



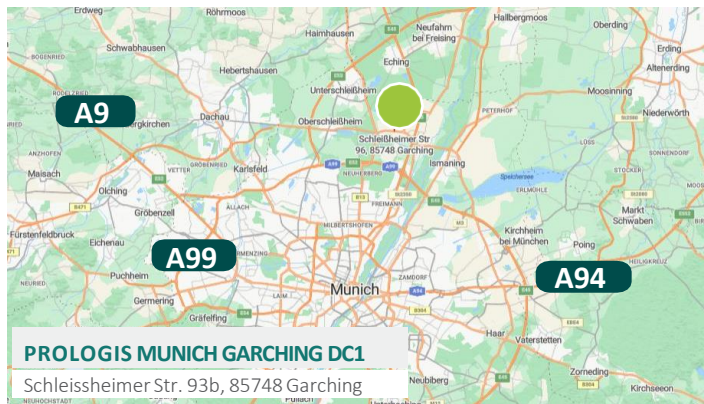
# Prologis Park Munich Garching DC1

Available as of December 2025

## 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 and 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 1,999 square meters will be available from December 2025.



### DISTANCES

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

### METROPOLITAN AREA

70 km	17 KM	225 KM
Ingolstadt	München	Stuttgart



## SPECIFICATIONS

	Unit 3.3
Warehouse	1.907 m <sup>2</sup>
Office	92 m <sup>2</sup>
Total	1.999 m <sup>2</sup>
Available as of	01.12.2025

### Warehouse:

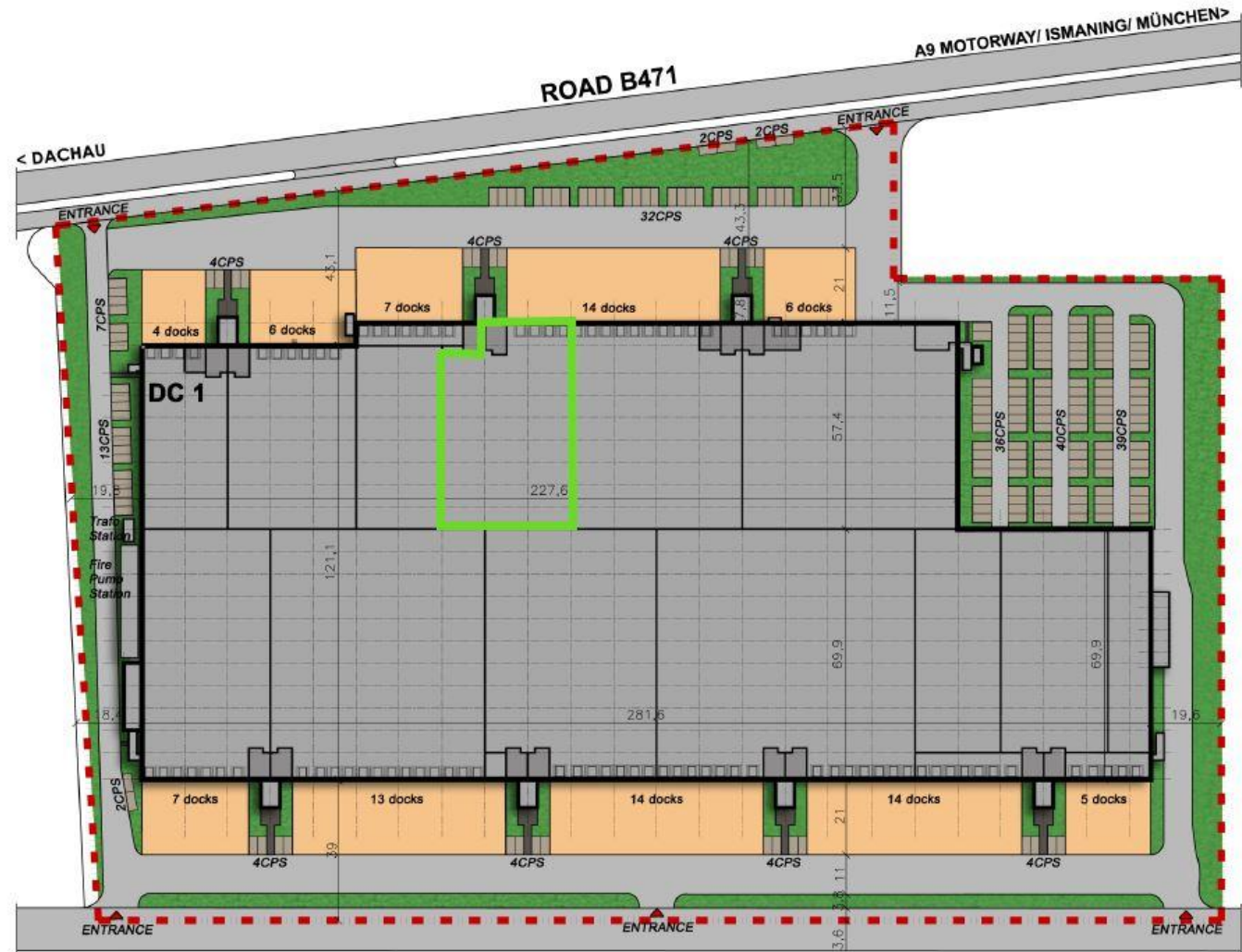
- Clear Height: 12.2 m
- Column grid: 12 m x 24 m
- Fire-alarm system according VdS-guidelines
- Floor load capacity: 50 kN/qm
- Ramp gates: 1
- Heating: 12° C – direct fired gas-radiant heaters
- Lighting: T8/T5 linear luminaires
  - Warehouse: 200 lux
  - Picking zone: 200 lux

