

# VERDION PREMIERPARK LUDWIGSFELDE

A truly sustainable industrial landscape – DGNB Platinum targeted



# Verdion PremierPark Ludwigsfelde

State-of-the-art industrial space,  
energy efficiency, excellent connectivity  
and parkland combined on a prime site  
of around 150,000 sq m.



# Premier in all respects



2 high quality, energy-efficient buildings  
at KfW40 standard offer more than  
50,000 sq m of lettable space



Light industrial, manufacturing  
and distribution in a  
parkland setting



Well established prime location  
with excellent road connections



Excellent links to Berlin –  
Birkengrund bus and regional  
railway station is 150 m away



Focus on ESG  
with DGNB Platinum  
certification targeted



Speed of delivery –  
businesses can plan  
for availability



DC1



DC5

# 45,000+ sq m of lettable space

Verdion PremierPark Ludwigsfelde is a new industrial landscape in one of Berlin's most popular logistics areas, with sustainability and state-of-the-art design at its core.

It includes 45,000+ square metres of lettable space remaining in two new buildings, ideally suited to the needs of light industrial, manufacturing or distribution businesses.

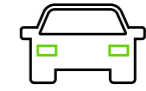


# Major opportunity for industry

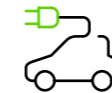
This new industrial park is the final large site in the highly attractive region of Ludwigsfelde and Grossbeeren and as such represents a particularly attractive and unique opportunity for businesses.



Separate pedestrian and bicycle entrance only 150 metres from the Birkengrund bus and regional railway station



Parking garage with 300 parking spaces for the entire property plus 51 accessible spaces spread across the site



50 charging points for cars and 60 for electric bicycles



An outdoor shelter and 160 covered bicycle parking spaces

6



## Verdion PremierPark Ludwigsfelde

- Targeting DGNB Platinum
- Highly insulated roof and façade ( $U = 0.2 \text{ W/m}^2\text{K}$ )
- Roof pre-equipped for PV
- KfW40 standard
- District heating, underfloor heating in the offices and throughout the halls
- Heating to 17°C in warehouses, 21°C in offices
- LED lighting with DALI control

# Berlin, capital connectivity

This is Berlin, at the heart of Europe and home to 3.6 million people – perfectly connected to all major German cities, countries to the east, including Poland and Czechia, and Denmark to the north.

Major motorways make this site and the German capital easy to reach from all directions. The city also has excellent national and international rail links, and Berlin Brandenburg Airport provides access to the rest of the world.



# Macro Location

Verdion PremierPark Ludwigsfelde is located in the greater Berlin area in the north of Brandenburg's Teltow-Fläming district, approximately 11 km south of Berlin and 8 km east of Potsdam.

The nearest motorway junction is a direct link to the Berliner Ring (A10), which can be reached in a few minutes. From there, the B101 leads directly into the city centre. If you take the A10 west, you can reach the A115 within minutes, which goes straight into central Berlin. Alternatively, take the A10 east and then the A113, which will bring you to Berlin Brandenburg International Airport or further into the city.

