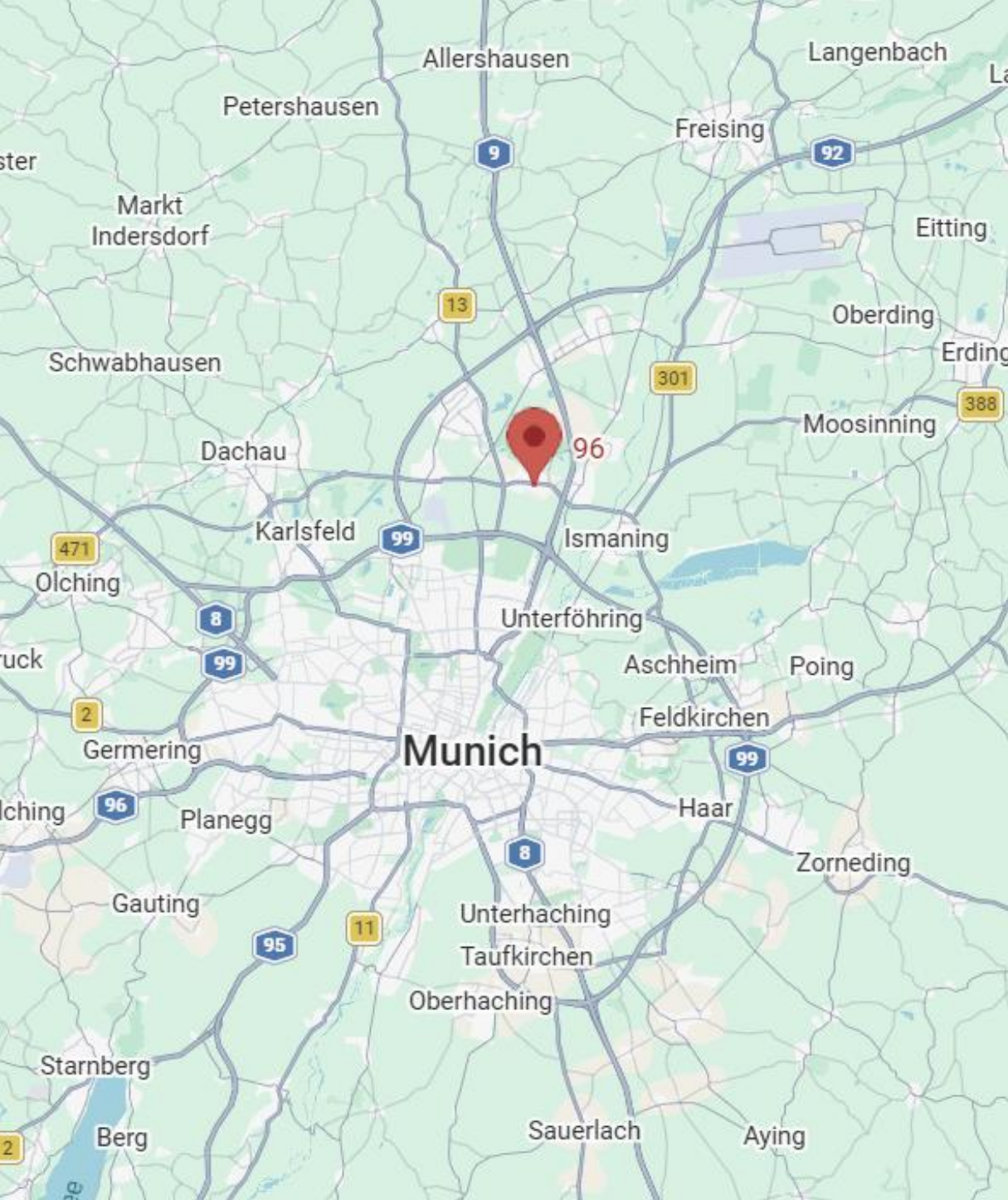


Prologis Park München Garching DC1

Available as of 1. January 2027

Germany





Location

Prologis Park Munich Garching is ideally located in the northeast of Munich with fast connections to the A9, A99, and A92 motorways as well as to Franz Josef Strauss Airport in Erdinger Moos.

