

**MODERN LOGISTICS SPACE IN THE RHINE-MAIN AREA  
WITH EXCELLENT ACCESS TO THE A5 AND A67 MOTORWAYS**



# P3 PFUNGSTADT

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All information in this document is valid on this date.  
For current information please contact our commercial team.

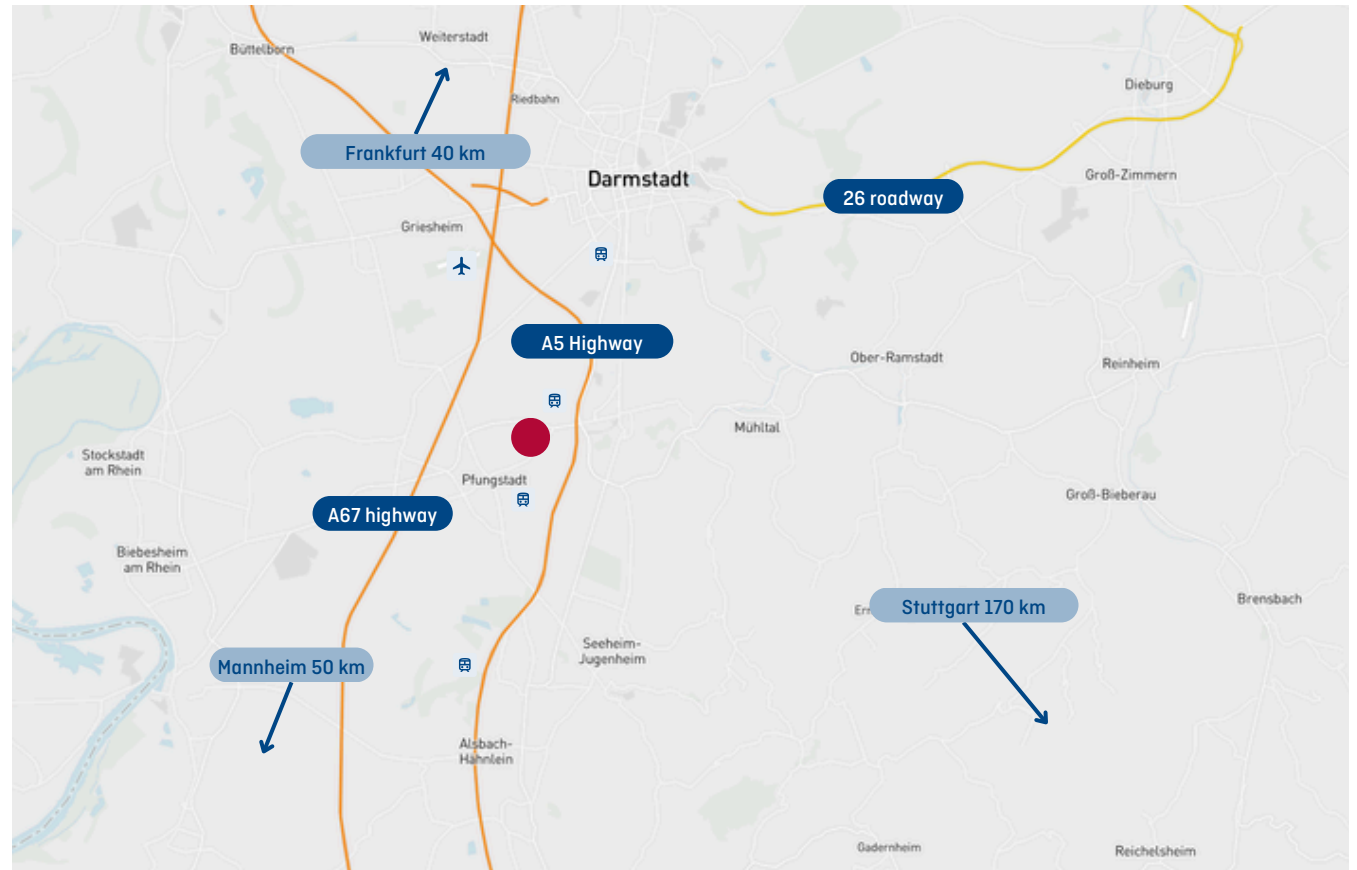
## OVERVIEW

**P3 Pfungstadt is located in southern Hesse, near the city of Darmstadt and just south of Frankfurt. The logistics park lies within the Rhine-Main area, one of Germany's most important logistics hotspots.**

