

# BERLIN-WERDER (HADEL) 7B MAGNA PARK



14542 Werder  
Germany



Clear Height  
10m



35,088



377,684



Available  
Q4 2023

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# BERLIN-WERDER (HADEL) 7B MAGNA PARK

## BERLIN-WERDER (HADEL) ECONOMIC REGION

Berlin and Brandenburg together form the German capital region and thus one of the most dynamic economic areas in Europe. The German capital region is a rapidly growing economic region and acts as a hub of the continent due to its central location in Europe. From here, every European growth market can be reached within a truck-day trip. An excellent infrastructure with fast highways and very good connections speak for this economic area.

The Magna Park Berlin-Werder (Havel) is located southwest of Berlin, directly on the motorway ring A10. Via the A10 the location is connected to the motorways A9 (Berlin-Leipzig) and A24 (Berlin-Hamburg).

The A2 (Berlin-Hannover) is only 7 minutes' drive away. Project developments for logistics and light industrial can be realized quickly and flexibly.



### Strategic Location

A strategically excellent location with direct access to the A10.

## LOCATION AND TRAVEL DISTANCES



Destination	Km
A10 - slip road 22 "Groß Kreuzt"	0,5
Potsdam	14
Berlin	30
GVZ Berlin West, Wustermark	25

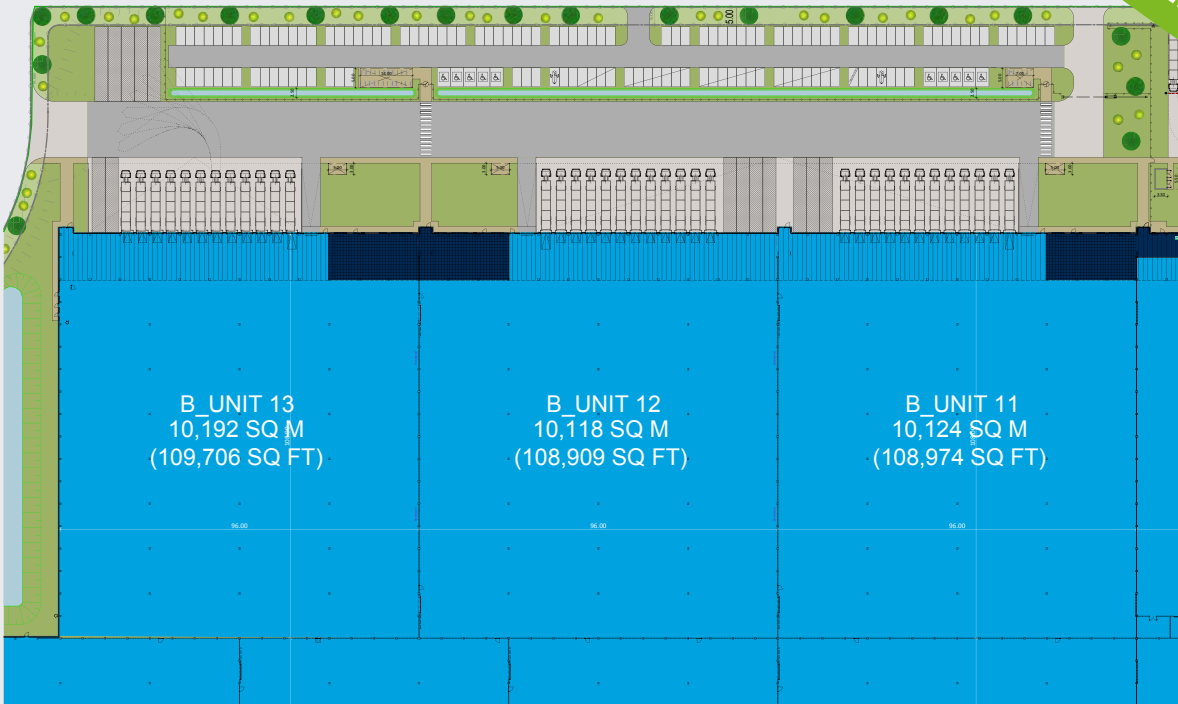


Destination	Km
GVZ Berlin South, Großbeeren	50
Leipzig	157
Hannover	236
Hamburg	280



scan  
to start  
interaktive  
tour

MAGNA-PARK-BERLIN.DE



## SITE & BUILDING SPECS



35,088



377,684



High spec

Total Size of Property	226,137 SQ M (2,434,118 SQ FT)
Warehouse	30,433 SQ M (327,578 SQ FT)
Office Ground floor	936 SQ M (10,075 SQ FT)
Office First floor	936 SQ M (10,075 SQ FT)
Mezzanine	2,783 SQ M (29,956 SQ FT)
Hall sections	3
Car parking spaces	144
Trailer parking spaces	14
Dock Doors	36
Drive in Ramps	3
Floor loading capacity	5t /SQ M
Shelf support load	9t
Clear Height	10 m

ESFR-Sprinkler-System FM Global K-360



**MAGNA PARK**  
**Berlin-Werder (Havel)**  
Am Magna Park  
14542 Werder  
Germany



# SUSTAINABLE EXCELLENCE



GLP's logistics- and distribution properties meet high sustainability criteria worldwide through environmentally sound building solutions.

All new developments in Germany are certified to at least the DGNB Gold standard, making them more cost-effective to operate and maintain. In addition to reducing operating costs for users, GLP contributes to sustainability by improving the CO<sub>2</sub> balance, reducing energy and water consumption, and selecting certified and recyclable building materials.

## GLP EUROPE

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million SQ M across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds.



approx. 43 million sq ft  
portfolio



Leading with  
innovation



European  
market leader



Award winning  
developments

If you would like any further information on the building, or to arrange a meeting, please email or call:



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**GLP**

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