



Marq Logistics Magna Park

Berlin-Werder Unit 7B+C

Am Magna Park, 14542 Werder, Germany



min. 43,990 sq m
available space



10 metres
clear height



Cross-Dock
between Unit B - C



DGNB Gold
certification



available now
status



Marq Logistics Magna Park Berlin-Werder

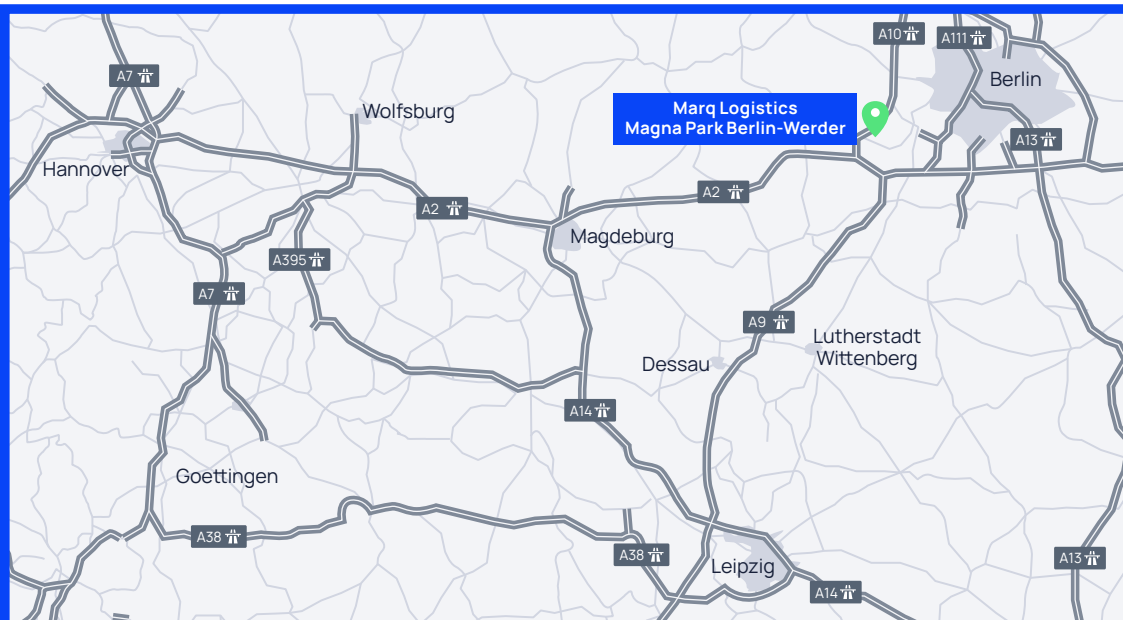
Unit 7B+C with Cross-Dock Option

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.
37,982 sq m
Available space

