OAK
PRODAC
Industrial Real Estate
BGO
SUSTAINABLE LOGISTICS PARK
EAST OF MUNICH
OAK-LOGISTIKPARK.DE

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NEW BUILD
LOGISTICS PARK
Hall areas from 6,575 m² to 17,453 m²
TOTAL AREA
19,302 m²
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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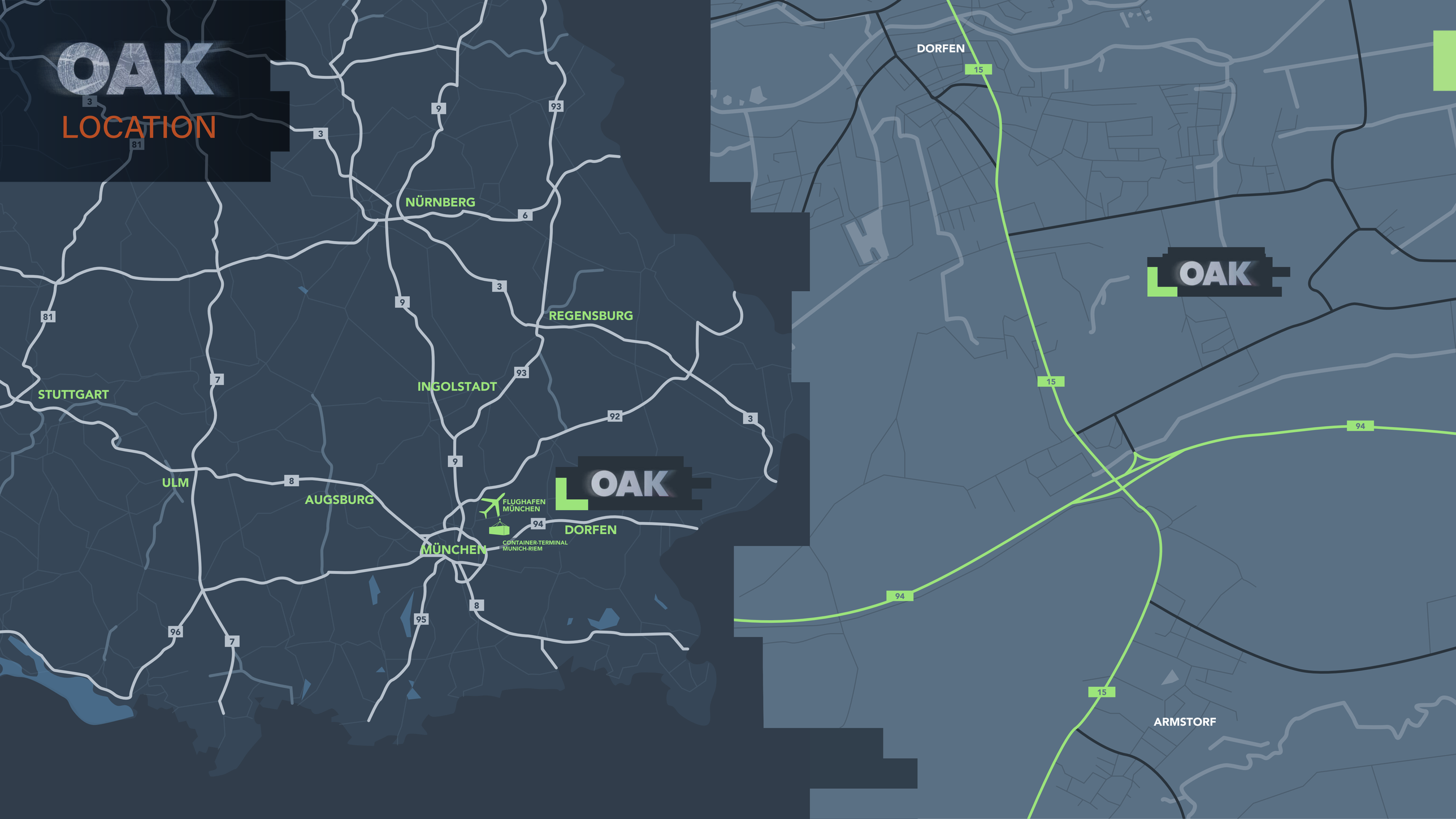
LOCATION



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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

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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

