

HOPPEGARTEN

BUSINESSPARK
BERLIN-BRANDENBURG

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*Between „Alex“
and Europe...*

*... new high-quality logistics
spaces from 4,725 to 18,900 m²
with latest state-of-the-art tech-
nology are being created*

- 1** New logistics development
- 2** B1 to „Alex“ and motorway A10
- 3** B-Bahn station Birkenstein (S5)
- 4** Berlin TV tower / „Alex“

HOPPEGARTEN

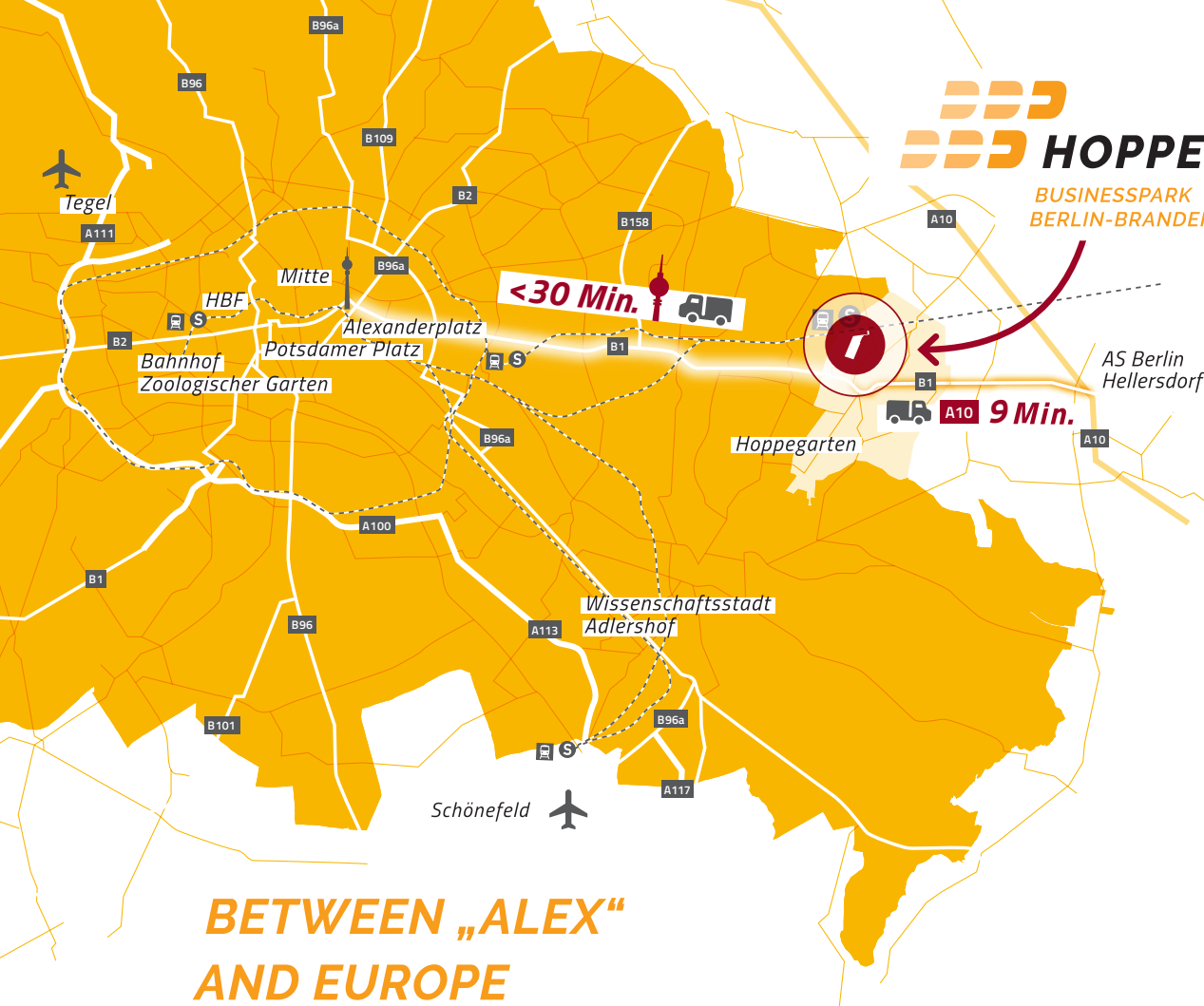
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IDEAL PROSPECTS OF SUCCESS

In Hoppegarten, new high-quality logistics spaces for freight forwarders and transport companies are being built, right on the outskirts of Berlin.