The park covers a total area of 41,427 square meters and is divided into several units. One unit with a hall size of 7,071 square meters will be available from January 2027.



3,3 km
Citycenter
Garching



16,5 km
Citycenter
Munich



A9, A99, A92



18,4 km
Airport Munich



30 m
Busstop



2,5 km
Station



1,8 km
Supermarket



450 m
Restaurant



Clear Height
12,20 m



Floor load capacity
50 kN/qm



Lighting
LED



Trafo-Capacity
630 kVA



PV/Solar
In Planing



WPC
In Planing



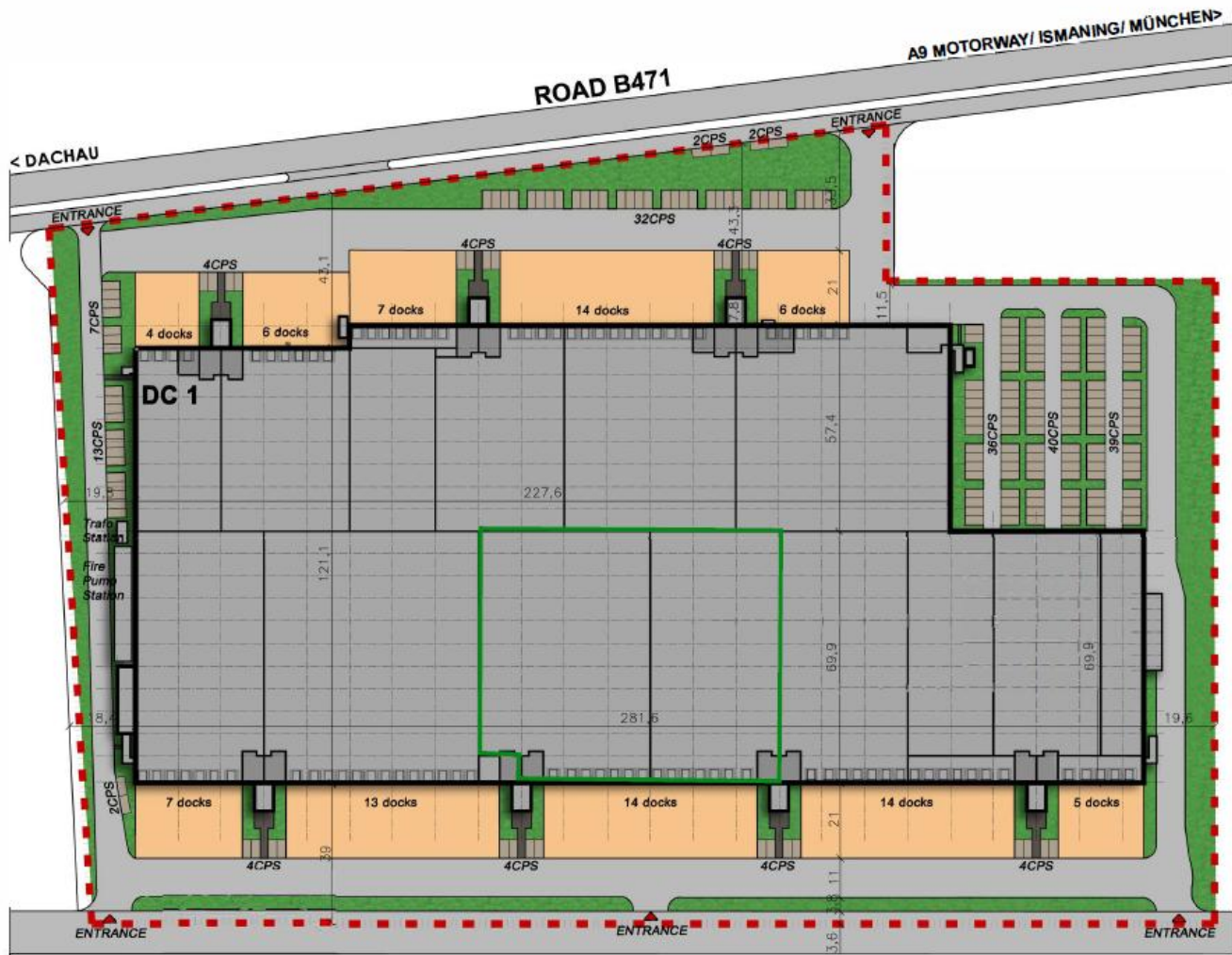
24/7
No
Restricted use between
10:00 pm and 6:00 am



WHG
No



Battery storage/tire storage
Each individual case must be
examined by an expert.