**Motorway access:** Immediate connections to the A5 and A67 ensure quick transport links. Darmstadt city center can be reached in about 20 minutes, and Frankfurt in just 40 minutes.

**Metropolitan region:** With a population of approximately five million, the Rhine-Main area provides excellent conditions for both labor availability and market reach.

**Strategic advantage:** The location is ideally suited for use as a regional distribution hub, benefitting from dense infrastructure and strong regional demand.



### DISTANCES TO POINTS OF INTERESTS

A5 highway	5 mins	2 km
Darmstadt	10 mins	10 km
Frankfurt	25 mins	40 km
Mannheim	30 mins	50 km
Stuttgart	1 hour 45 mins	170 km
Frankfurt Airport	20 mins	30 km
France	1 hour 10 mins	123 km
Netherlands	3 hours 10 mins	330 KM



## LOCAL ACCESS

**P3 Pfungstadt offers modern and flexible logistics facilities designed to meet the highest industry standards. The site can be divided into two independent units to meet a variety of operational requirements.**

With state-of-the-art specifications, a sustainable design approach, and 24/7 operational capability, the park provides ideal conditions for companies seeking efficiency, flexibility, and long-term growth in one of Germany's strongest logistics regions.



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



Main entrance



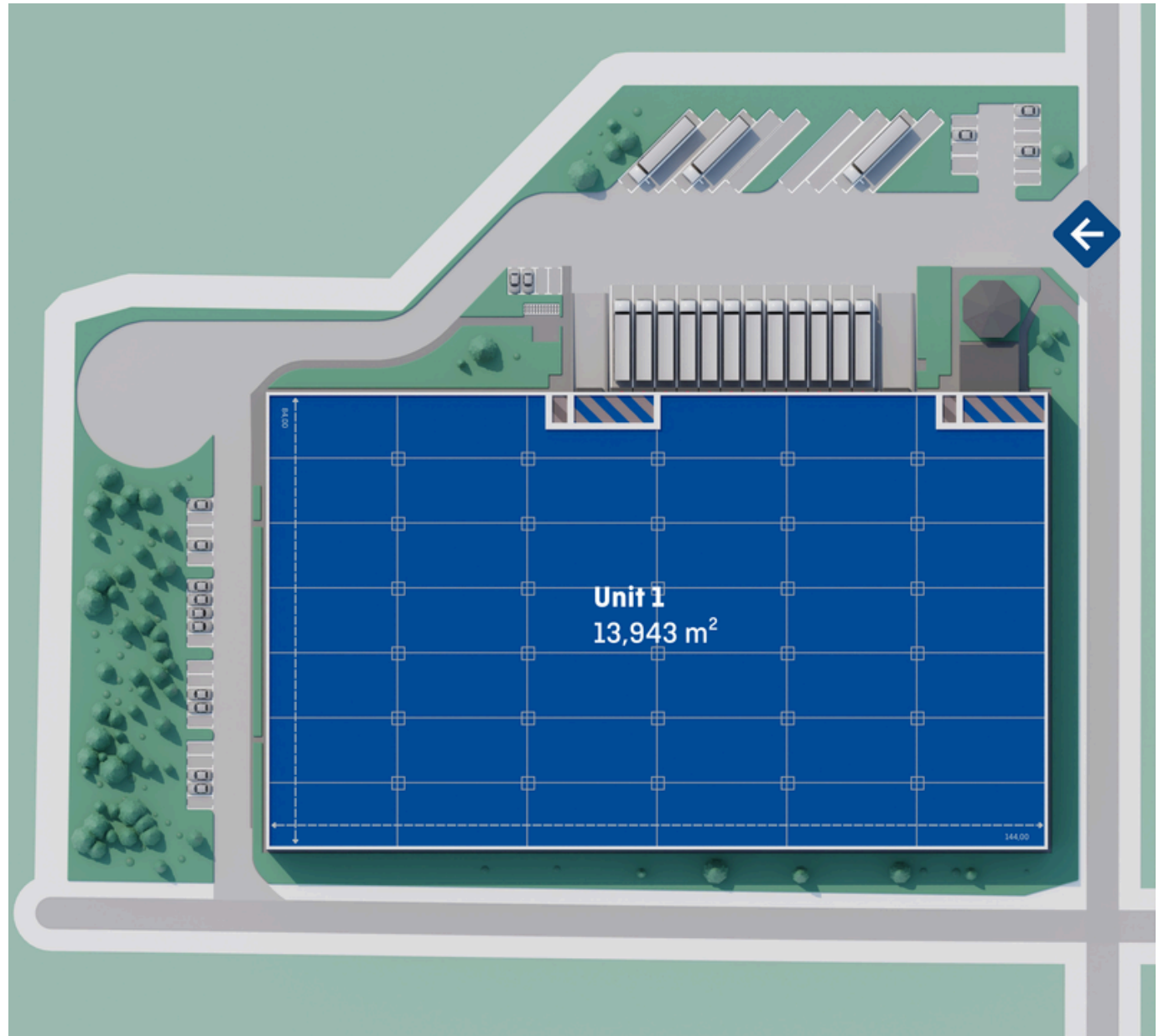
Get directions

**AVAILABLE SPACE**

**Warehouse 1**

Unit	Warehouse (m <sup>2</sup> )	Office (m <sup>2</sup> )	Mezzanine (m <sup>2</sup> )
1	12,134	513	1,296
<b>Total</b>	<b>12,134</b>	<b>513</b>	<b>1,296</b>

-  Office + office mezzanine
-  Warehouse + office mezz.
-  Warehouse + storage mezz.
-  Available space
-  Main Entrance



## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- Year of Construction: 2020
- Units: divisible into 2 units of approx. 4,000 m<sup>2</sup> / 8,000 m<sup>2</sup>
- Clear internal height: 10 m
- Floor load capacity: 5.0 t/m<sup>2</sup>
- Column grid: 12 × 24 m
- Docking:
  - 1 loading dock per 1,000 m<sup>2</sup>
  - 1 jumbo dock leveller per unit
  - 1 level door per unit
- Lighting: LED for exterior, warehouse, and office spaces
- Fire protection: FM Global sprinkler system
- Operations: 24/7 use, industrial zoning
- Sustainability: BREEAM In-Use Very Good



## SUSTAINABLE PERFORMANCE

# 2

EV CHARGING STATIONS

# Very Good C

BREEAM CERTIFICATION

EPC RATING





1

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.