Development Phase I of the new construction project envisages the construction of a logistics hall with 18,900 m² gross floor area - divisible into four units, each with a total area of 4,725 m² (including office and social space on the mezzanine). The new construction project provides 32 roller shutters with dock levelers and four ground level delivery options.

The high floor load of five tonnes per square meter and 10 meters clear eaves height provide ideal conditions for storage height and equipment with heavy duty racks. The most modern building technology including an efficient heating system as well as state-of-the-art fire protection and safety technology including a sprinkler system complete the offer and make the project a future-proof success location.



BETWEEN „ALEX“ AND EUROPE

The drive between Hoppegarten and „Alex“ is only **30 minutes** for a 17 km distance. This makes the business park ideal as a commercial and logistics location just outside Berlin. **9 minutes** drive away in East direction you reach the motorway A10 (Berliner Ring) over the access Hellersdorf. From here, the motorway network and the neighboring

countries of Poland and the Czech Republic are just a stone's throw away. Hoppegarten provides the best conditions for your success in Berlin and Europe. Your employees easily reach the location via the S-Bahn station „Birkenstein“, which is located directly at the property, and connects to the S5 line.

18,900 m²

total gross floor area,
divisible into 4 units

32 + 4

32 roller shutters and
four ground level accesses

4,725 m²

size per individual unit
(incl. office and social areas)

8 + 1

corresponds to eight roller shutters and one ground level access per unit

5t p.m²

floor load capacity

10 m

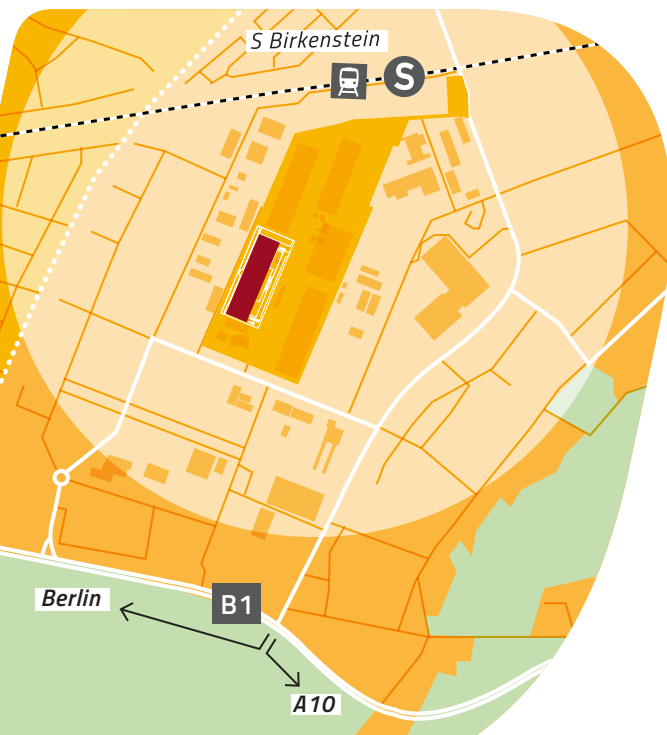
clear eaves height

Conceptual visualization of the
Phase I development.



PROPERTY OVERVIEW

- state-of-the-art logistics and commercial park in front of the gates of Berlin
- strategically optimal traffic connection to Berlin and the motorway
- **Project phase I:** Construction of a logistics hall with 18,900 m² GFA
- **Project phase II:** Development potential for 6,500 m² storage / production areas
- **Project phase III:** Development potential for a further 15,500 m² warehousing / logistics / production areas
- most modern building technology with efficient heating system and the latest fire protection and safety technology incl. sprinkler system
- planned completion Q1 2020 (Phase I development)



^{*)} Office space with flexible room sizes from 15 - 500m², short-term leases possible, cost security through fixed rent and service charge prices.

Asset Manager:



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