

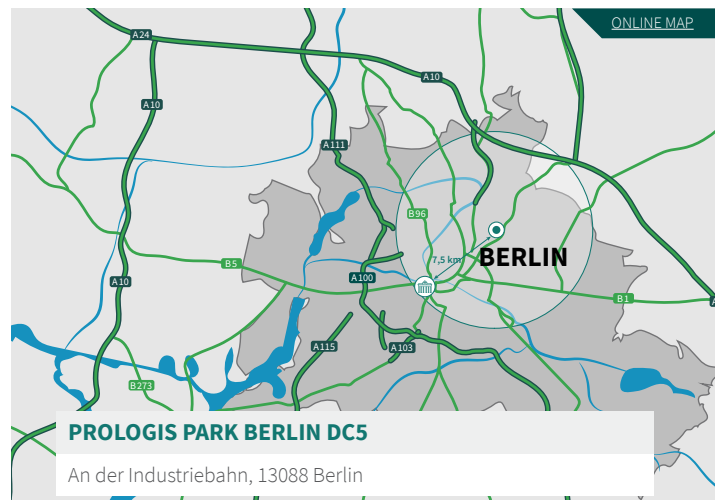


Prologis Park Berlin DC5

PROLOGIS PARK BERLIN DC5

Prologis Park Berlin DC5 in Weißensee “An der Industriebahn” is located in one of the most promising metropolitan areas in Europe. Here, on a 32,500 square meter site, three innovative, climate-neutral logistics facilities with a storage area of approximately 12,141 square meters, an office area of approximately 648 square meters and a 2,975 square meter parking garage with a green roof are being built. The buildings have photovoltaic systems on the roofs and have unloading docks for both trucks and sprinters - the best prerequisites for sustainable logistics close to the city and fast distribution to the end customer.

As an “all-electric building”, no fossil fuels are used for the energy supply. The building is heated by an air-source heat pump. EV charging stations are possible in all 323 car and van parking spaces. Individual requirements of the future user can be taken into account. Completion will take place 12 months after the signing of the lease.



DISTANCES

Bus stop:	350m
Tram:	600m
City railroad:	3 km
Berlin city centre:	14 km
Freight terminal:	16 km
Airport BER:	26.5 km
Motorway:	A10
Federal highways:	B2, B109



SPECIFICATIONS DC5

Warehouse:

- Clear height: 12,2 m
- Column spacing: 24x12 m (Mezz. 8x12 m)
- Fire alarm system: ESFR ceiling sprinklers
- Floor load capacity: 50 kN/sqm
- Access gates: 5
- Dock doors:
 - For vans: 36
 - For trucks: 9
- Heating: electric heat pump with air heater
- Lighting LED: Warehouse: 200 lux
Picking zone: 300 lux

