

OAK



SUSTAINABLE LOGISTICS PARK
EAST OF MUNICH

[OAK-LOGISTIKPARK.DE](https://oak-logistikpark.de)



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NEW BUILD LOGISTICS PARK

Hall areas from 6,519 m² to 17,341 m² GFA

TOTAL AREA

19,190 m² GFA

Alte Ziegelei
84405 Dorfen

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LOCATION

Top logistics location
near Munich

1 km to BAB 94

40 km to BAB 92

50 km to BAB 9

53 km to BAB 8

40 km to container terminal Munich-Riem

33 km to Munich Airport

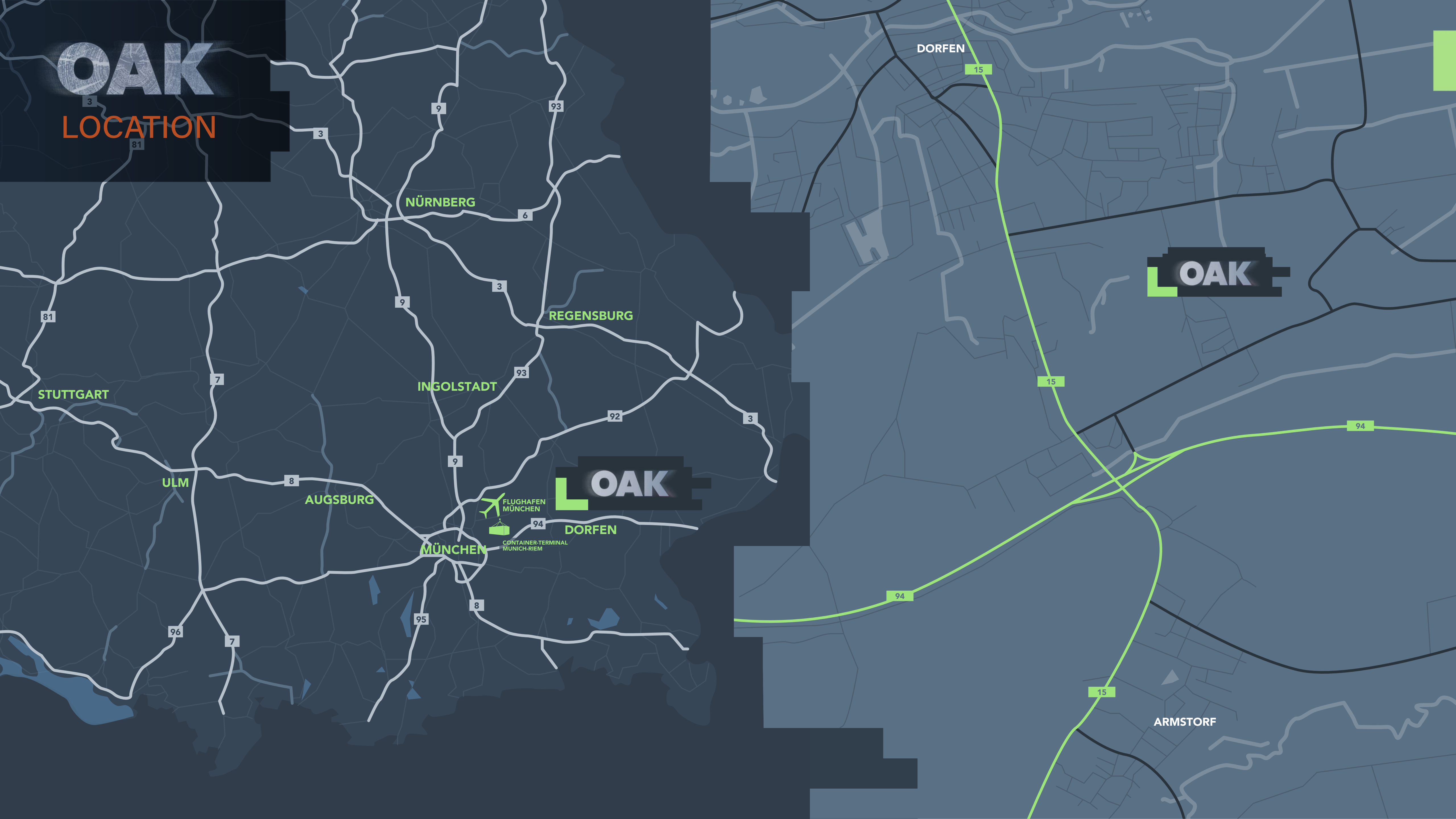
40 km to Munich

Dorfen is located directly on the BAB94 federal motorway and is considered one of the top logistics locations in the Munich region. The site combines excellent logistical accessibility with a high quality of life in the surrounding area. Particularly noteworthy is its proximity to Munich Airport and the container terminal in Riem, a modern freight handling facility with direct rail access that serves as a central hub between Northern and Southern Europe.



