

# Prologis Park Berlin DC5

Germany

Available Q1/2027



# Welcome to the future of urban logistics



With Prologis Park Berlin DC5, we are creating space for the next generation of city logistics – in the heart of Berlin, on a revitalized brownfield site. DC5 stands for sustainable construction, forward-looking technology, and urban quality of life.

The building is designed to be fully electric and energy efficient, and its own parking area also offers space for relaxation and socializing. A location that combines **ecology, efficiency, and quality of life** – ideal for forward-thinking companies.





## Rethink instead of rebuild

DC5 stands for responsible use of space and energy. As a fully electric building on a formerly brownfield industrial site, it demonstrates how sustainable logistics spaces can function in the city.



### Former brownfield site

Conversion instead of new sealing



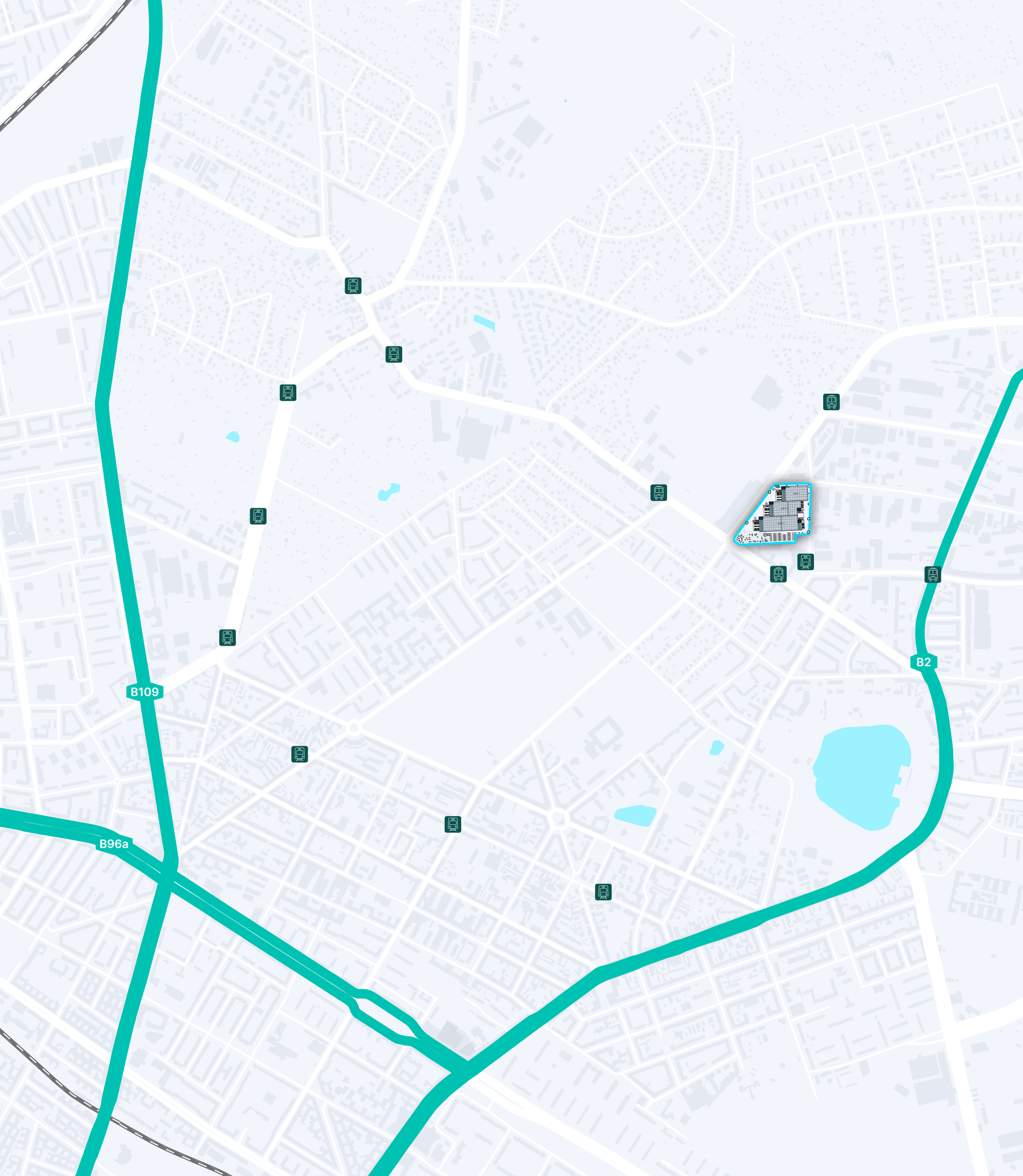
### 400 m<sup>2</sup> Parklife

Green recreational areas for employees



### All-electric building

Fully electric for low-carbon operating models



# Urban. Connected. Central.

Located in the heart of Berlin, DC5 offers optimal conditions for urban logistics and last-mile delivery. Direct access to the B2 and quick connections to the A114, A100, and Berliner Ring (A10) guarantee maximum accessibility.

Its proximity to the city center and the surrounding residential area show that DC5 is a logistics location that fits seamlessly into urban life – efficient, modern, and future-proof.



#### Motorways:

B2: 950 m  
B109: 3 km  
A10: 11.5 km



#### Public transport:

Bus stop „Pasedagplatz“: 400 m  
Bus stop „Rennbahnstr.“: 500 m  
Bus stop „Pasedagplatz“: 500 m



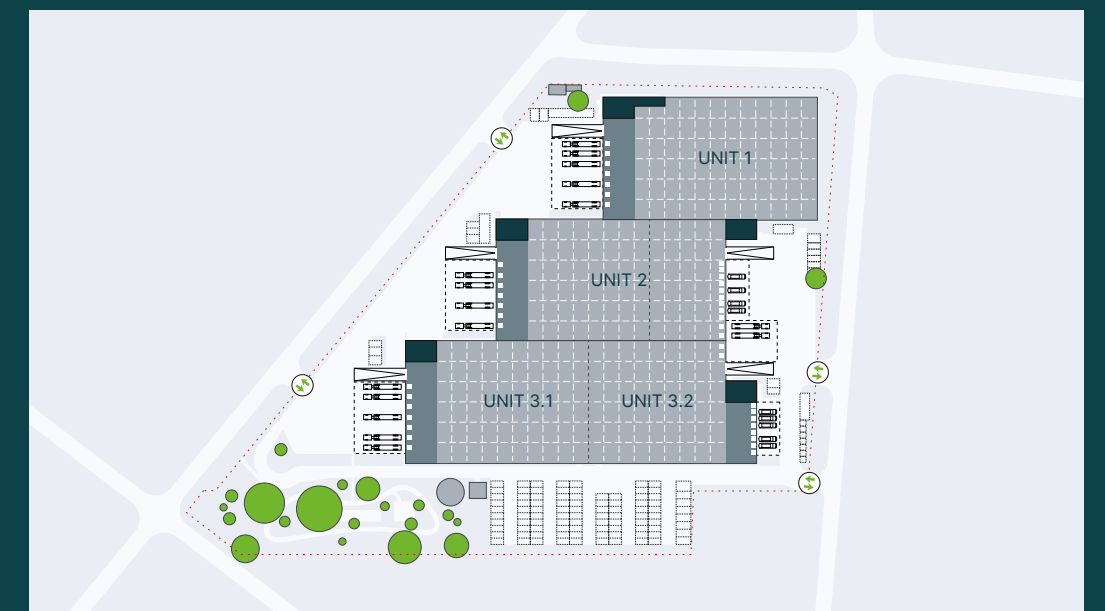
#### Airport:

