

32,300 M<sup>2</sup> OF LOGISTICS SPACE

AVAILABLE IN 2 WAREHOUSES



# P3 SIEGENBURG



## ADDRESS

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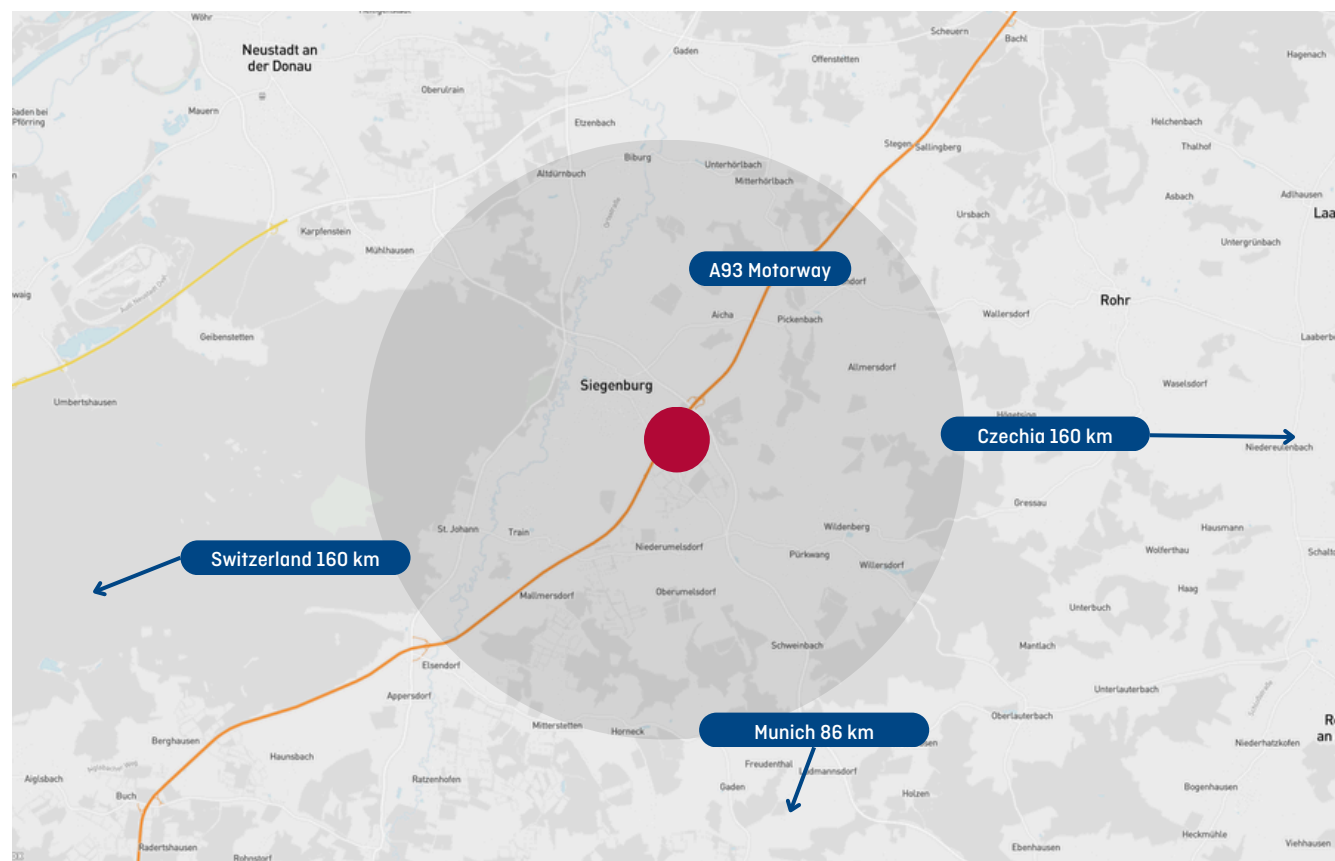
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For current information please contact our commercial team.

## OVERVIEW

**Siegenburg is conveniently located in the heart of Bavaria and offers direct access to important transportation routes.**

Its proximity to the city of Regensburg (approximately 30 km away) as well as other larger cities like Ingolstadt and Munich (around 100 km away) makes Siegenburg a strategic location for companies seeking good accessibility to central economic regions.

Thanks to the park's direct location on the A93, not only Ingolstadt but also the cities of Regensburg and Munich are quickly accessible. Take advantage of the prime location and excellent infrastructure in one of the most important economic regions of Germany.



