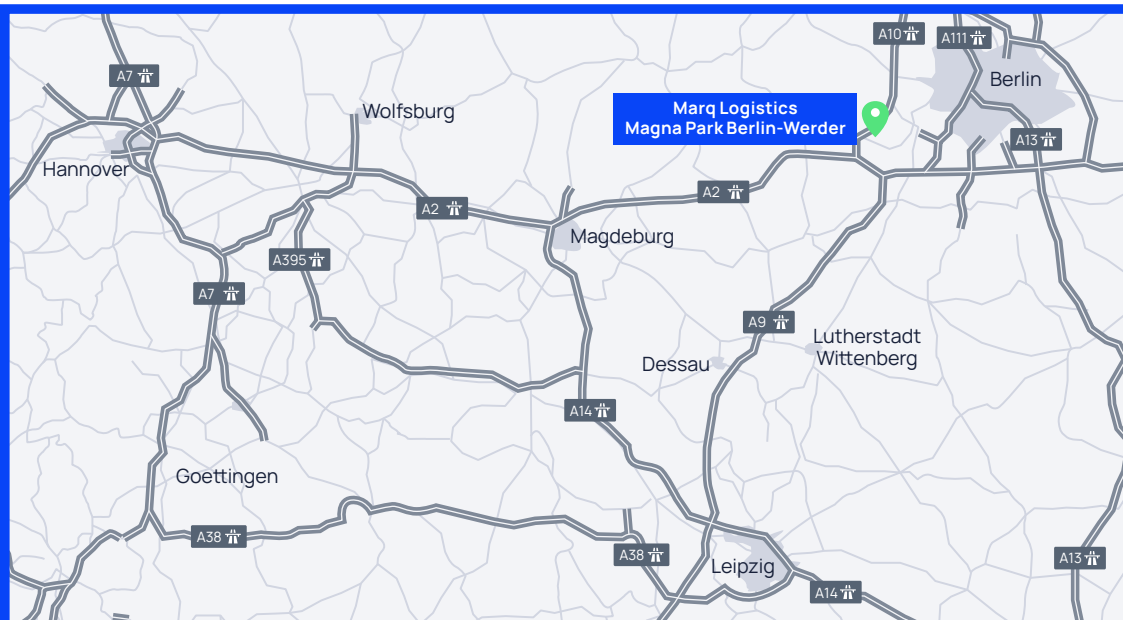
Unit 6

Magna Park Berlin-Werder (Havel) is located within the Berlin-Brandenburg metropolitan region, one of Germany's most important economic and logistics hubs, characterized by strong economic momentum and sustainable growth. Its central location within the European Economic Area, combined with an efficient transportation infrastructure, creates favorable conditions for logistics, manufacturing, and distribution companies. From this location, major national and European economic centers can be reached within a short travel time.

The business park is situated directly on Berlin's A10 ring highway and has excellent connections to the A2 (Berlin-Hanover), A9 (Berlin-Leipzig), and A24 (Berlin-Hamburg) highways. This ensures efficient integration into the supraregional transportation network, making both the Berlin metropolitan region and the most important German and European sales and procurement markets quickly accessible. This represents a significant locational advantage, particularly for logistics-intensive uses.

MagnaPark also offers the opportunity to develop project-specific logistics and light industrial properties flexibly and on short notice. In addition to traditional warehouse and transshipment areas, production, manufacturing, packaging, and administrative spaces can also be developed to meet the specific needs of each user. The high flexibility of the space design and the convenient location contribute significantly to the site's long-term appeal and competitiveness.





Transportation options



Motorway A10	0,5 km	2 min.
Federal Motorway B1	5 km	5 min.
Motorway A2	7 km	7 min.
Motorway A9	12,5 km	17 min.
Motorway A24	36 km	30 min.



Relevant locations

Potsdam	14 km
GVZ Berlin West, Wustermark	25 km
Berlin	30 km
GVZ Berlin South, Großbeeren	50 km
Leipzig	157 km
Hannover	236 km
Hamburg	280 km



