



# 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 6,575 m<sup>2</sup> to 17,453 m<sup>2</sup>

TOTAL AREA

19,302 m<sup>2</sup>

Alte Ziegelei 3  
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

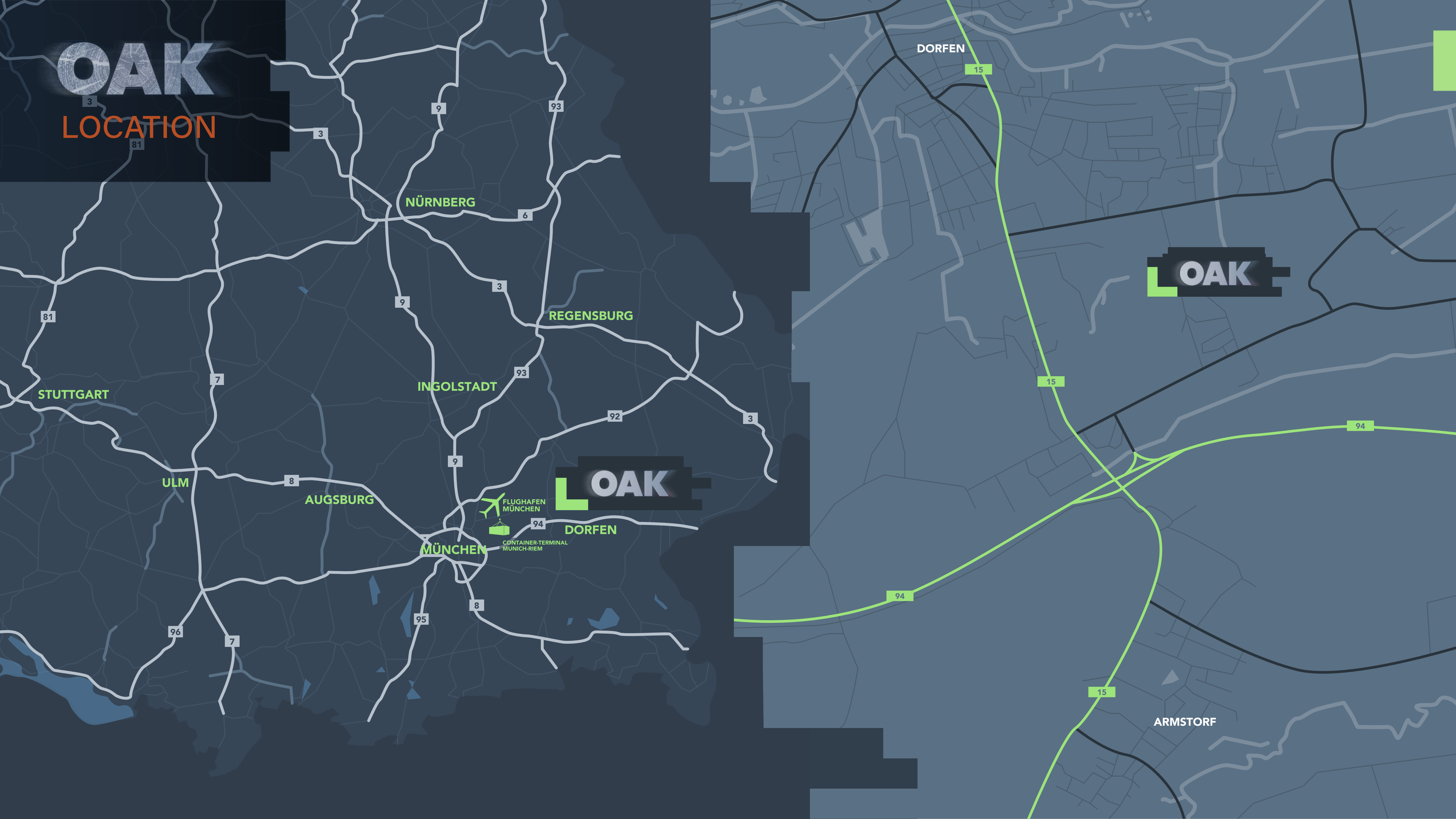
40 km to Munich

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 11,957 m²  
Unit 2 7,345 m²

TIMELINE

Building permit Q3 2025  
Construction start Q3 2025  
Completion Q3 2026

WAREHOUSE



Clear Height  
12.0 m



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)                    | 10,878 |
| MEZZANINE (m²)               | 598    |
| OFFICE AND SOCIAL AREAS (m²) | 481    |
| TOTAL AREA (m²)              | 11,957 |
| GROUND LEVEL ACCESS          | 1      |
| DOCK LEVELLERS (GATES)       | 10     |
| CAR PARKING SPACES PER UNIT  | 32     |

UNIT 2

|                                  |       |
|----------------------------------|-------|
| HALL (m² GFA)                    | 6,575 |
| MEZZANINE (m² GFA)               | 303   |
| OFFICE AND SOCIAL AREAS (m² GFA) | 467   |
| TOTAL AREA (m² GFA)              | 7,345 |
| GROUND LEVEL ACCESS              | 1     |
| DOCK LEVELLERS (GATES)           | 5     |
| CAR PARKING SPACES PER UNIT      | 23    |

## 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.