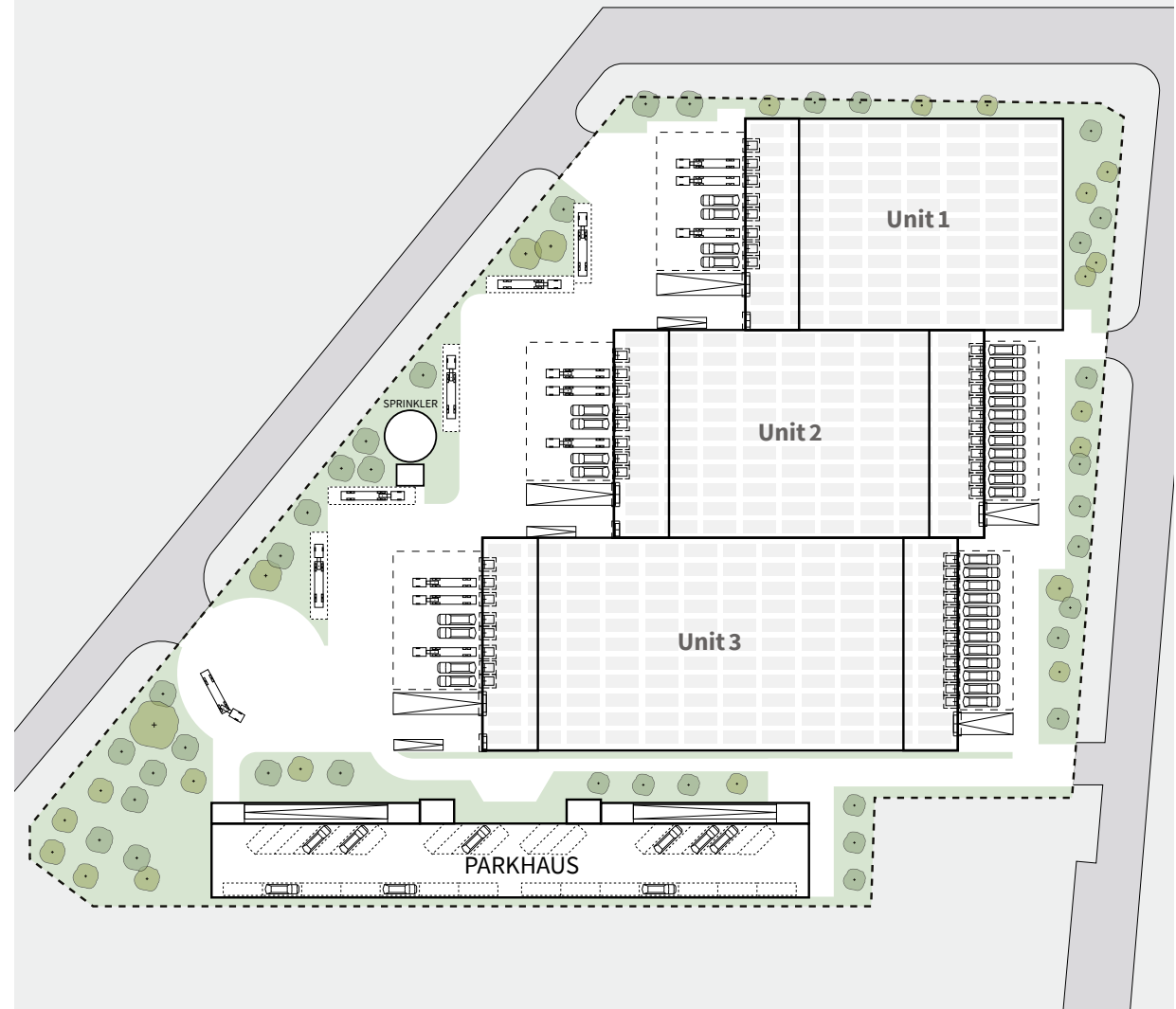
Office:

- Flooring:
 - Office rooms: needle felt, suitable for wheeled office chairs
 - Reception and social area, staircase, corridors and kitchens: tile
 - WC and washrooms: Porcelain stoneware
- Lighting: Louvre luminaires
 - Office rooms: 500 lux
 - Foyer: 300 lux
- Heating: flat/valve radiator

Exterior facilities:

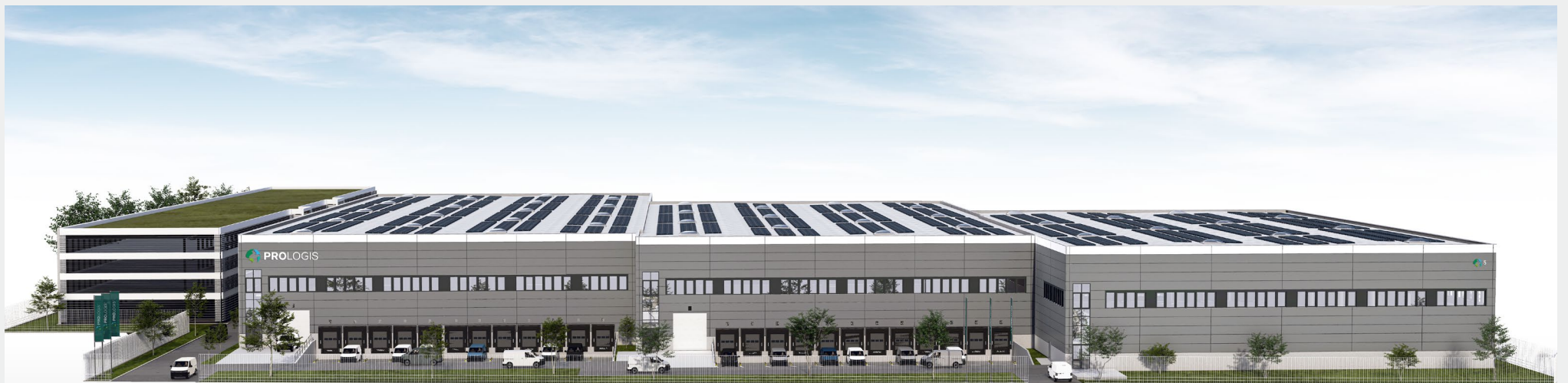
- Property fence: h = 2 m
- Loading yards: concrete
- Car parking spaces: 288
- Van parking spaces: 35
- Truck parking spaces: 5
- EV charging optionally possible
- Parking garage roof completely covered with greenery
- WGK optionally possible

