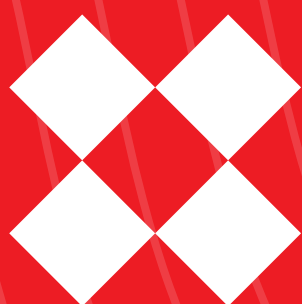




GATEWAY 85

GROSSBEEREN

Märkische Allee 85 -14979 Großbeeren

TO LET

35,689 SQ M

AS WHOLE OR IN PARTS

LOGISTICS PROPERTY | DISTRIBUTION CENTER
LOGISTIKIMMOBILIE | DISTRIBUTIONSZENTRUM

INTRODUCTION

Gateway 85 is a distribution center built in 1999 and extended in 2006. Located south of Berlin, the property is located in the GVZ Grossbeeren industrial estate with direct access to the B101 and close to the A10 motorway. This asset has cross dock characteristics and that it offers modern logistics specs.

Bei Gateway 85 handelt es sich um ein 1999 erbautes und 2006 erweitertes Distributionszentrum. Die Immobilie liegt südlich von Berlin im GVZ Großbeeren mit direktem Anschluss an die B101 und nahe der Autobahn A10. Dieses Asset verfügt über Cross-Dock-Eigenschaften und bietet moderne Logistikspezifikationen.

GATEWAY 85



INDICATIVE SPECIFICATION

The distribution center is positioned on the approximately 91,000 m2 site in such a way that even high vehicle frequencies of incoming and outgoing goods traffic can be handled smoothly. Accordingly, the fully fenced property has two entrances and exits, the object itself is accessible all around, the total of 96 ramp gates are provided on both sides with 35-meter-deep, asphalted delivery zones.

Das Distributionscenter wurde auf einem 91.000 qm umfassenden, eingezäunten Grundstück errichtet und verfügt über zwei Zufahrten. Auf dem Areal stehen ausreichend Bewegungsflächen zur Verfügung, um höchstmögliche Verkehrsbewegungen abbilden zu können. Die beidseitigen Andienungshöfe mit ca. 35m Tiefe sowie 96 Andocktore gewährleisten die Trennung von Warenein- und ausgang für höchste Effizienz.

GATEWAY 85



CLEAR HEIGHT 5.80 M TO 9.80 M	LED LIGHTING	ON AVERAGE 5T/SQM FLOOR LOADING	UP TO 1600 KVA POWER	41 HGV SPACES	96 GROUND LEVEL & RAMP DOORS	VDS - SPRINKLER SYSTEM	70 CAR PARKING SPACES	GROUND AND FIRST FLOOR OFFICES	AVAILABLE WITH RACKING ON REQUEST	>35M TRUCK COURT/ YARD DEPTH	DOCK DOOR RATIO 1:375
LICHTE HÖHE 5,80 M BIS 9,80 M	LED- BELEUCHTUNG	DURCHSCHNITTlich 5T/ SQM BODENBELASTUNG	BIS ZU 1600 KVA LEISTUNG	41 LKW- STELLPLÄTZE	96 BODEN- UND RAMPENTÜREN	VDS - SPRINKLERANLAGE	70 PKW- STELLPLÄTZE	BÜROS IM ERDGESCHOSS UND IM ERSTEN STOCK	AUF WUNSCH MIT REGALEN ZU MIETEN	>35M LKW-PLATZ/ HOF TIEFE	DOCK TURVER HALTNIS 1:375

LOCATION / STANDORT

Großbeeren is an independent municipality in the northern part of the Teltow Fläming district. The Großbeeren site is located directly on the new four-lane B 101 between the A 10 and the city limits of Berlin. The GVZ Großbeeren with its gross area of approx. 400 ha (without KV terminal) is one of the largest freight traffic centers in Europe. The district of Teltow Fläming is one of the most dynamic economic regions in Central Europe. Over the past thirty years, the district has developed into an attractive economic area of international importance.

In der südlich zu Berlin angrenzenden Gemeinde Großbeeren bildet das Güterverkehrszentrum (GVZ) das Zentrum der wirtschaftlichen Aktivitäten. Auf einer Bruttofläche von 400ha haben sich viele namhafte Unternehmen aus den Sektoren Industrie und Logistik angesiedelt. Insbesondere die direkte Nähe zum Berliner Stadtgebiet, der hervorragenden Erreichbarkeit über die B101/A10 sowie der schnellen Anbindung an den Flughafen BER führen diesen Standort national sowie international unter die Top5 der Güterverkehrszentren.



