MLP Business Park Berlin I



Berlin-Ludwigsfelde Genshagener Strasse

14974 Ludwigsfelde, Germany

Construction Start: August 2020

Early Access: May 2021 Handover: July 2021 Modern Business Park with warehouseservice- 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 Hauptbanhof every 30 min. (drive time: 30 min.)

Contact:

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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

Co-exclusive Leasing Agents







