



Prologis Park Berlin DC4

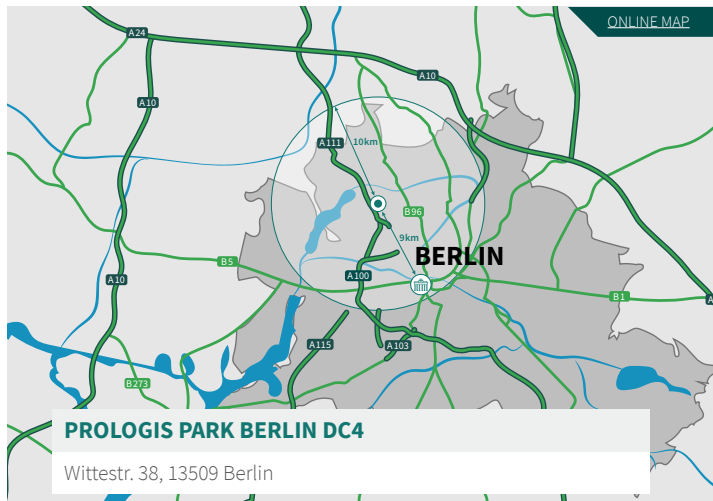


## PROLOGIS PARK BERLIN DC4

The Prologis facility at Wittestraße 38 (DC4) in Berlin is located in one of the most dynamic metropolitan areas in Europe.

Approval for the building has already been granted. An all-electric building is being constructed here – innovative, sustainable and climate-neutral. On a total area of approximately 8,485 square meters, the facility offers optional EV charging stations in all parking spaces, an air-source heat pump, photovoltaic systems for green and low-cost electricity, and – if required – two fast-charging stations for trucks. A 24/7 use is guaranteed.

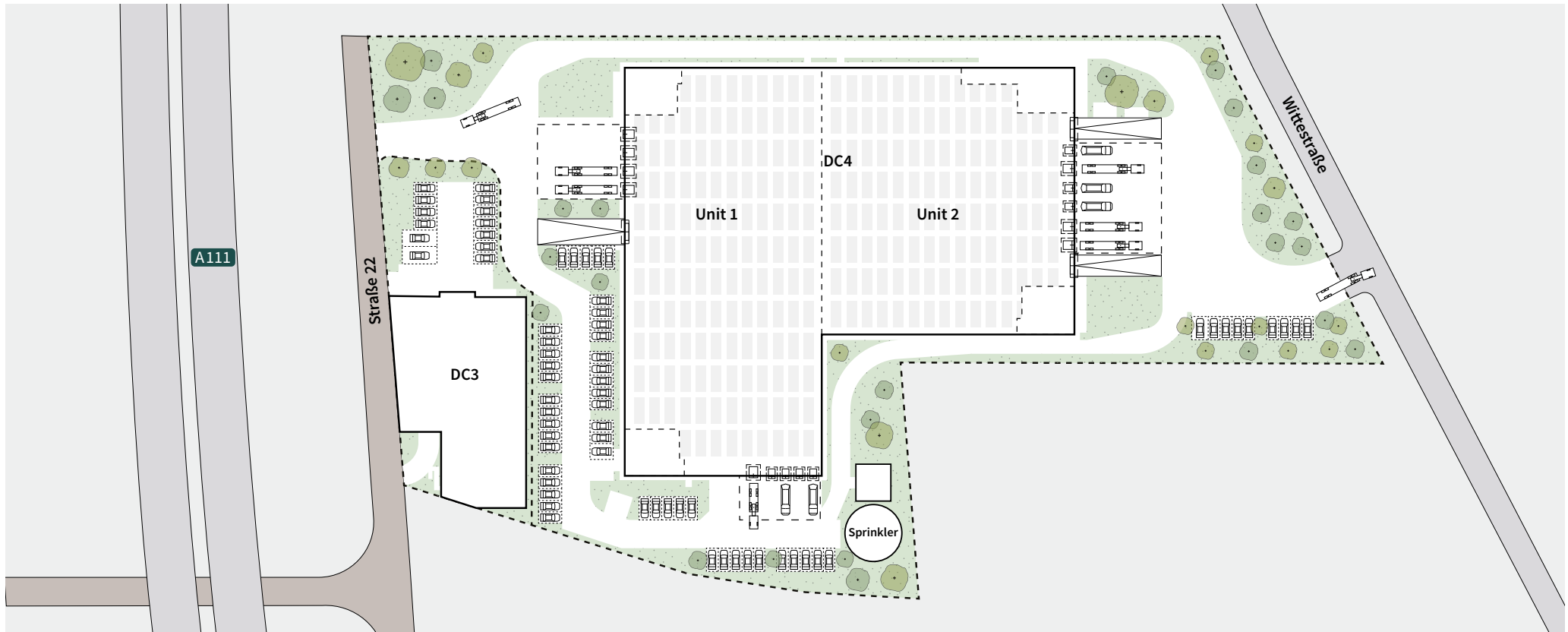
Individual requirements of the future tenant can be taken into account. Completion takes place 12 months after the signing of the leasing contract.



### DISTANCES

City railroad:	1 km
Berlin city center:	11 km
Freight terminal:	40 km
Berlin airport (BER):	40 km
Motorways:	A110, A111, A115, A10
Port of Rostock:	217 km
Port of Hamburg:	279 km





## SPECIFICATIONS DC4

	Unit 1	Unit 2	Total:
Warehouse:	3,645 sqm	2,935 sqm	6,580 sqm
Office:	423 sqm	374 sqm	797 sqm
Mezzanine:	695 sqm	413 sqm	1,108 sqm
<b>Total:</b>	<b>4,763 sqm</b>	<b>3,722 sqm</b>	<b>8,485 sqm</b>

### Warehouse:

- Clear height: 12.2 m
- Column spacing: 24 x 12 m (Mezz. 8 x 12 m)
- Fire alarm system: ESFR ceiling sprinklers
- Floor load capacity: 50 kN/sqm
- Access gates: 2
- Dock doors (with dock leveller or bascule bridge): 20
- Heating: 18.9 °C - 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: approximately 56
- 24/7 use: yes
- WGK optionally possible
- EV charging optionally possible
- Fast charging stations for trucks optional possible
- Photovoltaic system



# 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.



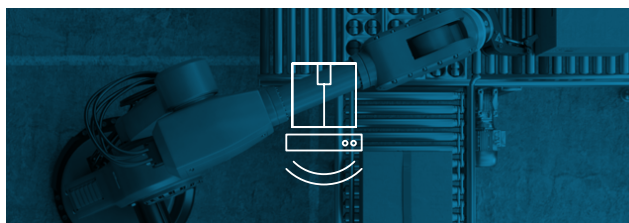
## SOLARSMART

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&amp;P 500 MEMBER

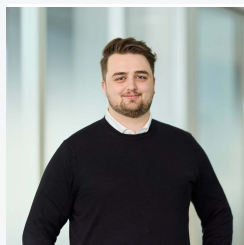
### FACTS ABOUT PROLOGIS IN GERMANY

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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