### Office:

- Flooring:
  - Office: Needlefelt, wheelchair-accessible
  - Reception and social area: porcelain stoneware
  - Break rooms, changing rooms and ancillary rooms: Tiles
- Lighting: T5/T8 Langfeldleuchten
  - Office: 500 lux
  - Entrance Area: 250 lux
  - Stairwells, corridors, toilets: 100 lux
- Heating: Flat/valve radiators

### Exterior facilities:

- Property fence: 2 m high
- Loading yards: concrete
- Car-parking spaces: 5
- 24/7-use restricted/no deliveries between 10 pm and 6 pm for 40-ton lorries
- WGK-possibility: no



# PROLOGIS ESSENTIALS

For easy setup and smooth operation

When it comes to setting up your warehouse and getting it up and running, you're in good hands with us.

Prologis Essentials is the first complete warehouse solution that helps you run, optimize, and grow your business however, whenever, and wherever you want.

Prologis Essentials conveniently gives you all the setup and equipment you need to get started cost-effectively, quickly, and worry-free.

It also provides you with replacements, upgrades or temporary solutions - making your life easier and giving you back valuable time.



## EASY MOVE-IN

We support you with the warehouse fit-out from the very first stage. Consultancy, offer acquisition, implementation and project management from a single source.



## WAREHOUSE OPTIMISATION

Increase the efficiency of your productivity. We support you with a professional warehouse check and the implementation of optimisation measures.



## LED, PROVEN HEATING & COOLING SYSTEMS

Efficient and reliable - switch to intelligent lighting and modern temperature systems.



## SOLARSMART

Use green energy and benefit from local power supply while reducing your environmental footprint.



## MOVING OUT & MAKE READY

Thanks to our many years of expertise, we help you to make moving out of existing locations as easy as possible and taking into account the respective landlord specifications.

