



# Prologis Park München Garching DC1

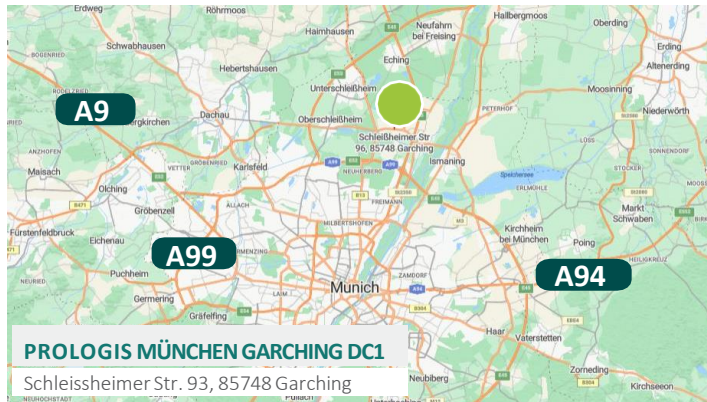
Available as of April/May 2024



### PROLOGIS PARK GARCHING DC1

The Prologis Park Munich Garching has a good location in the north-east of Munich with fast connections to the A9, A99 and A92 motorways as well as to the Franz Josef Strauß Airport in the Erdinger Moos.

The park covers a total area of 41,427 sqm and is divided into several units. Two units with a total hall size of 4,141 sqm will be available as of April/May 2024.



#### DISTANCES

Station:	2,5 km
Motorways:	A9, A92, A99
Busstop:	200 m
Munich Center:	17 km
Airport Munich	22 km

#### METROPOLIAN AREA

70 km	17 KM	225 KM
Ingolstadt	München	Stuttgart



## SPECIFICATIONS

	Unit 3.4	Unit 4.2
Warehouse	1.405 m <sup>2</sup>	1.125 m <sup>2</sup>
Mezzanine	235 m <sup>2</sup>	
Office	1.042 m <sup>2</sup>	334 m <sup>2</sup>
Total	2.682 m <sup>2</sup>	1.459 m <sup>2</sup>
Available	01.04.2024	01.05.2024

### Warehouse:

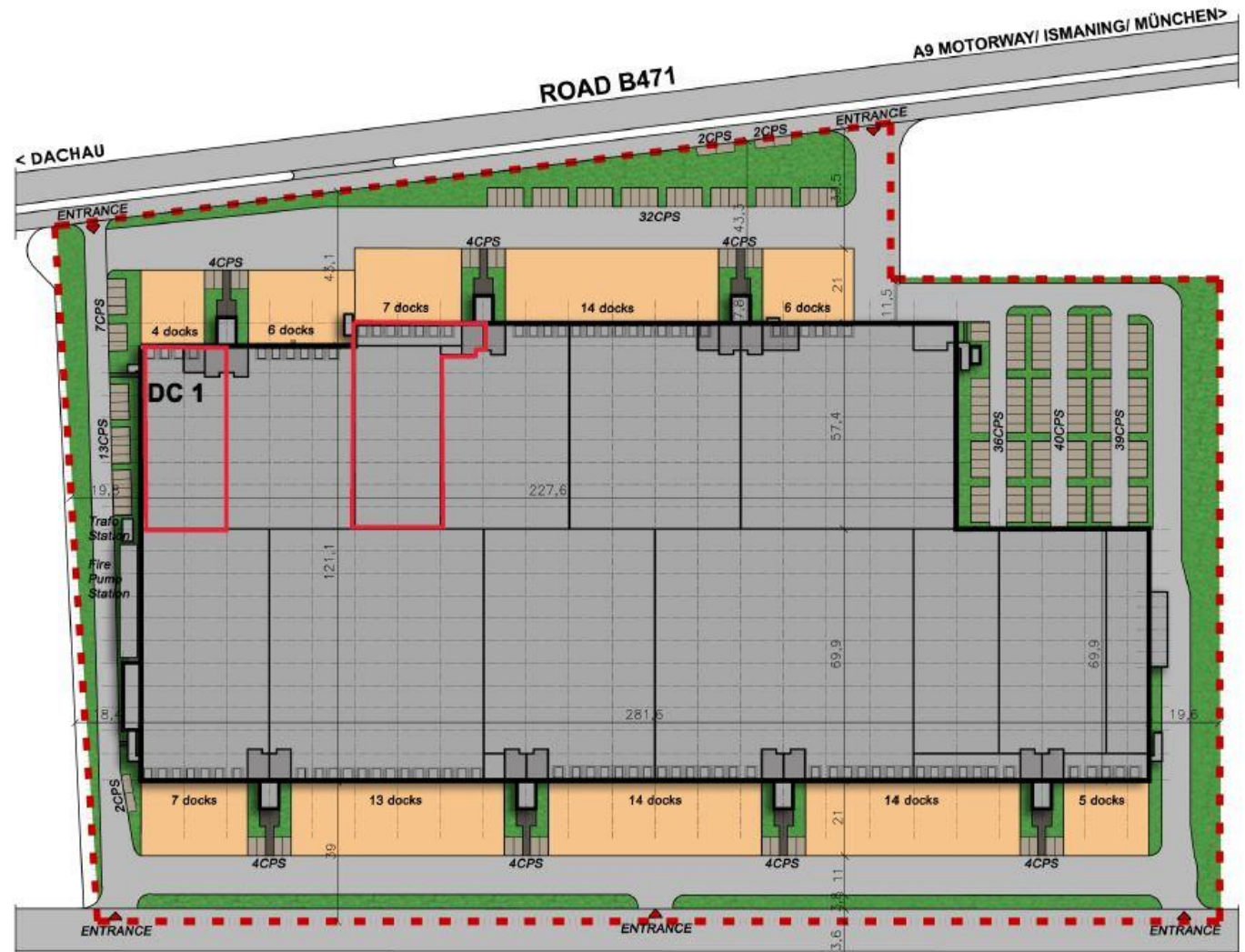
- Clear Height: 12,2 m
- Column grid: 12 m x 24 m
- Fire alarm system according to VdS guidelines
- Floorload: 50 kN/qm
- Ramp doors (with dock levellers): 11
- Heating: 12° C – direkt befeuerte Gasdunkelstrahler
- Lighting: T8/T5 Langfeldleuchten
  - Warehouse: 200 lux
  - Picking area: 200 lux