### DISTANCES TO POINTS OF INTERESTS

A93 motorway	2 mins	1,3 km
Ingolstadt	50 mins	60 km
Munich	1 hours 15 mins	86 km
Munich Airport	1 hour 5 mins	75 km
Czechia	1 hour 30 mins	160 km
Switzerland	3 hours 30 mins	300 km





## LOCAL ACCESS

**P3 is developing a state-of-the-art logistics park with two halls, totaling approximately 28.400 m<sup>2</sup> of logistics space, around 1.580 m<sup>2</sup> of office space, and approximately 2,100 m<sup>2</sup> of mezzanine space.**

The spaces are flexible and can be divided into smaller units to meet the specific needs of your business.

The park offers ample parking for both cars and trucks, with some car parking spaces equipped with electric charging stations. This versatile facility is suitable for both production and logistics purposes.

Benefit from cutting-edge infrastructure and tailored space solutions in one of the most advanced logistics parks. Choose P3 and secure the best conditions for the success of your business.

- 32,300 m<sup>2</sup> of logistics space available in 2 warehouses
- Immediate proximity to Ingolstadt and Regensburg
- Short distance to the A9 motorway



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



Main entrance



Get directions



## AVAILABLE SPACE

### WAREHOUSE 1

Unit	Warehouse (m <sup>2</sup> )	Office (m <sup>2</sup> )	Mezzanine (m <sup>2</sup> )
1.1	6,817	324	570
1.2	4,498	342	278
<b>Total</b>	<b>11,316</b>	<b>716</b>	<b>848</b>

### WAREHOUSE 2

Unit	Warehouse (m <sup>2</sup> )	Office (m <sup>2</sup> )	Mezzanine (m <sup>2</sup> )
2.1	8,545	326	580
2.2	8,113	349	578
<b>Total</b>	<b>16,658</b>	<b>716</b>	<b>1,157</b>

-  Existing building
-  Warehouse + office mezz.
-  Warehouse + storage mezz.
-  Main Entrance





## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- Standard warehouse of class A+
- Clear height of 12 meters
- Load capacity: 7t/sqm; single rack foot 10t
- Sprinkler system according to FM Global
- 34 loading docks
- 4 ground-level loading docks
- 120 car parking spaces
- 6 truck parking spaces
- BREEAM Excellent
- LED lighting
- Faucets with motion sensors
- Motion sensors in the most frequented rooms
- Bicycle parking spaces
- Charging stations for cars
- Intelligent consumption measurement



## SUSTAINABLE PERFORMANCE

6

EV CHARGING STATIONS

Excellent A

BREEAM CERTIFICATION

EPC RATING





## SUSTAINABLE OPTIONS – EXTERIOR



We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

1

### SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

### MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

### RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

### INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

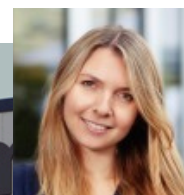
- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

### ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers





For further consultation about sustainability and customisation matters please contact:

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Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

#### SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

#### ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

#### TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

#### ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with almost 10 million m<sup>2</sup> of assets under management.**

P3 has commercial activities in 10 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information about P3, please visit [www.p3parks.com](http://www.p3parks.com)