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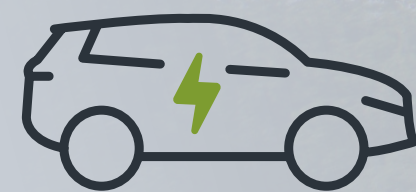
LOCATION



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SUSTAINABILITY

The OAK-Logistics Park is being developed in accordance with the latest GEG guidelines and modern standards. Various sustainable technologies will be used, including photovoltaic systems, heating systems based on renewable energies and e-charging stations for electric vehicles. To promote the well-being of employees, various well-being areas are being created, such as lounges with barbecue facilities, a table tennis table and a boules court. In addition, the outdoor area will be designed to be close to nature and insect-friendly, with wildflower meadows and fruit trees.



MOBILITY

EV charger for cars and bicycles



'A' RATING FOR EXCELLENT ENERGY PERFORMANCE

Solar Panel System for tenant use



GEG 40 STANDARD

High level of energy efficiency



EU TAXONOMY REGULATIONS

Environmentally sustainable development



EPC A RATING

A rating for excellent energy performance



RENEWABLE TECHNOLOGIES

Fossil Free Heating and Solar Power System



ECOLOGICALLY VALUABLE LAYOUT

Buildings and outdoor areas promote biodiversity and are designed to be insect and animal friendly





OVERVIEW

Plot size approx.

32,950 m²

TOTAL AREA

Unit 1 11,901 m² GFA
Unit 2 7,289 m² GFA

TIMELINE

Building permit Q3 2025
Construction start Q3 2025
Completion Q3 2026

WAREHOUSE



12.2 M

Clear Height
12.20 m2



70KN

Load Capacity
Warehouse
70 kN/m2



Heating by means
of Heat Pump



DGNB Platin
Certificate



Smart LED
Lighting



WGK Foil

OFFICE AND SOCIAL SPACES



Flexible sizes and bespoke
fit-out possible



Heating by means
of Heat Pump



Natural
Lighting



Video surveillance
& Entrance Control
Possible

OUTDOOR FACILITIES



EV charger for
cars and bicycles



Attractive
Recreational Areas



Ecological
Property Layout



Weather-protected &
Safe Parking Spaces
for Bicycles



Secured gates, high
security fencing

UNIT 1

HALL (m² GFA)	10,822
MEZZANINE (m² GFA)	598
OFFICE AND SOCIAL AREAS (m² GFA)	481
TOTAL AREA (m² GFA)	11,901
GROUND LEVEL ACCESS	1
DOCK LEVELLERS (GATES)	10
CAR PARKING SPACES PER UNIT	11
CAR PARKING SPACES PUBLIC	30

UNIT 2

HALL (m² GFA)	6,519
MEZZANINE (m² GFA)	303
OFFICE AND SOCIAL AREAS (m² GFA)	467
TOTAL AREA (m² GFA)	7,289
GROUND LEVEL ACCESS	1
DOCK LEVELLERS (GATES)	5
CAR PARKING SPACES PER UNIT	14
CAR PARKING SPACES PUBLIC	30

SUSTAINABILITY FEATURES

DGNB PLATINUM
CERTIFICATION



Sustainable
construction method

ECOLOGICALLY
VALUABLE LAYOUT



Buildings and outdoor
areas promote biodiversity
and are designed to be
insect and animal friendly

EPC A
EVALUATION



Very high
energy efficiency

EU TAXONOMY
COMPLIANT



Nachhaltiges
Gesamtkonzept

GEG 40
STANDARD



High level of
energy efficiency

SUSTAINABLE
TECHNOLOGIES



Building heating on
renewable base energies

WELL-BEING



High quality outdoor
areas for Employees and
Drivers

PROPERTY



Ecological
layout

ENERGY



Solar panel system
for tenant use

USP'S

TOILETS & SHOWERS
FOR TRUCK DRIVERS



Attractive break rooms
and inviting outdoors
spaces

NATURAL LIGHTING



In the offices and
warehouse

SMART LED LIGHTING



Energy saving lighting

MOBILITY



E-Charging options for
cars and bicycles

BICYCLE SPACES



Weather protected
and safe parking spaces
for bicycles

OFFICE & SOCIAL
AREAS



More individual tenant
improvements

FLOOR PLATE



Load Capacity 70 kN/m2
Mezzanine 5 kN/m2

WGK FOIL



Equipping the hall
area and the low
level with a WGK foil

SECURITY



Secured gates, high
security fencing

SERVICE



Deep yard length
32 m

SECURITY



Video surveillance &
entrance control possible

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FOR FURTHER INFORMATION

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PRODAC Industrial Real Estate & BGO continue to develop future-orientated industrial and distribution warehouses throughout Germany.



BentallGreenOak is a global real estate investment manager operating throughout Europe, the United States, Canada and Asia. In Europe, BentallGreenOak is a highly experienced logistics specialist, having acquired and developed over 66 million SQ FT of logistics warehousing in 200 assets throughout Europe since 2015. The majority of this space being leased to leading institutional quality tenants such as Amazon, DHL, Lidl, Aldi and Sainsbury's.



PRODAC Industrial Real Estate GmbH is an owner-managed company with a focus on the acquisition, development, construction and marketing of modern, sustainable logistics and industrial properties. To do this, we combine many years of experience with the expertise of a first-class network - always with the aim of achieving the best result for all project partners. As an independent project developer, we attach great importance to long-term and trusting cooperation with our business partners.