 up to
2,018 sq m
Office- / Socialspace

 **available now**
Availability date

 **ESFR**
Sprinklersystem

 **5t/sq m**
Floor loading

 **3,293 sq m**
Mezzanine area

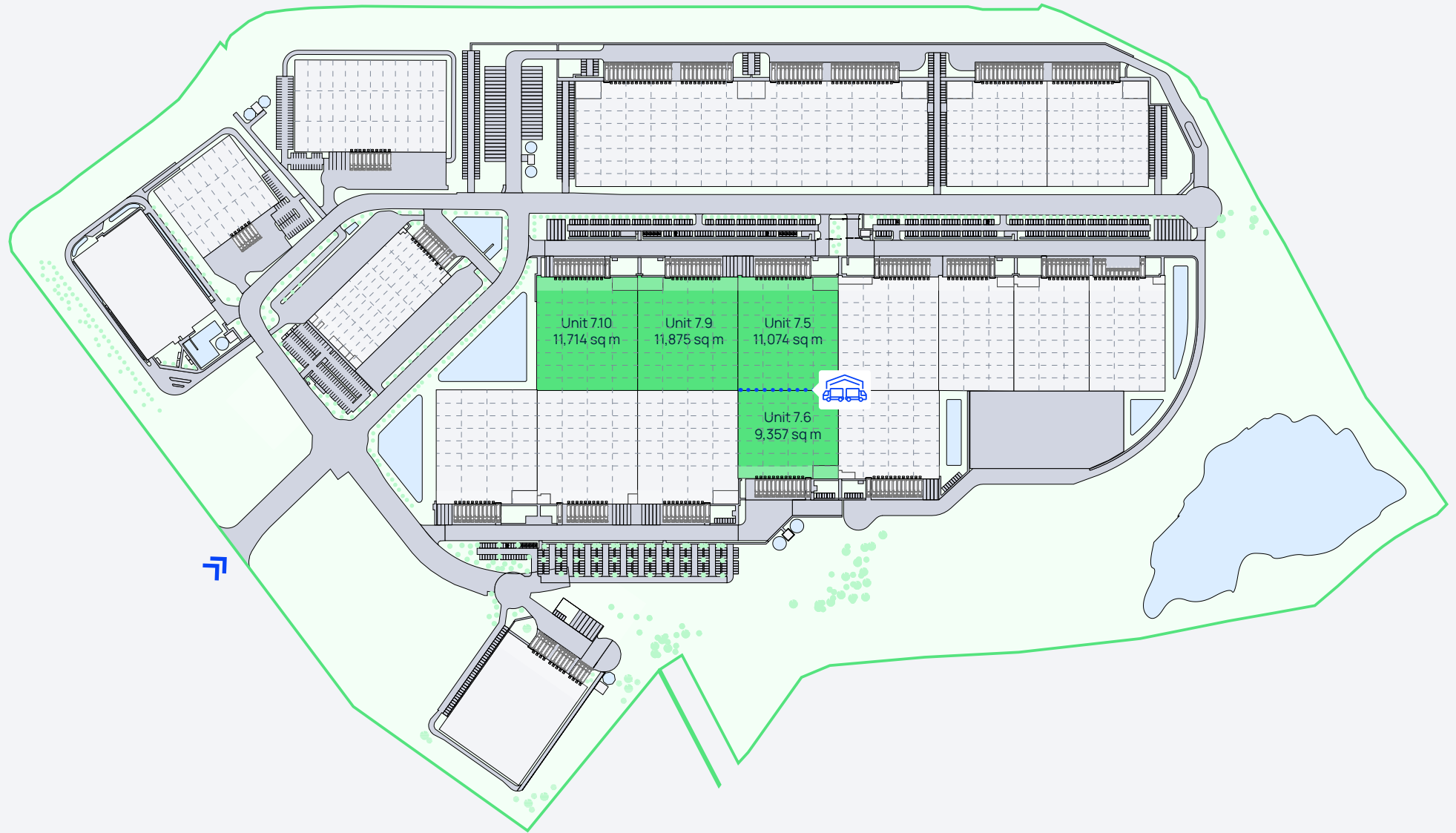
 **10 m**
Clear height

 **44**
Dock doors
(2,00 x 2,50 m)

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

 **4**
Drive in ramps





Designed

with well being in mind

ESG considerations are embedded into the design and operation of our logistics buildings throughout their lifecycle. Our developments incorporate energy-efficient systems, solar-ready roofs, smart metering and water management solutions to reduce environmental impact and support operational efficiency.

Sustainable construction approaches focus on lowering embodied carbon and supporting long-term adaptability, while thoughtful landscape and site planning contribute to biodiversity and user well-being. Together, these solutions deliver resilient, future-ready assets aligned with our customers' sustainability goals.



Cycle parking spaces



EV charging points



Green roofs and
green facades



Green Energy and
battery storage



Covered
outdoor areas



Smart Meter



Rainwater cistern



Low-carbon
building materials



Glass facade



LED lighting



PV ready





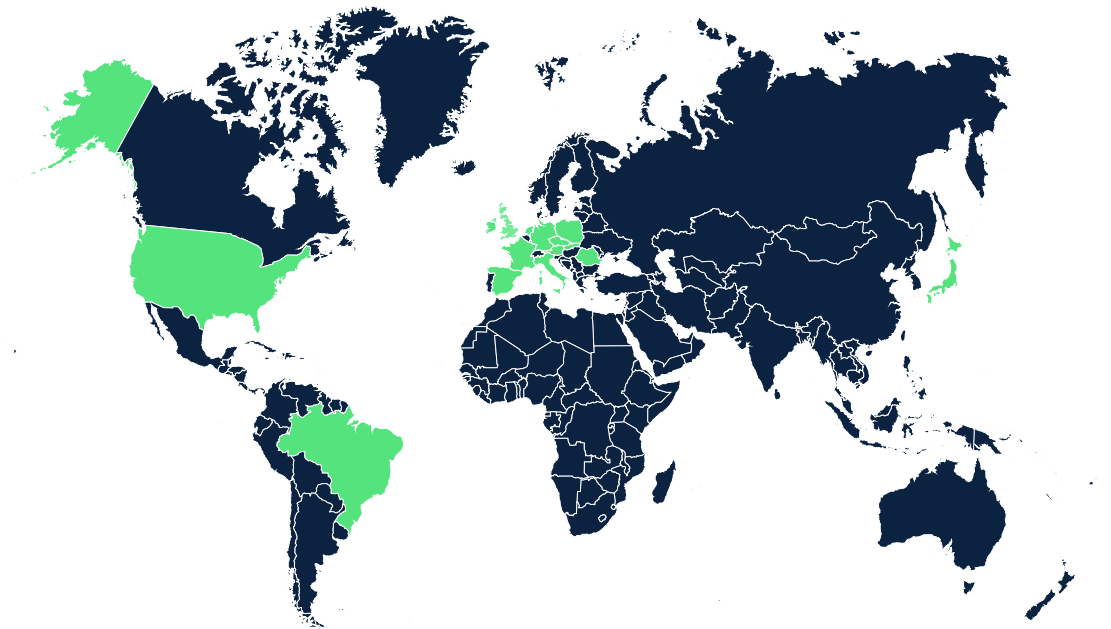


Proven track record

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