Potsdam	20 km	20 mins
Alexanderplatz	40 km	40 mins
Berlin	24 km	56 mins
Leipzig	175 km	1 hr 58 mins
Dresden	185 km	2 hr 15 mins
Hamburg	303 km	3 hr 30 mins



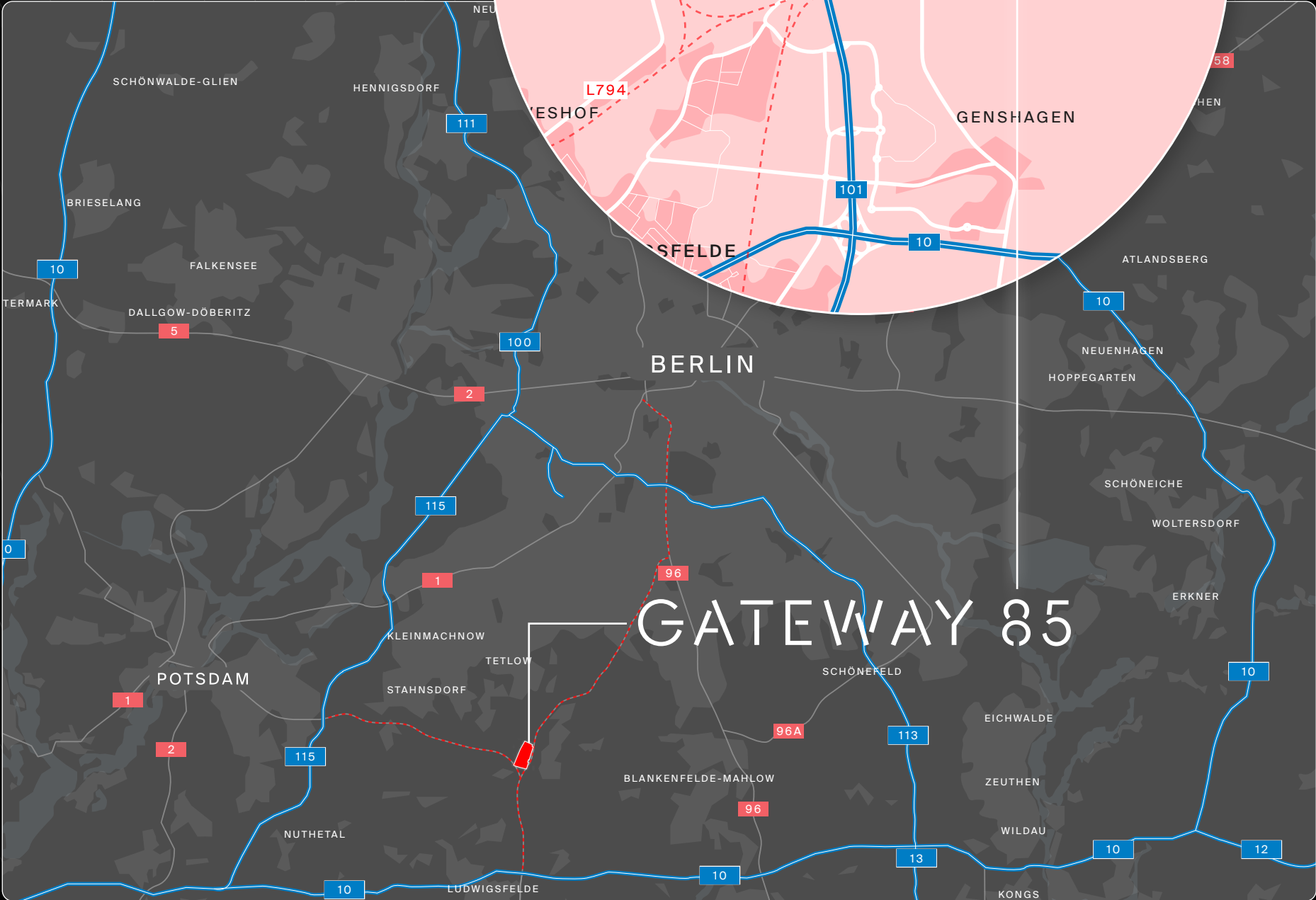
From Grossbeeren Hbf
Vom Grossbeeren Hbf

Journey Time / Reisezeit

Berlin Sudkreuz	14 mins
Berlin Potsdamer Platz	21 mins
Berlin Hbf	24 mins



Berlin Brandenburg Airport	22 mins
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INDICATIVE LAYOUT PLAN
INDIKATIVER LAYOUT-PLAN