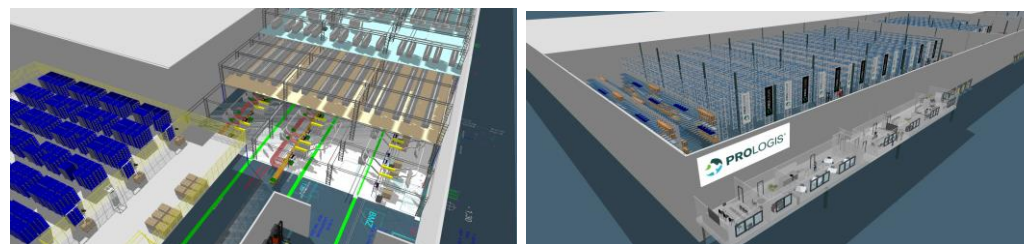


## SECURITY

We put you in touch with certified service providers on the subject of warehouse security, building security and security guards.

# PROLOGIS ESSENTIALS

Example of a fully equipped warehouse



Rent or buy Prologis Essentials		Price/year/sqm
Racking	Pallet spaces: 24614 incl. racking protection	EUR 6,34
Basic Infrastructure Data Cabling	Provision of turnkey infrastructure to connect your access points	EUR 0,90
Buy, lease or rent on Prologis Essentials terms		Full-service leasing price/year/sqm
Electric pallettruck	2x electric pallettruck according Still EXH-SF 16 C	EUR 0,37
Cleaning machines	2x Cleaning masters, according Still FM-X 14	EUR 1,21
Turnkey solutions from our partners		Prologis Partner Price/sqm
Safety engineering	Burglar alarm system, CCTV and access control	EUR 7,33
Office furniture	Manufacturer: High quality equipment of office workplaces, conference and recreation rooms incl. delivery & installation	EUR 4,39
Disclaimer	Please note that our purchase offer is subject to change. All our partners work according to our "Code of Conduct", which you can find here.	
<small>Subject to a positive credit decision and asset review, we will be happy to provide you with our non-binding and non-binding financing solution. The conditions mentioned are based on the specified framework data and the market interest rate situation valid at the time of issuance of this offer. If the interest rate conditions change, an adjustment may be necessary. Figures in Euro plus VAT. All information without costs for maintenance, service and insurance. On request, the leasing partner takes over all agreed advance payments to the respective suppliers from the order until the final acceptance of the installation. The leasing contract and the corresponding installment payments only begin after the systems have been finally taken over and accepted.</small>		

# 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 best-known organizations.

We want to help our customers succeed. We are committed to this on a global and local level. Approximately 2.8% of global GDP flows through our buildings, and thanks to our global reach, corporate culture, and desire to be a driving force in the areas where we are located and where we build, we strive to create a better future.

The data refers to properties owned by Prologis on a consolidated basis or through non-consolidated joint ventures, through interests in real estate and development projects as of June 30, 2024.



**3.3**  
MILLIONS  
SQUAREMETER

**149**  
BUILDINGS

**41**  
HECTAR

<b>1.1 M</b> PEOPLE WORK IN PROLOGIS BUILDINGS AROUND THE WORLD	<b>2.8%</b> OF GLOBAL GDP FLOWS THROUGH OUR BUILDINGS	<b>gelistet</b> 100 MOST SUSTAINABLE COMPANIES IN THE WORLD	<b>2,574</b> COLLEAGUES
<b>115.4</b> MILLION SQUAREMETERS	<b>5,576</b> BUILDINGS	<b>6,700</b> CUSTOMERS	<b>19</b> COUNTRIES
<b>4</b> CONTINENTS	<b>\$198.6 B.</b> MANAGED PORTFOLIO	<b>1983</b> FOUNDED	<b>#73</b> SSP 100 MEMBER

## FACTS ABOUT PROLOGIS GERMANY

Prologis is one of the leading providers of industrial real estate in Germany - specializing in the project development of real estate for the logistics industry. Our customers have access to a wide range of world-class warehouses and distribution centers

Locations in logistics hotspots such as Hamburg, Munich, Hanover, Augsburg, the Rhine-Ruhr region and the Rhine-Main region ensure optimal connections to Europe's important transport routes.

Prologis also owns numerous vacant spaces in attractive locations in Germany for the project development of tailor-made properties.



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