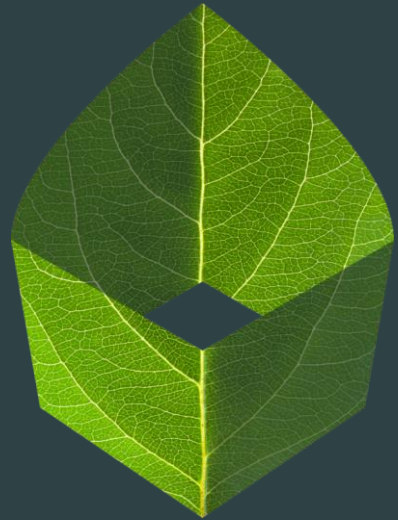
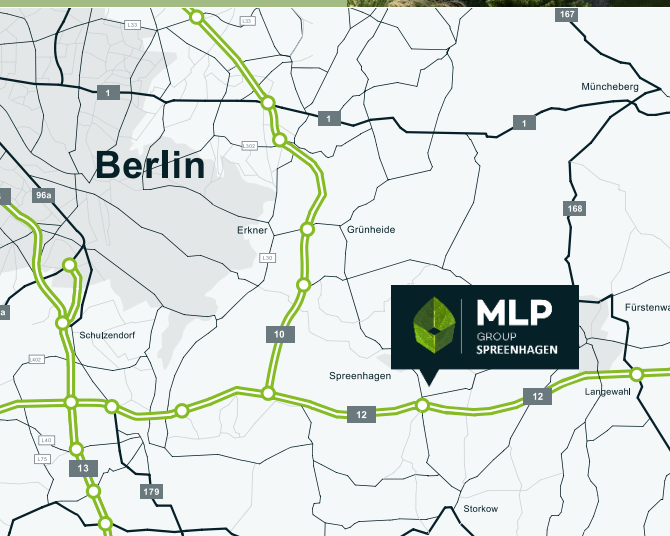


# MLP Spreenhagen

modern multi-user complex  
offering a mix of warehouse  
and production space for lease



**MLP Spreenhagen**  
Storkower Straße  
Brandenburg  
Spreenhagen, 15528,  
Germany



**Suitable for:**  
**Early access:**  
**Plot size**  
**Footprint:**  
**Warehouse:**  
**Mezz (Storage):**  
**Offices/social:**  
**Car parking:**  
**Truck parking:**  
**Rents:**

assembly, logistics, production, warehousing  
Q1 2026

ca. 84,386 sqm

ca. 34,654 sqm

ca. 33,793 sqm

ca. 1,900 sqm

ca. 3,300 sqm

ca. 229

7

Warehouse: 6.15 €/sqm

Office: 10.50 €/sqm

Mezz: 5.00 €/sqm

Car park: 35.00 €/each

Truck: 85.00 €/each

The rent is shown as a net rent, VAT is added accordingly



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# MLP Spreenhagen

MLP Spreenhagen provides a flexible multi-user park at the doorsteps of the greater Berlin region. The project is very well connected due to its close proximity to the federal highway A12 (ca. 1 km) which serves as a key east-west route between Poland and Germany, to the federal ring road A10 (ca. 13km) around Berlin, to Schönefeld airport (ca. 25 km) and major key players in the region like the Tesla Gigafactory in Grünheide (ca. 13 km).

To achieve the ESG goals that are embedded in the DNA of MLP Group, modern solutions like EV-parking, smart metering and a full-roof PV system are about to be included in the project. Individual electricity models can be implemented, so that tenants can directly profit from the renewable PV energy.

Furthermore, the project aims to achieve at least DGNB Gold standard and shall strive to achieve a fossil free heating solution. The project therefore is also in line with our Green Bond financing strategy.



## Technical specifications:

- Class A buildings / GEG 55 Standard
- Column grid: 12 m x 24 m
- WGK 3 possible
- Floor load bearing capacity 6t/m<sup>2</sup>
- 12,2 m net height
- Skylights and smoke flaps
- ESFR sprinkler system (FM-Global)
- Fossil-free heat pumps possible
- LED lighting
- Office and staff amenity space at a client's request
- Attractive green areas concept

## Travel distances:

- Good location near major transportation routes and Berlin Brandenburg Airport: ca. 30 km (ca. 30 mins)
- Proximity to Berlin and Potsdam for expanded market access
- Close proximity to Tesla Gigafactory: ca. 13 km (ca. 15 mins)
- Close proximity to the A12 Autobahn (ca. 1 km), connecting Berlin and Frankfurt (Oder), which facilitates efficient transportation and distribution across the region
- Federal Highway A12 is one of the most important routes to and from Poland

## Contact:

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<https://mlpgroup.com/de/parks/mlp-spreenhagen/>



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