

MLP Business Park Berlin



Berlin-Ludwigsfelde
Genshagener Strasse
14974 Ludwigsfelde, Germany

Construction Start: August 2020
Early Access: May 2021
Handover: July 2021

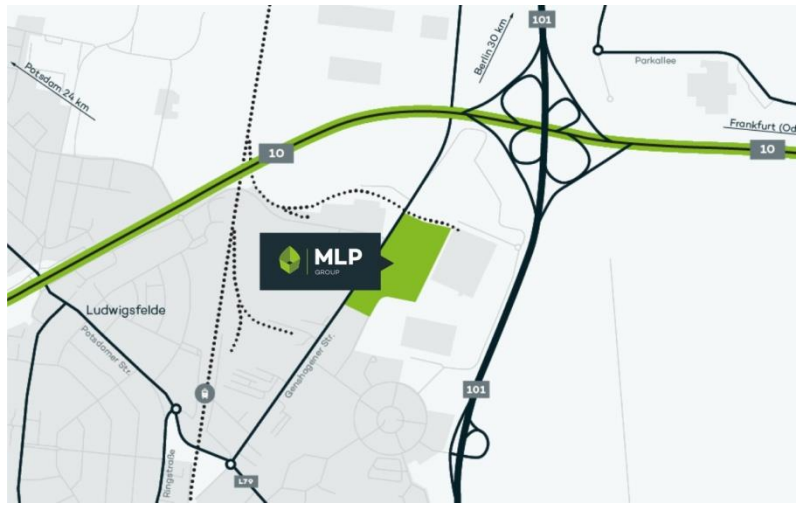
**Modern Business Park with warehouse-
service- and office- spaces to lease**

Type of operations: Assembling, City Logistics, Light Industrial, Warehousing
Plot size (phase 1): 49,661 sqm
Total leasable area: 17,800 sqm / 4 buildings, up to 18 Units
Smallest unit size: 765 sqm
Direct access to the highway A10: 30 km to Berlin City Centre



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Phase 1:

- **Building 1:** 765 sqm – 5,840 sqm (up to 6 Units)
- **Building 2:** 765 sqm – 5,844 sqm (up to 6 Units)
- **Building 3:** 926 sqm – 3,253 sqm (up to 3 Units)
- **Building 4:** 930 sqm – 2,873 sqm (up to 3 Units)
- **Parking Cars:** 150 places
- **Parking Trucks:** 5 places



Travel distances:

- Highway A10 – 2 km
- Ludwigsfelde railway station – 1.5 km
- Berlin City Centre – 30 km
- Berlin Tegel Airport – 40 km
- Berlin Schönefeld Airport – 26 km

Public transport:

- Bus stop at the site
- Trains RE3/ RE4 to Berlin Hauptbahnhof
- every 30 min. (drive time: 30 min.)

Technical specifications:

- Sustainable building concept and materials
- Landscaped and planted green areas
- Flexible use of premises as warehouse/ assembling/ service
- Area with sufficient natural lighting
- Clear height underneath beams 8.50 m
- Column grid 8*24
- 1 dock door + 1 sectional gate per leasable unit
- Automatic fire detection system
- LED lighting
- Gas heating in warehouse/ assembling/ service areas 17°C
- On-site parking for trucks and cars
- EV charging stations
- Modern high quality office and social areas
- Individual fit-out concepts possible
- DGNB sustainability certificate

Contact:

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