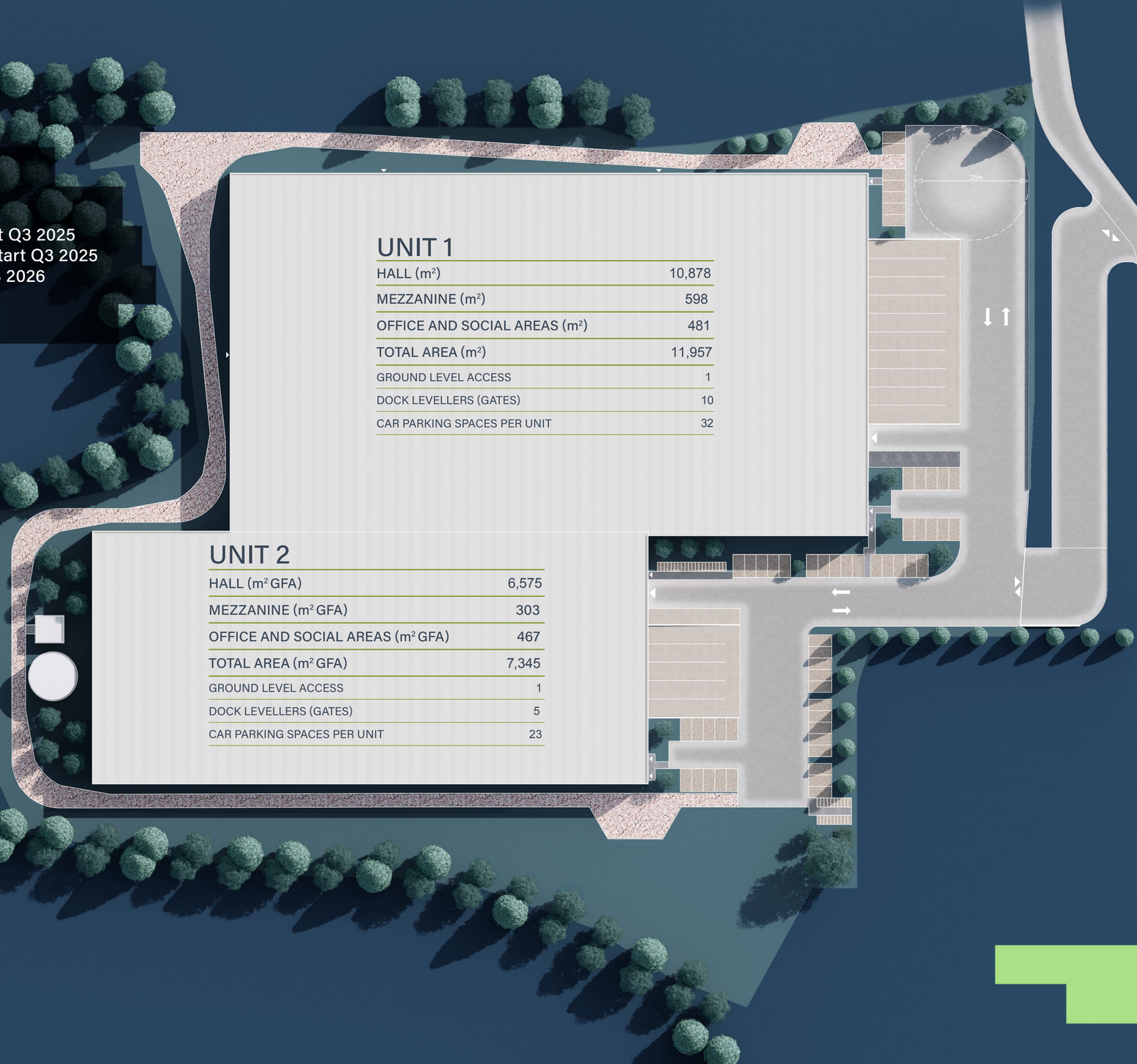
- 12 M — Clear Height 12.0 m
- 60 KN — Load Capacity Warehouse 60 kN/m2
- Heating by means of Heat Pump
- DGNB — DGNB Platin Certificate
- Smart LED Lighting
- WGK Foil

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

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SUSTAINABILITY FEATURES

DGNB PLATINUM CERTIFICATION	ECOLOGICALLY VALUABLE LAYOUT	EPC A EVALUATION	EU TAXONOMY COMPLIANT	GEG 40 STANDARD	SUSTAINABLE TECHNOLOGIES	WELL-BEING	PROPERTY	ENERGY
Sustainable construction method	Buildings and outdoor areas promote biodiversity and are designed to be insect and animal friendly	Very high energy efficiency	Nachhaltiges Gesamtkonzept	High level of energy efficiency	Building heating on renewable base energies	High quality outdoor areas for Employees and Drivers	Ecological layout	Solar panel system for tenant use

USP'S

TOILETS & SHOWERS FOR TRUCK DRIVERS	NATURAL LIGHTING	SMART LED LIGHTING	MOBILITY	BICYCLE SPACES	OFFICE & SOCIAL AREAS	FLOOR PLATE	WGK FOIL	SECURITY	SERVICE	SECURITY
Attractive break rooms and inviting outdoors spaces	In the offices and warehouse	Energy saving lighting	E-Charging options for cars and bicycles	Weather protected and safe parking spaces for bicycles	More individual tenant improvements	60KN Load Capacity 60 kN/m2 Mezzanine 5 kN/m2	Equipping the hall area and the low level with a WGK foil	Secured gates, high security fencing	<32M> Deep yard length 32 m	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.

BGO

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

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.

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