## Address



Brandenburgische Straße 51-51D  
14974 Ludwigsfelde

## To the motorway

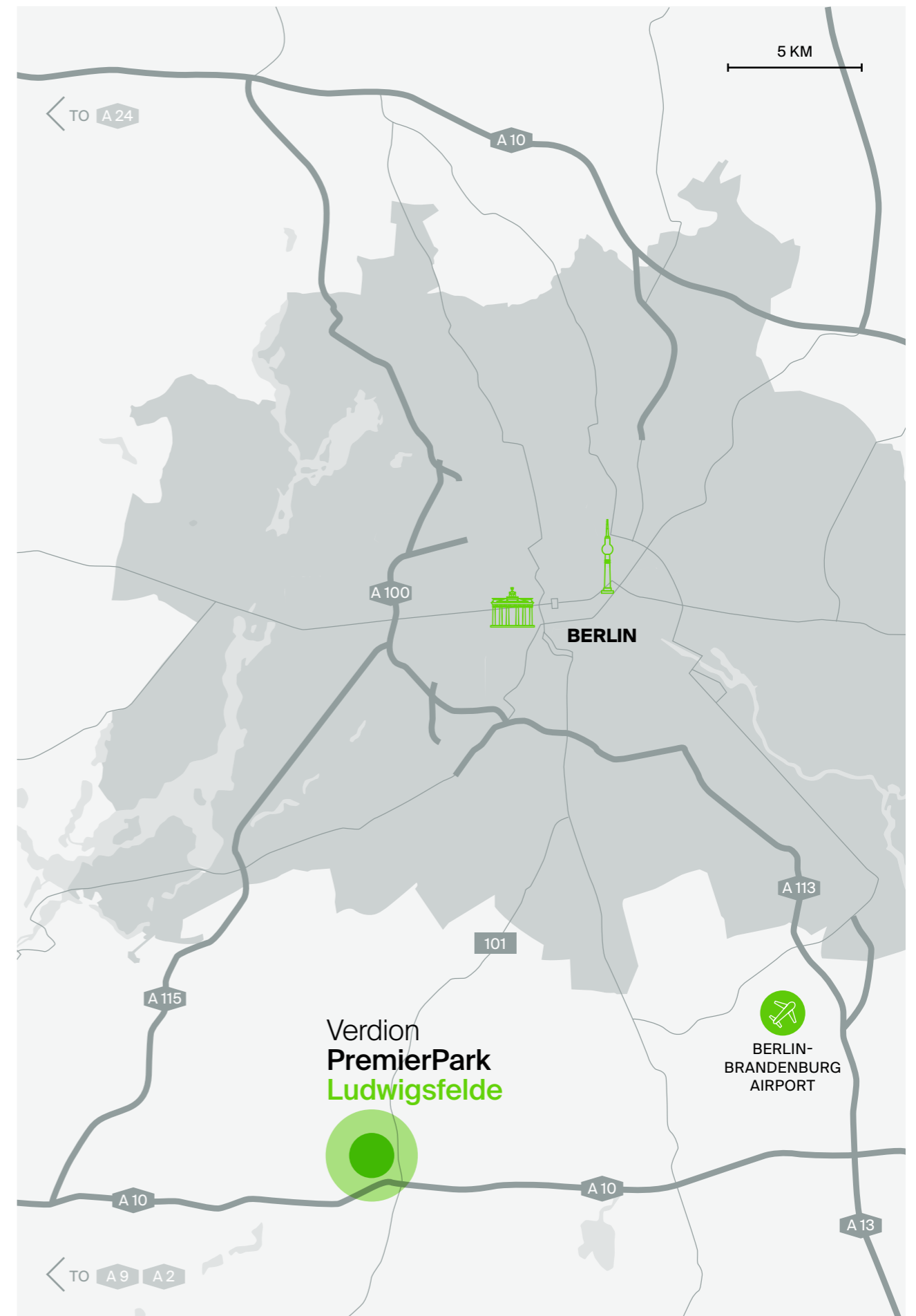


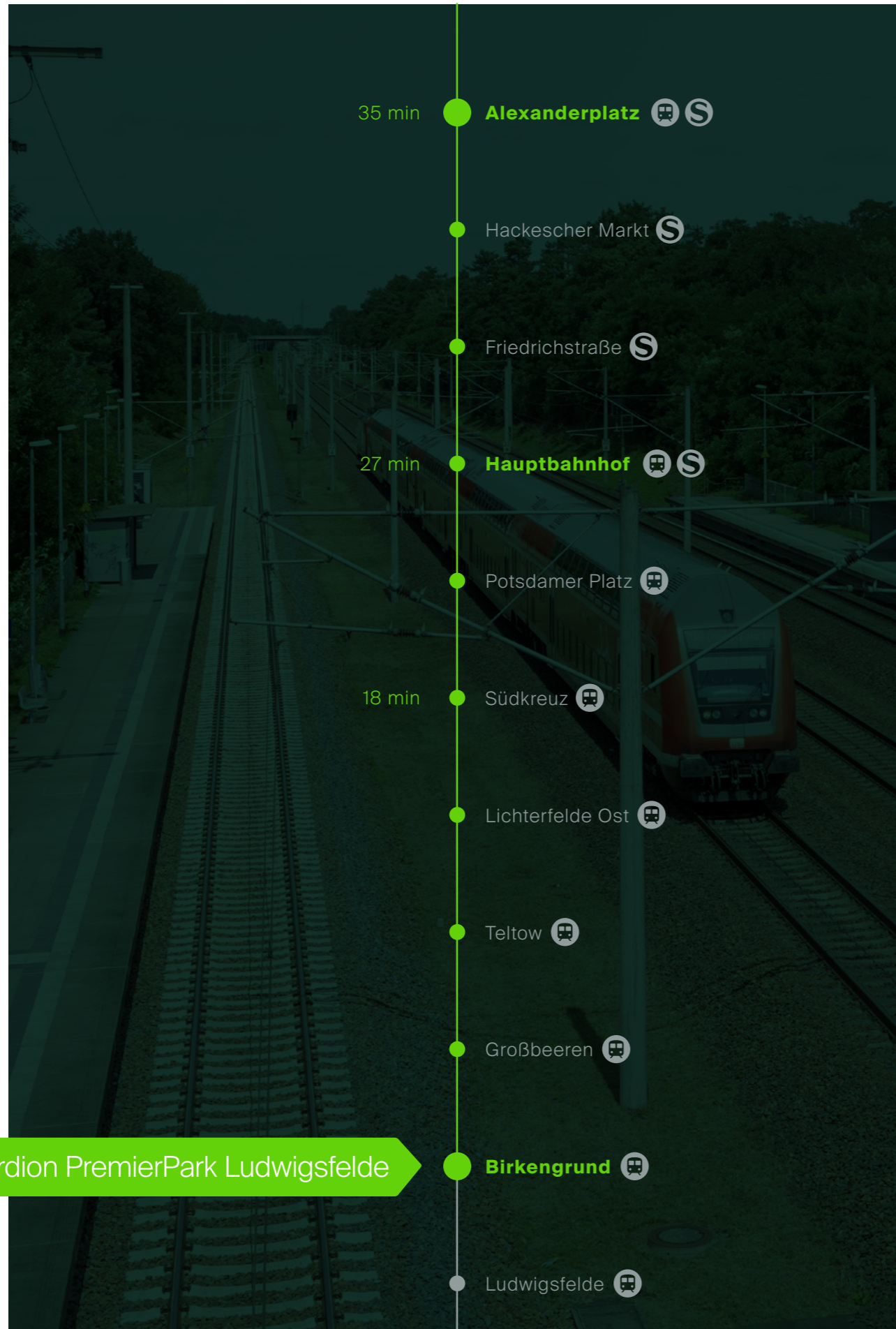
- A10 (Berlin Ring Road): approx. 1.30 km
- Bundesstraße 101: approx. 1.50 km

## To the airport



- Approx. 24 km by car
- Regional train RB32: approx. 12 mins
- Birkengrund station: approx. 150 m





# Micro Location

Birkengrund bus and regional railway station is only a short walk from the park and offers good public transport connections. Berlin city centre is just 35 minutes away.



# Masterplan

## New build specification DC 1

### Warehouse

- Floor load capacity: 50 kN/m²
- Base load: 90 kN/foot plate (120 x 100 mm)
- Flatness: DIN 18202, table 3, line 4
- Clear height: 12m
- Grid: 24m x 12m

### Mezzanine

- Floor load capacity of 6.5 kN/m²
- Flatness: DIN 18202, table 3, line 4
- Grid: 12m x 12m

### Offices & welfare

- Aluminum windows
- Partially-glazed doors
- Teakitchens
- Coolings

### All new buildings have the following features

- Underfloor heating in the warehousing and offices from district heating
- Individually enclosed and have their own locker and gate systems
- 25m deep yards
- Sprinkler FM Global, prepared for shelf sprinkler system
- 2.4m concrete plinth around the building exterior

DC4 is an older building on the park currently available to lease.