Prologis Park Munich Garching DC1

Warehouse	5.697 sqm
Office	899 sqm
Mezzanine	475 qm
TOTAL	7.071 sqm
Car parking places	18

Specifications

Building description

Warehouse

- Clear Height: 12,2 m
- Support Grid: 12 m x 24 m
- Fire alarm system according to ESFR and VdS guidelines
- Floorload capacity: 50 kN/qm
- Dockdoors with levelers: 13
- Heating: 12° C – directly fired gas dark radiators
- Lighting: LED
 - Warehouse: 200 lux
 - Picking zone: 300 lux

Office:

- Flooring:
 - Office rooms: Needlefelt, suitable for castors
 - Reception and social area: Procelain stoneware
 - Break rooms, changing rooms, and ancillary rooms: Tiles
 - Lighting: LED
 - Office rooms: 500 lux
 - Entrance area: 250 lux
 - Stairways, hallways, toilets: 100 lux
- Heating: Flat-/valve radiators

Exterior Facilities:

- Property fence: 2 m Height
- Loading yards: Concrete
- Car parking places: 18
- 24/7-usage: Restricted / no deliveries between 10 PM and 6 AM for 40-ton trucks
- WHG-Possibility: No



About Prologis

Beyond the Building

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 best-known organizations. We want to help our clients succeed. We are committed to doing this at a global and local level. Around 2.8% of global GDP flows through our buildings, and thanks to our global reach, our corporate culture and the desire to be a driving force in the areas where we are based and where we build, we strive to create a better future.

The data relates to properties that Prologis owns on a consolidated basis or through unconsolidated joint ventures, through interests in real estate and ventures, through interests in real estate and development projects as of 31. December 2025.

Fact about Prologis Germany

Prologis is one of the leading providers of industrial real estate in Germany - specializing in the project development of properties for the logistics sector. Our customers have a wide range of first-class warehouses and distribution centers at their disposal.

Locations in logistics hotspots such as Hamburg, Munich, Hanover, Augsburg, the Rhine-Ruhr region and the Rhine-Main area ensure optimal access to Europe's major transportation routes.

Prologis also has numerous vacant sites in attractive locations in Germany for the project development of tailor-made real estate

5,882

Buildings

120.7 Mio.

sqm in 20 countries

40+

Years of real estate and development expertise

2.8%

Of global GDP flows through our portfolio

6,500

Customers

2,802

Employees

1.1 Mio.

People work in Prologis buildings worldwide

Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity — so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

Why It Matters

- **Operational Expertise:**
Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:**
Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:**
A clear view of your options - upfront, phased, or included in rent, with no surprises.



Prologis Essentials

Simplify and optimize everyday warehouse operations in your business



Please visit our website for more information:
<https://www.prologisgermany.de/essentials-solutions>

Our in-house team of experts will assist you with the complete setup of your warehouse. From the initial consultation to procurement and successful implementation, we will ensure that your property is up and running quickly, efficiently, and sustainably.

Your 3 top benefits:

- 1 Quick start:** Everything you need is available immediately—no delays when moving in.
- 2 Everything from a single source:** Consulting, procurement, and implementation coordinated by our team of experts.
- 3 Future-proof & sustainable:** Manufacturer-neutral solutions, tested to the highest standards.



Package 1: Consulting

- Manufacturer-neutral planning in accordance with Global FM Standard (block storage, storage systems, or automation)
- Development of customized concepts based on your goods
- Implementation of approval procedures
- Creation of fire protection concepts based on fire protection classes Escape route plans



Package 2: Procurement

- Efficient and economical equipment with clear savings advantages
- Calls for bids & tender procedures (e.g., warehouse technology, IT structure, security technology, special user installations)
- Technical review of all bids in coordination with building specifications (e.g., structural analysis)



Package 3: Implementation

- Smooth implementation until full operational readiness
- Comprehensive project management from a single source
- Safety coordination during implementation

Contact

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