### Office:

- Flooring:
  - Office rooms: Needle felt, suitable for wheelchairs
  - Reception and social area: fine stoneware
  - Break rooms, changing rooms and adjoining rooms: Tiles
- Lighting: T5 linear luminaires
  - Office rooms: 500 lux
  - Entrance area: 250 lux
  - Staircases, corridors, toilets: 100 lux
- Heating: Flat/valve radiators

### Exterior facilities:

- Property fence: 2 m height
- Loading yards: concrete
- Truck parking:
- Car parking:
- 24/7-usage
- WGK-capability: no





# 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.



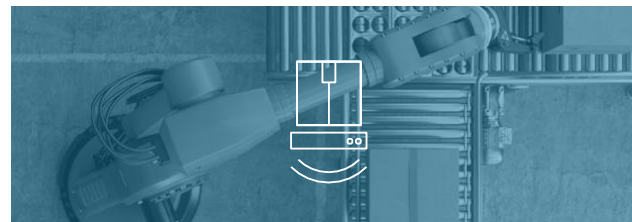
## SOLARSMART

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 in the world.

We want to help our customers succeed. To this end, we are committed at global and local levels. Approximately 3.5% of global GDP flows through our buildings, and thanks to our global reach, our corporate culture and desire to be a driving force in the areas where we are based and where we build, a driving force, 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 development projects owned as of June 30, 2023.



**3.3**  
MILLION SQM LOGISTICS SPACE

**144**  
BUILDINGS

**57**  
HECTAR

<b>1.1 M</b> PEOPLE WORK IN PROLOGIS BUILDINGS	<b>28%</b> OF THE GLOBAL GDP FLOWS THROUGH OUR BUILDINGS	<b>listed</b> AMONG THE 100 MOST SUSTAINABLE COMPANIES IN THE WORLD	<b>2,466</b> EMPLOYEES
<b>114</b> MILLION SQUARE METER	<b>5,563</b> BUILDINGS	<b>6,700</b> CUSTOMERS	<b>19</b> COUNTRIES
<b>4</b> CONTINENTS	<b>\$209 B</b> MANAGED PORTFOLIO	<b>1983</b> FOUNDED	<b>#73</b> S&P 500 MEMBER

### FACTS ABOUT PROLOGIS GERMANY

Prologis is one of the leading providers of industrial real estate in Germany - specializing in project development of real estate for the logistics industry. A wide range of first-class warehouses and distribution centers is available to our clients.

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

Prologis also owns numerous vacant sites in attractive locations in Germany for the project development of customized real estate.



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