	Unit 1	Unit 2	Unit 3	Total:
Warehouse:	3,263 sqm	3,840 sqm	5,038 sqm	12,141 sqm
Office:	163 sqm	192 sqm	252 sqm	607 sqm
Mezzanine:	419 sqm	943 sqm	892 sqm	2,213 sqm
Total:	3,845 sqm	4,975 sqm	6,182 sqm	15,002 sqm





VIEW NORTHWEST



VIEW SOUTHEAST

Prologis Essentials

For easy setup and smooth operations

When it comes to getting your warehouse up and running, we've got you covered.

Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want.

It conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and care-free start. It is your source for replacements, upgrades or temporary solutions as well - making life easier and giving you back valuable time.



FORKLIFT

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



SHELVING SYSTEMS

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



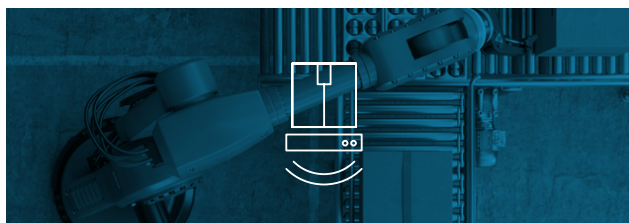
SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



LED LIGHTNING

Efficient and reliable - upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



WAREHOUSE ROBOTICS

COMING SOON



SAFETY

COMING SOON

ABOUT PROLOGIS

Prologis is the world's leading developer and owner of industrial and logistics real estate and a trusted partner to some of the world's most prominent organizations.

We want to help our customers succeed. To do this, we are committed at a global and local level. Approximately 2.5% of global GDP flows through our buildings, and thanks to our global scale, our corporate culture, and our desire to be a driving force in the areas where we are located and where we build, we strive to create a better future.

Data refer to properties owned by Prologis on a consolidated basis or through unconsolidated joint ventures, through interests in real estate and development projects as of December 31, 2022.


3.3

 MILLION SQUARE
METERS LOGISTICS
SPACE

145

BUILDINGS

17

HECTARES

1.1 Mio

 PEOPLE WORK IN
PROLOGIS BUILDINGS
AROUND THE WORLD

2.8%

 OF THE GLOBAL GDP
FLOWS THROUGH OUR
BUILDINGS

listed

 AMONG THE 100 MOST
SUSTAINABLE COMPA-
NIES IN THE WORLD

2,466

EMPLOYEES

112.7

 MILLION SQUARE
METERS

5,495

BUILDINGS

6,600

CUSTOMERS

19

COUNTRIES

4

CONTINENTS

\$ 196 B

MANAGED PORTFOLIO

1983

FOUNDED

#71

S&P 500 MEMBER

FACTS ABOUT PROLOGIS IN GERMANY

Prologis is a leading provider of industrial real estate in Germany, offering customers a wide range of high-quality warehouse and distribution centers. Key locations in or near Hamburg, Munich, Hannover, the Rhine-Ruhr and Rhine-Main areas give customers access to major transportation routes supplying all of Europe.

The company also holds land for development in Germany.



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