Available space

and technical specification

 min.
18,637 sq m
Available space

 up to
1,672 sq m
Office- / Socialspace

 **available now**
Availability date

 **ESFR**
Sprinklersystem

 **5t/sq m**
Floor loading

 **7,261 sq m**
Mezzanine area

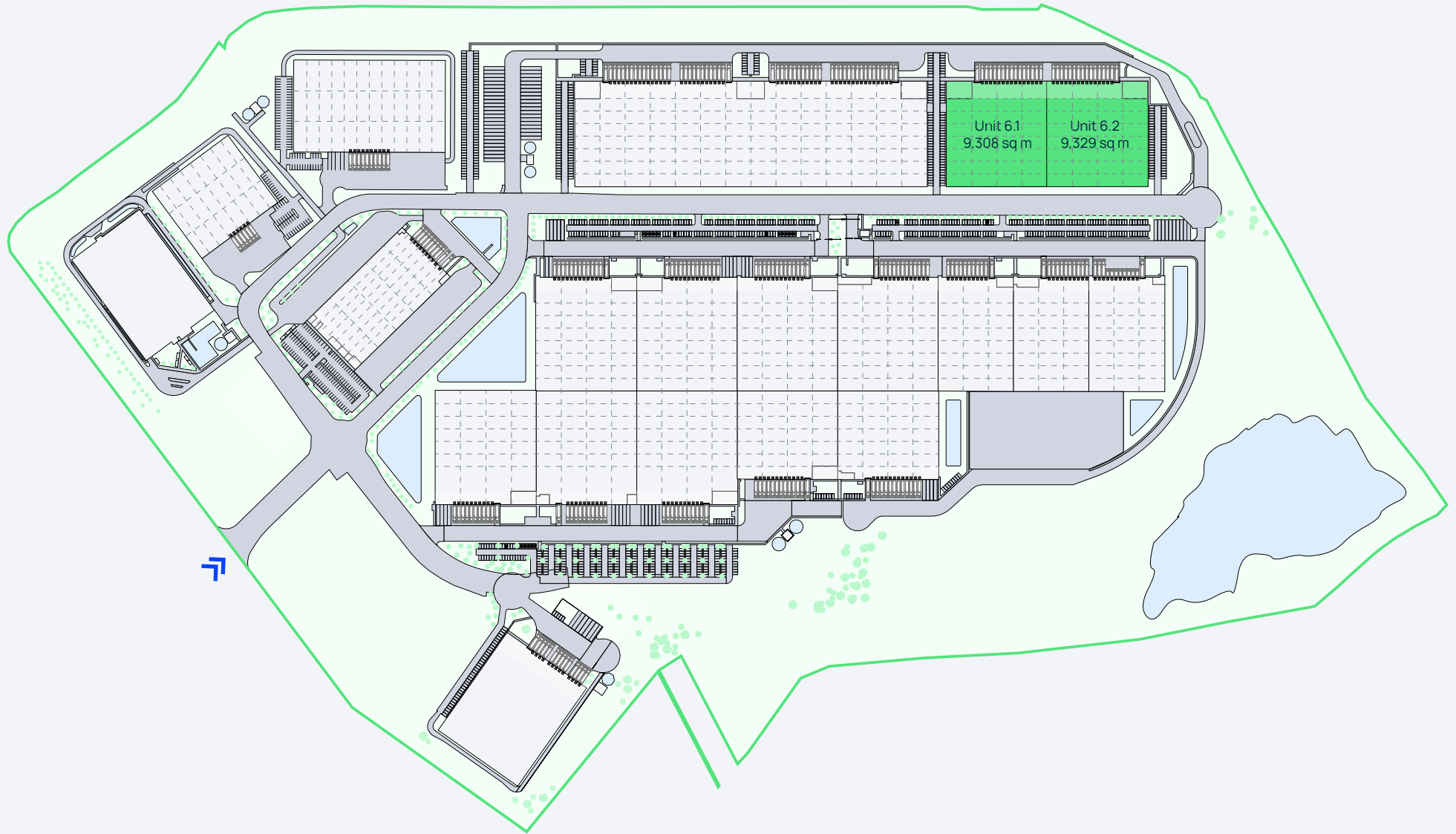
 **10 m**
Clear height

 **24**
Dock doors
(2,00 x 2,50 m)

 **6**
Dock doors
(2,00 x 4,50 m)

 **2**
Drive in ramps





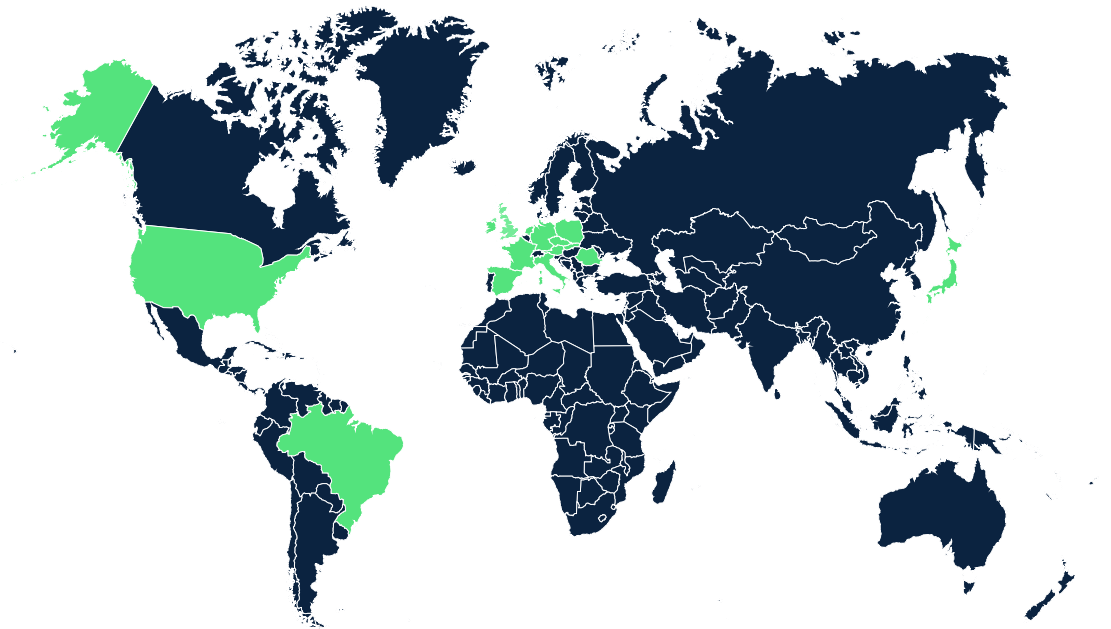


Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.eu.glp.com.





+49 174 344 99 23
jawilson@marqlogistics.com

Joseph Hohrein-Wilson

Associate, Real Estate Asset Management

Marq Logistics Germany
Friedrich-Ebert-Anlage 35 - 37, 33. OG
60327 Frankfurt am Main
marqlogistics.com