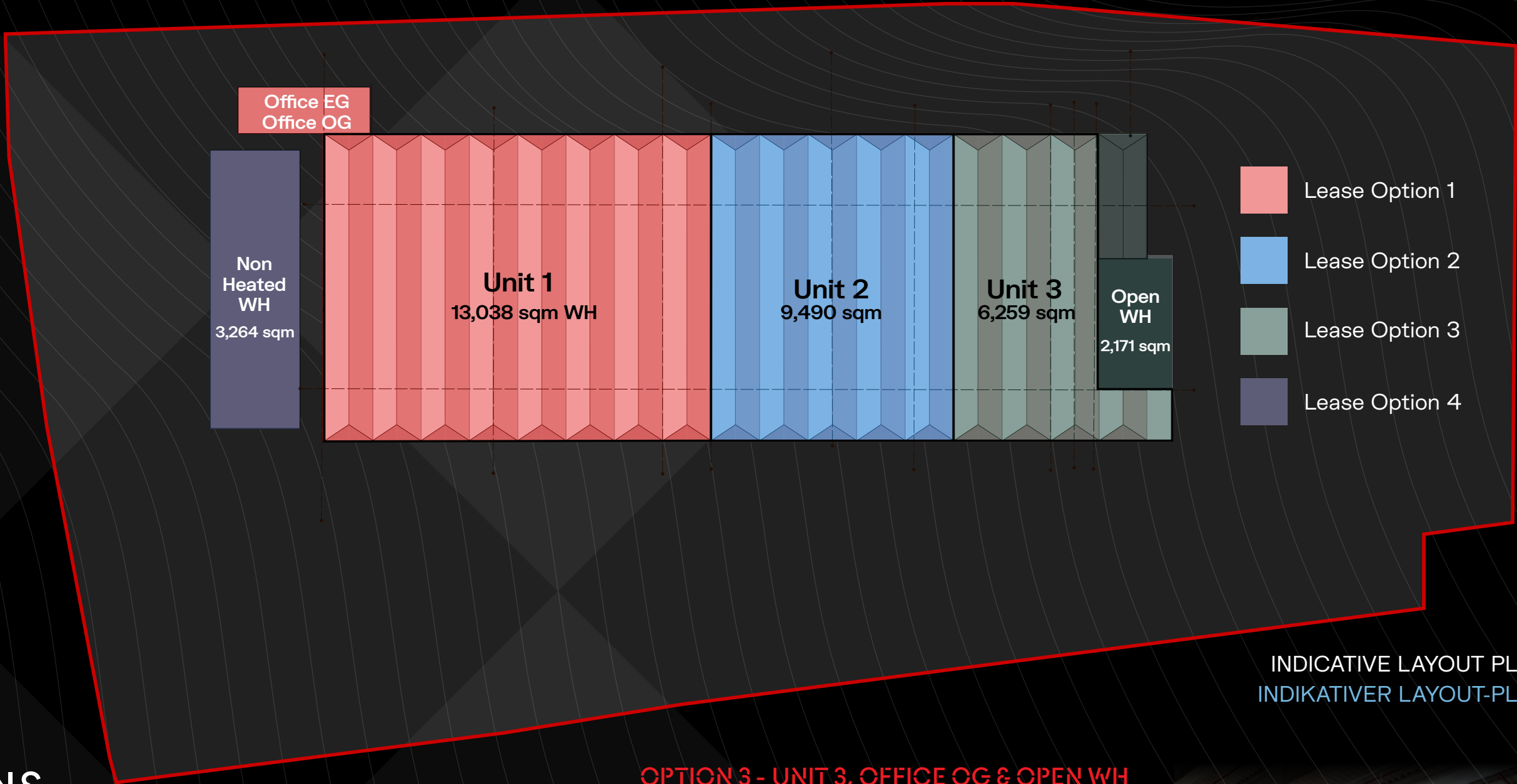
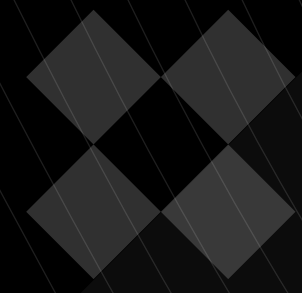
LEASING AREAS

LEASE AREAS / MIETFLÄCHEN

SQM	TOTAL
Warehouse / Lager	28,816
Open Warehouse / Offenes Lager	2,143
Non-heated warehouse / Unbeheiztes Lager	3,264
Office Ground Floor / Büro Erdgeschoss	828
Office First Floor / Büro ersten Stock	819
Car Parking / PKW-Stellplätze	70
Truck Parking / KW-Stellplätze	41
TOTAL	35,689



OFFICES CAN BE FLEXIBLY DIVISIBLE AND MORE CAR PARKING CAN BE ARRANGED UPON REQUEST. / BÜROFLÄCHEN SIND FLEXIBEL AUFTEILBAR UND WEITERE PARKPLÄTZE KÖNNEN AUF ANFRAGE EINGERICHTET WERDEN.



INDICATIVE LAYOUT PLAN
INDIKATIVER LAYOUT-PLAN

LEASING OPTIONS

LEASE AREAS / MIETFLÄCHEN

OPTION 1 - UNIT 1 & OFFICE EG	
USAGE	GIA
Warehouse / Lager	13,038
Office / Büro	828
Car Parking / PKW-Stellplätze	30
Truck Parking / KW-Stellplätze	17
Total	13,866

OPTION 2 - UNIT 2 & OFFICE OG	
USAGE	GIA
Warehouse / Lager	9,490
Office / Büro	436
Car Parking / PKW-Stellplätze	21
Truck Parking / KW-Stellplätze	12
Total	9,927

OPTION 3 - UNIT 3, OFFICE OG & OPEN WH	
USAGE	GIA
Warehouse / Lager	6,259
Open Warehouse / Offenes Lager	2,171
Office / Büro	382
Car Parking / PKW-Stellplätze	19
Truck Parking / KW-Stellplätze	10
Total	8,812

OPTION 4 - NON HEATED WH	
USAGE	GIA
Open Warehouse / Offenes Lager	3,264
Total	3,264



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GATEWAY 85 GROSSBEEREN

For more information about Gateway 85 or a site visit,
please contact:

Für weitere Informationen zu Gateway 85 oder einen Besuch
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