	DC 1	DC 4
Warehousing	35,333 sq m	2,932 sq m
Mezzanine	4,342 sq m	-
Offices and welfare	1,426 sq m	227 sq m
External storage area	-	1,800 sq m
Total	41,102 sq m	3,159 sq m
Power	1600 kVA	400 kVA
Dock level doors	38	2
Level entry doors	7	1



# Gallery



# Gallery

DC 5



Mezzanine



Office entrance



DC 4



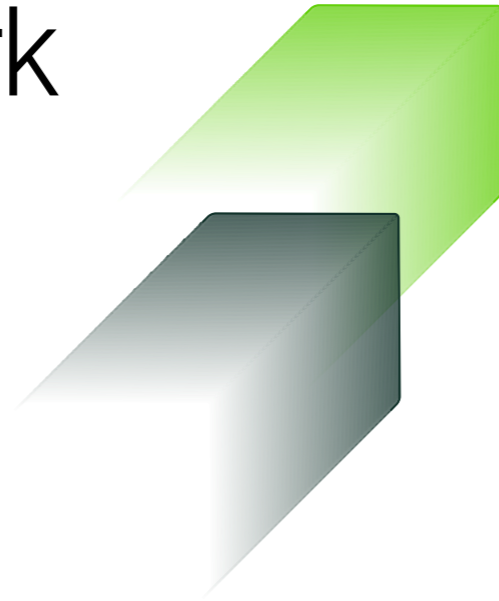
Kitchen facilities



Offices



# Work in the park



Each building at Verdion PremierPark Ludwigsfelde is set in a landscaped environment with trees and outdoor shelters.

Biodiversity and conservation have been at the heart of our development from the outset. Species protection, tree-planting and landscaping, water conservation and optimised energy use are all important in achieving our goals. The result is an industrial landscape that is in harmony with nature and supports workplace wellbeing.



# A park that respects nature



14

## Premier species protection



- Insect-protective outdoor lighting with LED lamps and installation of insect hotels
- 11 bat boxes (8 flat bat boxes and 3 hibernation boxes)
- Nesting facilities for house martins, titmice, sparrows, jackdaws, swifts and kestrels in the form of two swallow houses (100 artificial nests or nest sites)
- A new 200 sq m infiltration pond creating an amphibian habitat and nesting materials for swallows
- Installation of beehives in cooperation with the Ludwigsfelde Beekeepers' Association

## Premier tree planting and greening



- Around 140 existing trees will be retained and maintained in a large grove northwest of the park
- Approximately 220 new native and site-appropriate trees, along with new shrubs and flower strips will be planted and maintained

## Premier water conservation



- 100% purification and infiltration of water from the roofs and roads via on-site rainwater retention basins
- Use of drinking water-saving fittings

## Premier energy efficiency



- KfW40 design standard
- Comparatively low greenhouse gas emissions: 4.54 kg CO2 equivalent / (m²a)
- Local district heating from CHP, renewable fuel or energy source
- Car and e-bike charging stations (50 cars / 60 e-bikes)

# Contact us

For all enquiries, please contact:

**SEBASTIAN ACHTEN**

**Senior Leasing & Development Manager**

[achten@verdion.com](mailto:achten@verdion.com)

Verdion GmbH

Klaus-Bungert-Straße 3

40468 Düsseldorf

Germany

+49 (0)211 542 020



Verdion for themselves and for the lessors of this property whose agents they are give notice that, (1) The particulars are set out as a general outline only for the guidance of the intending lessee and do not constitute, nor constitute part of, an offer or contract. (2) All descriptions, dimensions, or references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of facts but satisfy themselves by inspection or otherwise as to the correctness of them. (3) No person in the employment of Verdion or any joint agents has any authority to give any representation or warranty whatever the relation to this property. 2025.