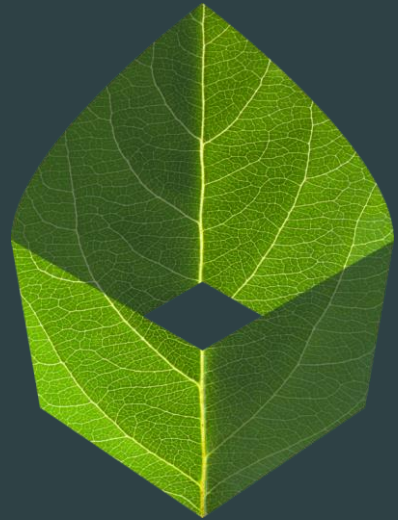


MLP Business Park Munich

modern multi-user park with
two operational floors



MLP Business Park Munich

Bajuwarenstraße 4,
85375 Neufahrn bei
Freising,
Germany



Intended uses:

Small Business Units,
Assembly, Warehousing

Plot size:

44,500 sqm

Total leasable area:

42,800 sqm

Location:

9 km from Munich airport

31 km from the centre of Munich

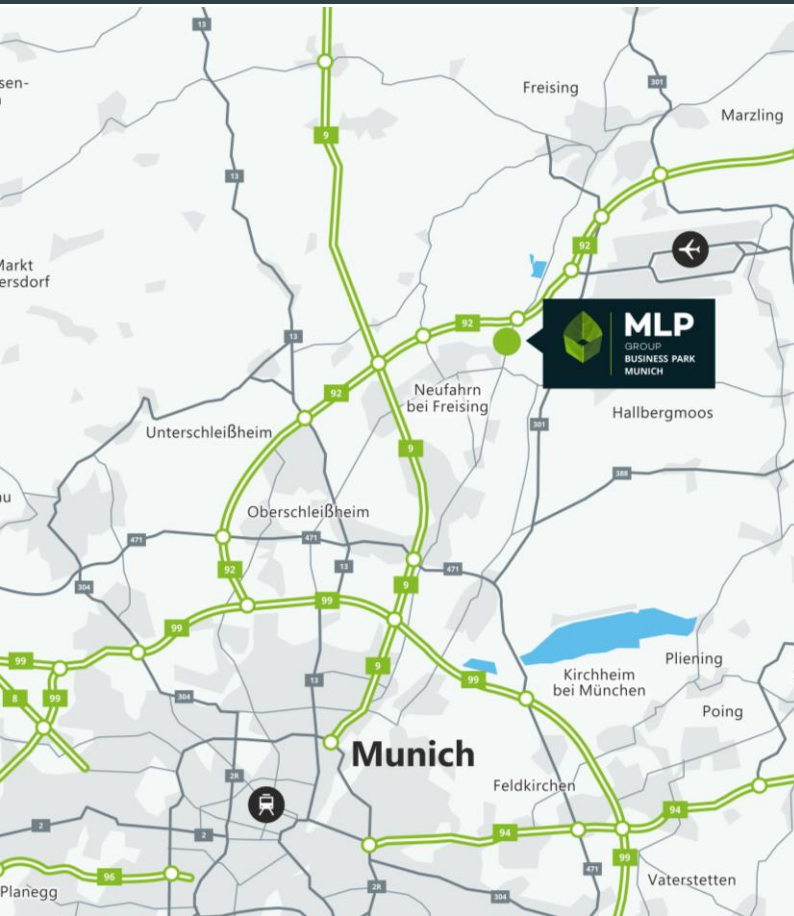


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MLP Business Park Munich

MLP Business Park Munich, is a multi-user park with two operational floors. The scheme delivers a total gross leasable area of approximately 42,800 sqm, including around 34,000 sqm of warehouse space, 4,100 sqm of mezzanine, and 4,700 sqm of office space.

The project will be built on a site of approximately 44,500 sqm in Neufahrn near Munich, in close proximity to the A92 motorway, ensuring fast connections to the Munich metropolitan area, located around 20 km to the south. Munich Airport, approximately 5 km away, can be reached in less than 10 minutes by car. In addition, an S-Bahn connection is planned in the immediate vicinity, which will further enhance the site's accessibility in the long term.



Technical specification:

- Class A building
- Column grid: GF: 12x 12 [m] , 1. FF: 12 x 24 [m]
- Clear height underneath beams 10.50 m in GF and 8.00 m in FF
- Storage of substances Hazardous to Water (WGK 3) possible
- Automatic fire detection system- FM Global
- Fossil free heating with heat pumps
- EV charging stations on tenant's request
- LED lighting fixtures
- Areas with sufficient natural lighting
- DGNB Gold sustainability certificate
- Modern high-quality office and social areas
- Individual fit-out concepts possible
- Landscaped and planted green areas
- Freight elevator present on site
- On-site parking for trucks and cars (Parking garage)

Distances:

- 0.3 km from highway A92
- 1.4 km distance from bus line 692
- 9 km from Munich Airport (Terminal)
- 31 km from Munich City Centre

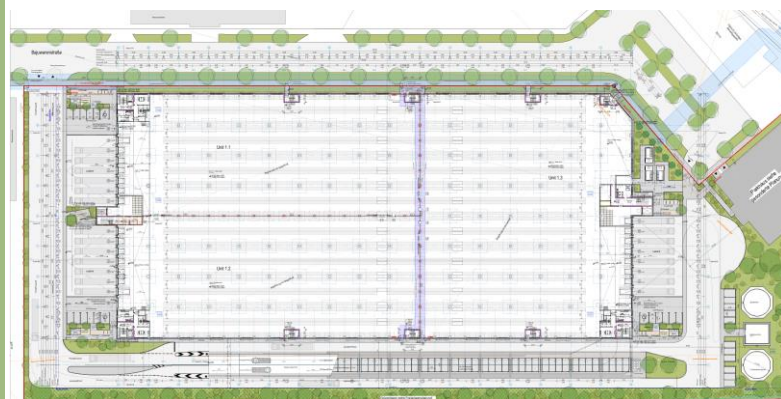
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