Berlin BER: 28 km



#### Port:

Freight port: 16 km





Space,  
that makes  
an impact

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## Warehouse

- Clear height: 10.5 m
- Column grid: 24 × 12 m (mezzanine floor: 8 × 12 m)
- Fire alarm system: ESFR ceiling sprinkler system
- Floor load capacity: 50 kN/m<sup>2</sup>
- Access gates: 5
- Loading gates: For delivery trucks: 16, for hybrid trucks: 25
- Heating: Electric heat pump with air heater
- LED lighting: Warehouse: 200 lux
- Picking zone: 300 lux
- WGK III foil optional

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## Office

- Floor covering  
Office spaces: Needle felt  
Reception area, etc.: Tiles  
Toilets and washrooms: Porcelain stoneware
- Lighting: Grid lights  
Office spaces: 500 lux  
Foyer: 300 lux
- LED lighting: Warehouse
- Heating: Flat/valve radiators
- Order picking area: 300 lux

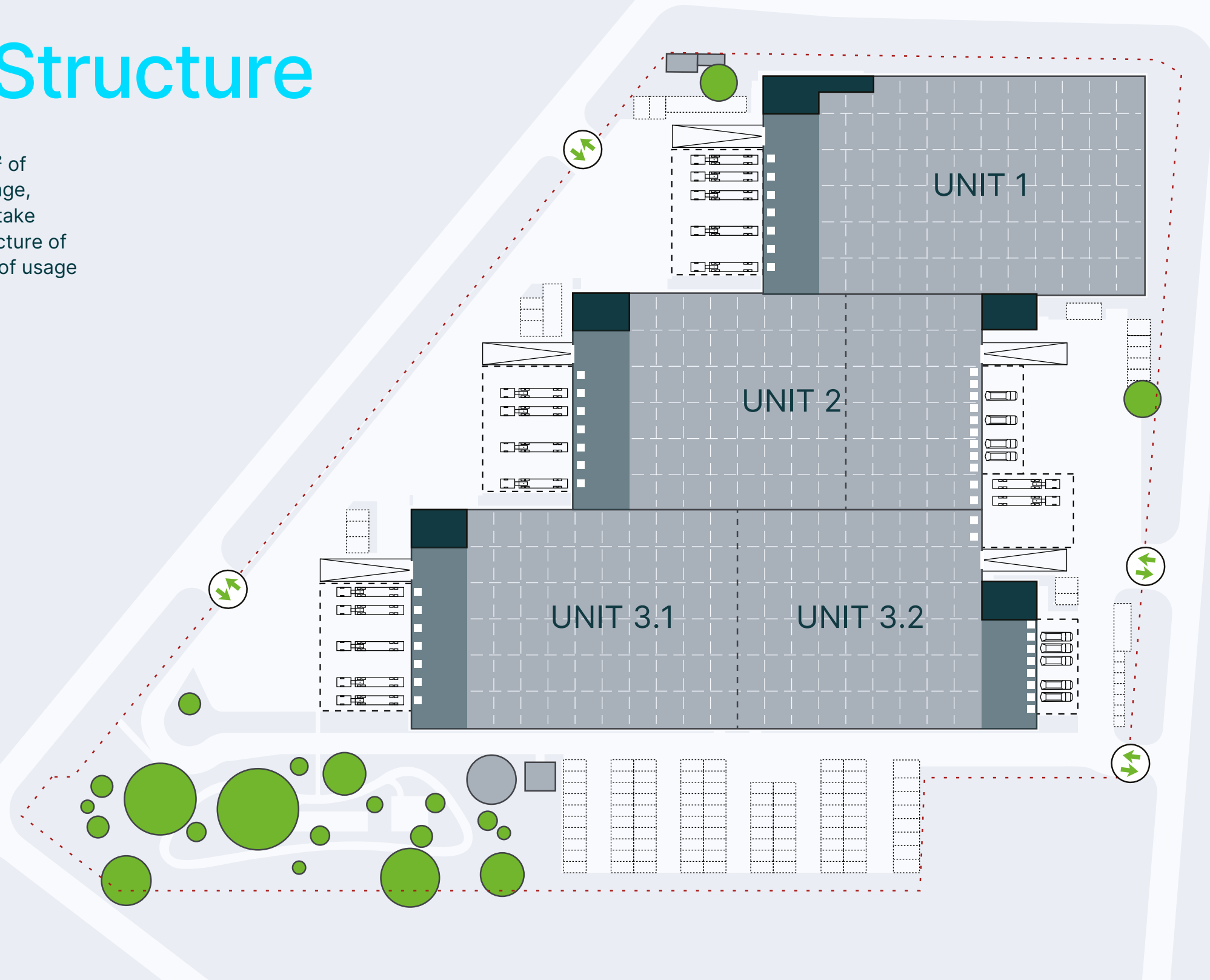
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## Outdoor facilities

