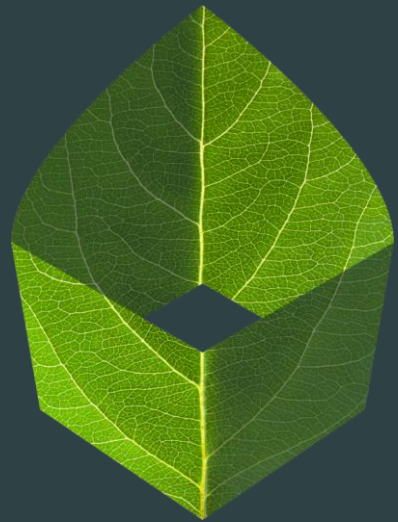
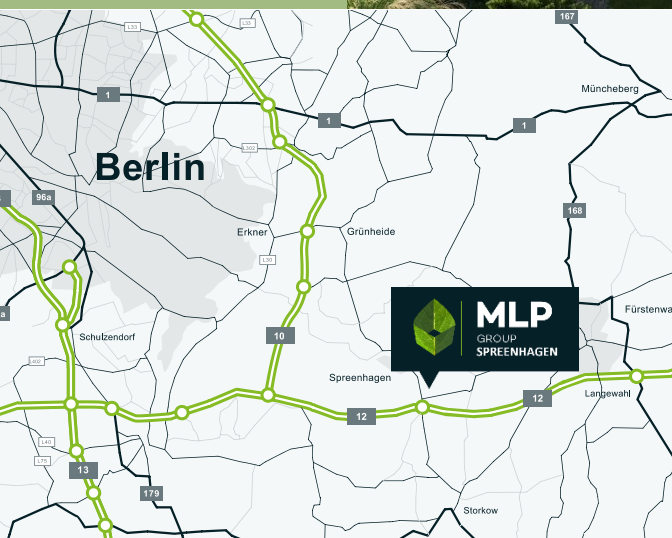


MLP Spreehagen

modern multi-user complex
offering a mix of warehouse
and production space for lease



MLP Spreehagen
Storkower Straße
Brandenburg
Spreehagen, 15528,
Germany



Suitable for:
Plot size
Footprint:
Warehouse:
Mezz (Storage):
Offices/social:
Car parking:
Truck parking:
Rents:

assembly, logistics, production, warehousing
ca. 84,386 sqm
ca. 34,654 sqm
ca. 33,793 sqm
ca. 1,900 sqm
ca. 3,300 sqm
ca. 229
7
Warehouse: 5.90 €/sqm
Office: 10.50 €/sqm
Mezz: 5.00 €/sqm
Car park: 35.00 €/each
Truck: 85.00 €/each



MLP
GROUP

MLP Spreenhagen

MLP Spreenhagen provides a flexible multi-user park at the doorsteps of the greater Berlin region. The project is very well connected due to its close proximity to the federal highway A12 (ca. 1 km) which serves as a key east-west route between Poland and Germany, to the federal ring road A10 (ca. 13km) around Berlin, to Schönefeld airport (ca. 25 km) and major key players in the region like the Tesla Gigafactory in Grünheide (ca. 13 km).

To achieve the ESG goals that are embedded in the DNA of MLP Group, modern solutions like EV-parking, smart metering and a full-roof PV system are about to be included in the project. Individual electricity models can be implemented, so that tenants can directly profit from the renewable PV energy.

Furthermore, the project aims to achieve at least DGNB Gold standard and shall strive to achieve a fossil free heating solution. The project therefore is also in line with our Green Bond financing strategy.

Technical specifications:

- Class A buildings / GEG 55 Standard
- Column grid: 12 m x 24 m
- WGK 3 possible
- Floor load bearing capacity 6T/m²
- 12,2 m net height
- Skylights and smoke flaps
- ESFR sprinkler system (FM-Global)
- Fossil-free heat pumps possible
- LED lighting
- Office and staff amenity space at a client's request
- Attractive green areas concept

Travel distances:

- Good location near major transportation routes and Berlin Brandenburg Airport: ca. 40 km (ca. 30 mins)
- Proximity to Berlin and Potsdam for expanded market access
- Close proximity to Tesla Gigafactory: ca. 13 km (ca. 15 mins)
- Close proximity to the A12 Autobahn (ca. 1 km), connecting Berlin and Frankfurt (Oder), which facilitates efficient transportation and distribution across the region
- Federal Highway A12 is one of the most important routes to and from Poland

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<https://mlpgroup.com/de/parks/mlp-spreenhagen/>



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