**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**

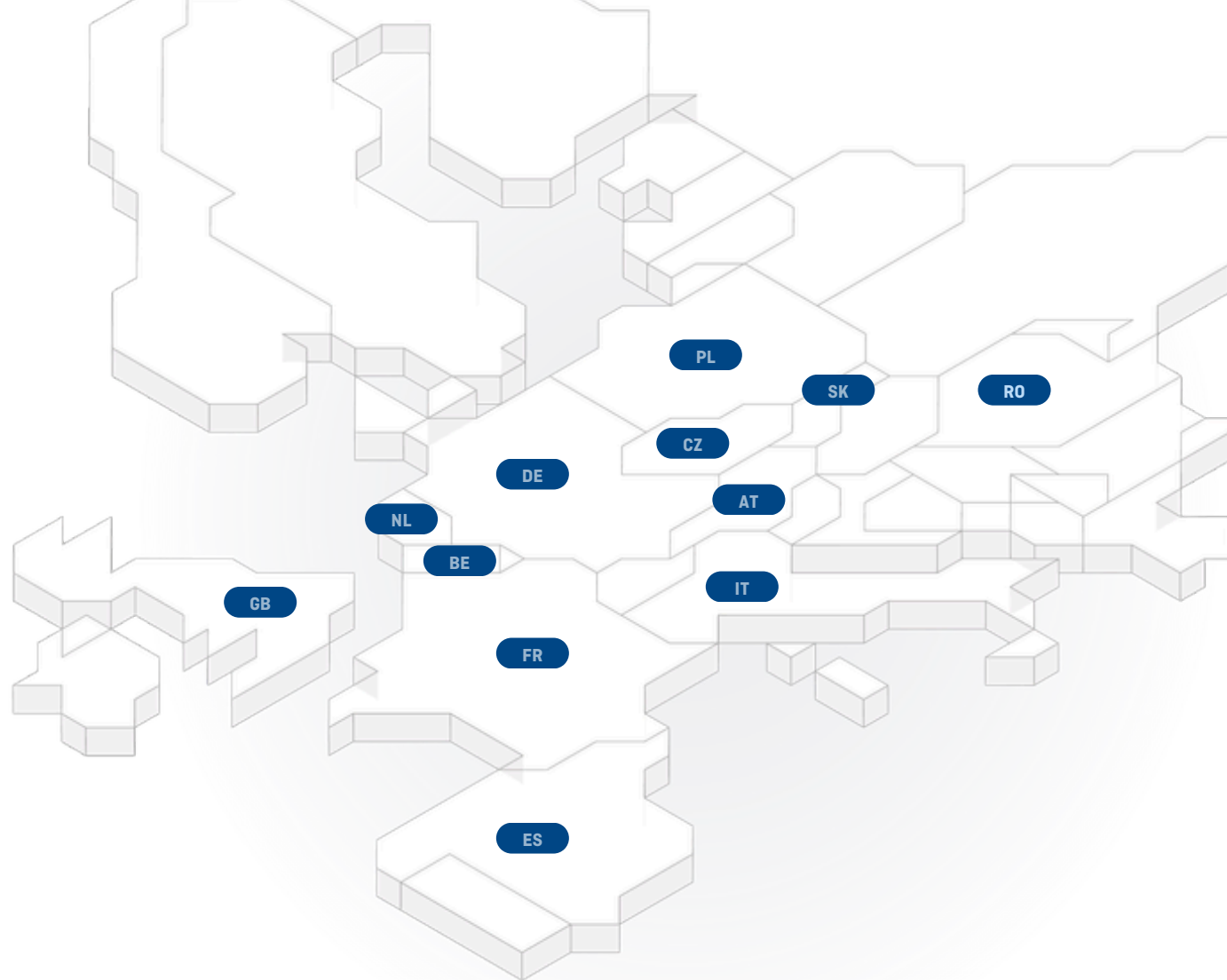
- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage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

## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m<sup>2</sup> of assets under management and land bank of 3.2 million m<sup>2</sup> for further development**

P3 has commercial activities in 11 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, visit [www.p3parks.com](http://www.p3parks.com)



**10.3 mil. m<sup>2</sup> 11**

GROSS LETTABLE AREA

COUNTRIES

**3.2 mil. m<sup>2</sup> 470 +**

LANDBANK FOR DEVELOPMENT

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."



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.



The site has an excellent location between Munich, Regensburg and Ingolstadt. The direct connection to the A93 motorway is less than one kilometre away and Munich Airport is only 65 kilometres away. Due to its immediate proximity to Ingolstadt and Regensburg, the location is ideally suited for companies from the automotive sector as well as trade and industry with a strong logistics orientation.



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

## COMMERCIAL CONTACT



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