

# MLP

# Business Park Berlin



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



## MLP Business Park Berlin

Berlin-Ludwigsfelde  
Genshagener Strasse  
14974 Ludwigsfelde,  
Germany



### Type of operations

Assembling, City Logistics, Light Industrial,  
Warehousing

### Total leasable area:

5 ha

### Łączna powierzchnia:

18,151 sqm

### Lokalizacja:

30 km to Berlin City Centre

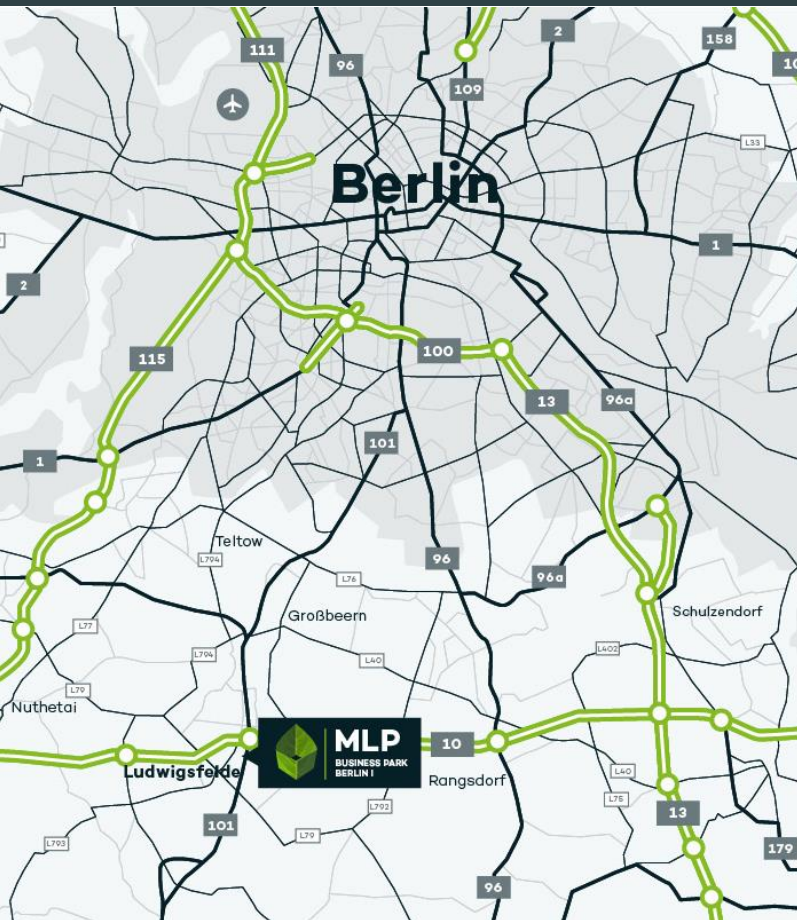


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## Phase 1:

- 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



## 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 8x24
- 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

## 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.)

## Contact:

MLP Germany  
Management GmbH  
Pacellistrasse 6-8  
80333 München  
info.de@mlpgroup.com  
www.mlpgroup.com  
www.mlppark-ludwigsfelde.de

Co-exclusive Leasing Agents

**CBRE**

**JLL**

+49 (0)30 72 61 45 213

+49 (0)30 203 98 01 50



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