- Loading yards: Concrete
- Car parking spaces: 96, including 10 in front of the property
- Delivery van parking spaces: 8
- Bicycle parking spaces: 100, including 10 barrier-free spaces
- E-charging infrastructure: Optional
- WGK-compliant installation possible

# Space, with Structure

The planned property offers a total of 17,112 m<sup>2</sup> of space, divided into four flexible units with storage, office, and mezzanine areas. Construction will take place from Q4/2025 to Q1/2027. The clear structure of the units creates an optimal basis for a variety of usage requirements.



	Warehouse	Office	Mezzanine	Total
Unit 1	4.115 m <sup>2</sup>	287 m <sup>2</sup>	275 m <sup>2</sup>	4.677 m <sup>2</sup>
Unit 2	4.484 m <sup>2</sup>	396 m <sup>2</sup>	275 m <sup>2</sup>	5.155 m <sup>2</sup>
Unit 3.1	3.414 m <sup>2</sup>	287 m <sup>2</sup>	275 m <sup>2</sup>	3.976 m <sup>2</sup>
Unit 3.2	2.837 m <sup>2</sup>	287 m <sup>2</sup>	180 m <sup>2</sup>	3.304 m <sup>2</sup>
<b>Total</b>	<b>14.850 m<sup>2</sup></b>	<b>1.257 m<sup>2</sup></b>	<b>1.005 m<sup>2</sup></b>	<b>17.112 m<sup>2</sup></b>

Construction period: Q4/2025 to Q4/2026

Q2/25

- Submission of the building application

Q4/25

- Building permit
- Demolition and start of construction

Q4/26

- Early access

Q1/27

- Handover

# 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.



## Security

We know how important site security can be for you and we take care to install the best measures for each Prologis Park. These include on-site security teams and Police Community Support Officers, parking controls, Automatic Number Plate Recognition systems and site-wide CCTV.

## Working community

Working together can benefit everyone. We arrange regular customer meetings at all Prologis Parks, so that you can share information and agree on a range of joint initiatives from sharing the cost of cleaning buildings to reciprocal car parking.

## Transport

We offer you a number of options to help staff travel to and from work. Green Travel Plans encourage employees to share lifts, walk or cycle, and we provide charging points for those who drive electric vehicles. We also work with local bus operators to run work buses, making sure that bus timetables coincide with shift patterns.

# PARKlife™

PARKlife is a mindset, a reminder (to ourselves) to constantly work on creating the best spaces and places for everyone who interacts with them.

## Wellbeing

We design our parks to include plenty of open space, so that you and your employees can walk, run, cycle or just take a break during a busy day. Some of our sites also have country parks, which have become valuable amenities for our neighbours in the local community.

## Environment

We own and manage Prologis Parks, which means that we maintain the private roads, the park drainage and all the landscaped areas. We install signage both for the park and the individual buildings and we take responsibility for litter picking to make sure that every park is an efficient, attractive place to work.



# Let's talk about logistics with a future.

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