# 9.7 mil. m<sup>2</sup>

GROSS LETTABLE AREA

# 11

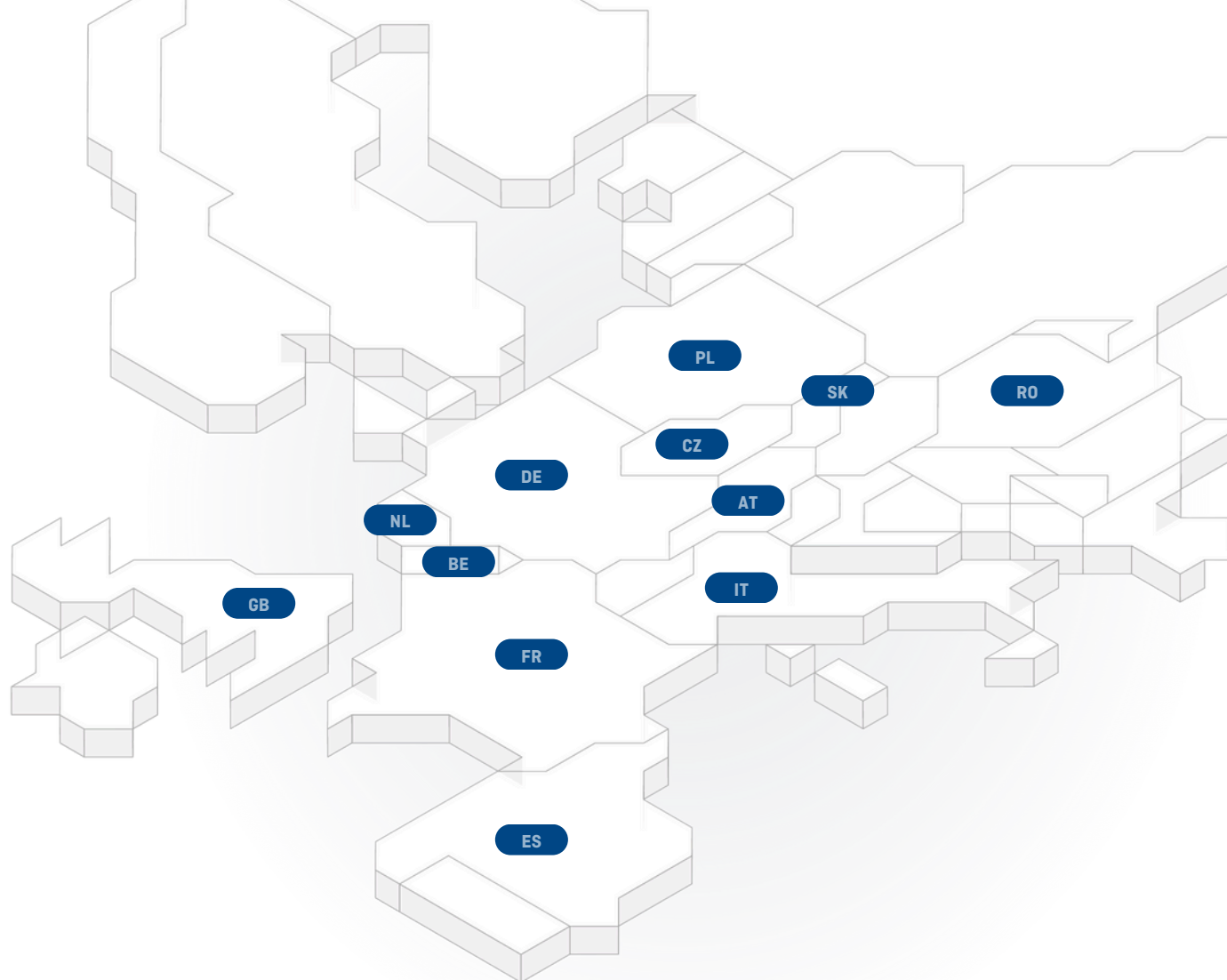
COUNTRIES

# 3.5 mil. m<sup>2</sup>

LANDBANK FOR DEVELOPMENT

# 490+

CUSTOMERS





## REFERENCE PROJECTS



P3 Kamen is the largest logistics park in the German portfolio of P3 Logistic Parks with around 129,000 m<sup>2</sup> of modern warehouse space and one of the largest brownfield projects of P3 in all Europe. It is located in the eastern part of the Ruhr area in the district of Unna, with excellent motorway connections.



P3 Obertraubling is part of the boom region of eastern Bavaria and just to the south of Regensburg. The park is located only 5 km from the A3 motorway Frankfurt-Wien and offers fast access to the road links A93 München-Berlin and A6 Prague-Plzen. The location benefits from a region known as the 'European Logistics Hub', with rail and inland waterway connections.



A resource-efficient and modern new building is planned on the site with a hall area of almost 27,000 m<sup>2</sup> plus around 900 m<sup>2</sup> of office space and approx. 3,200 m<sup>2</sup> of mezzanine space, as well as a height of 12.50 meters below the edge of the truss. In line with P3's sustainability goals, the property is expected to achieve a BREEAM rating of "Very Good."



Building a total of 140,000 square metres of logistics space at the JadeWeserPort freight transport centre (GVZ). As the only deep-water port in the Federal Republic, it serves a steadily growing international demand and offers opportunities that go far beyond the previous ones. The project with its three large halls is to be completed in stages.



The site is currently the largest plot of land in the Stuttgart area on which a new logistics building is being implemented. Due to its immediate proximity to the airport and motorway, the location is suitable for many companies with a need for logistics, such as trading companies or the automotive or supplier industry.



P3 Bedburg is located in the centre of the Cologne-Düsseldorf-Aachen triangle and is exceptionally well connected from all directions. The motorways A61 (2 km) and A4 (15 km) connect Bedburg with the city of Cologne, located around 40 km to the southeast. The motorways A46 and A61 link to Düsseldorf, located around 38 km to the north of Bedburg.

# SPACE TO CREATE

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