



**MITTELWESER
PARK**

A NEW INDUSTRIAL / DISTRIBUTION PARK

Available from Q1 2024

TOTAL AREA M² GEA

127,140

MITTELWESERPARK, BRAKENHOF, 31629 ESTORF-LEESERINGEN

thirteen / seven



PRIME LOCATION

Prominent national road B6 (four lanes) connects the park with Hanover and Bremen while having direct access to national road B215.



SUSTAINABLE:

DGNB Platinum Rating;
EPC A Rating.



ESTATE:

Enhanced Fencing;
Separate Access Points;
Truck, Car & Bicycle Parking Spaces;
Haunch Height: 12.0m;
Bespoke Mezzanine Design;
Attractive Leisure Facilities.



MOBILITY:

EV charging points
for cars and bicycles.



ENERGY:

Solar Panel System
with tenant friendly
conditions.

INSPIRED BY LANDSCAPE

The site consists of more than 270,000 m² and offers units from 3,698 m² up to 93,944 m² GEA. Mittelweser Park will include approximately 50,000 m² forest and artificial lake to enhance micro climate for employees, support carbon neutrality and improve noise protection for the existing village. The park has an ideal setting in north-western Germany and provides close access to all German Sea Harbours and is less than two hours by truck from Hanover, Bremen, Hamburg and Bielefeld.

PHASE 1 Q1 2024

41,053 m² GEA Warehouse +
4,951 m² GEA Mezzanine

Unit 1

10,310 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

Unit 2

10,229 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 3

10,254 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 4

10,260 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

PHASE 2 Q2 2024

41,067 m² GEA Warehouse +
4,951 m² GEA Mezzanine

Unit 5

10,310 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

Unit 6

10,229 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 7

10,243 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 8

10,285 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

PHASE 3 Q3 2024

27,696 m² GEA Warehouse +
4,644 m² GEA Mezzanine

Unit 9

5,938 m² GEA Warehouse +
1,077 m² GEA Mezzanine;
Shareable

Unit 10

6,933 m² GEA Warehouse +
1,086 m² GEA Mezzanine;
Shareable

Unit 11

6,834 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

Unit 12

7,992 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable



ACCOMMODATION OVERVIEW

TOTAL AREA M²GEA

127,140

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41,053 m² GEA Warehouse +
4,951 m² GEA Mezzanine

Unit 1

10,310 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
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Unit 2

10,229 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 3

10,254 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 4

10,260 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

PHASE 2 Q2 2024

41,067 m² GEA Warehouse +
4,951 m² GEA Mezzanine

Unit 5

10,310 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

Unit 6

10,229 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 7

10,243 m² GEA Warehouse +
1,235 m² GEA Mezzanine;
Shareable

Unit 8

10,285 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

PHASE 3 Q3 2024

27,696 m² GEA Warehouse +
4,644 m² GEA Mezzanine

Unit 9

5,938 m² GEA Warehouse +
1,077 m² GEA Mezzanine;
Shareable

Unit 10

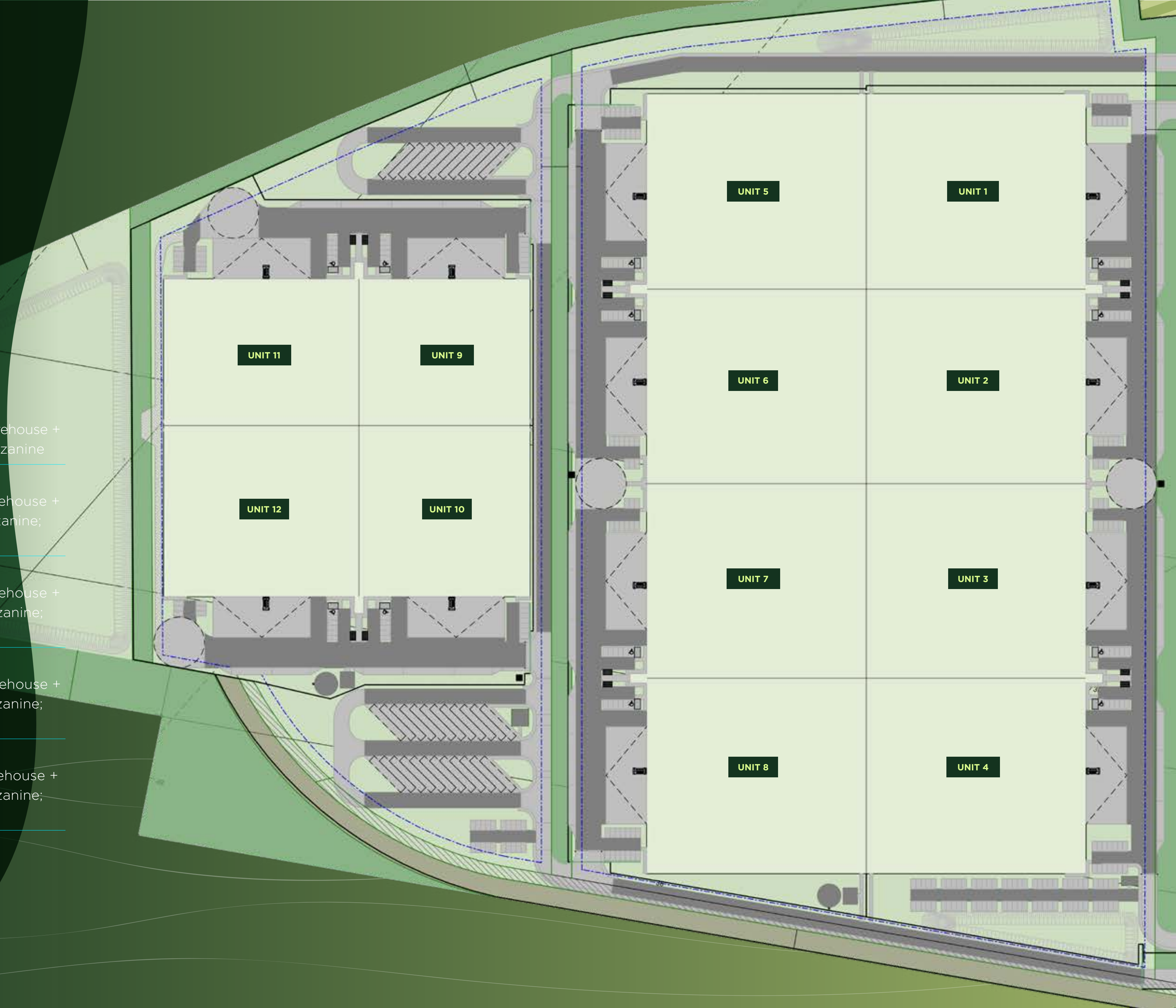
6,933 m² GEA Warehouse +
1,086 m² GEA Mezzanine;
Shareable

Unit 11

6,834 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable

Unit 12

7,992 m² GEA Warehouse +
1,240 m² GEA Mezzanine;
Shareable



PHASE 1

PHASE 1 Q1 2024

41,053 m²

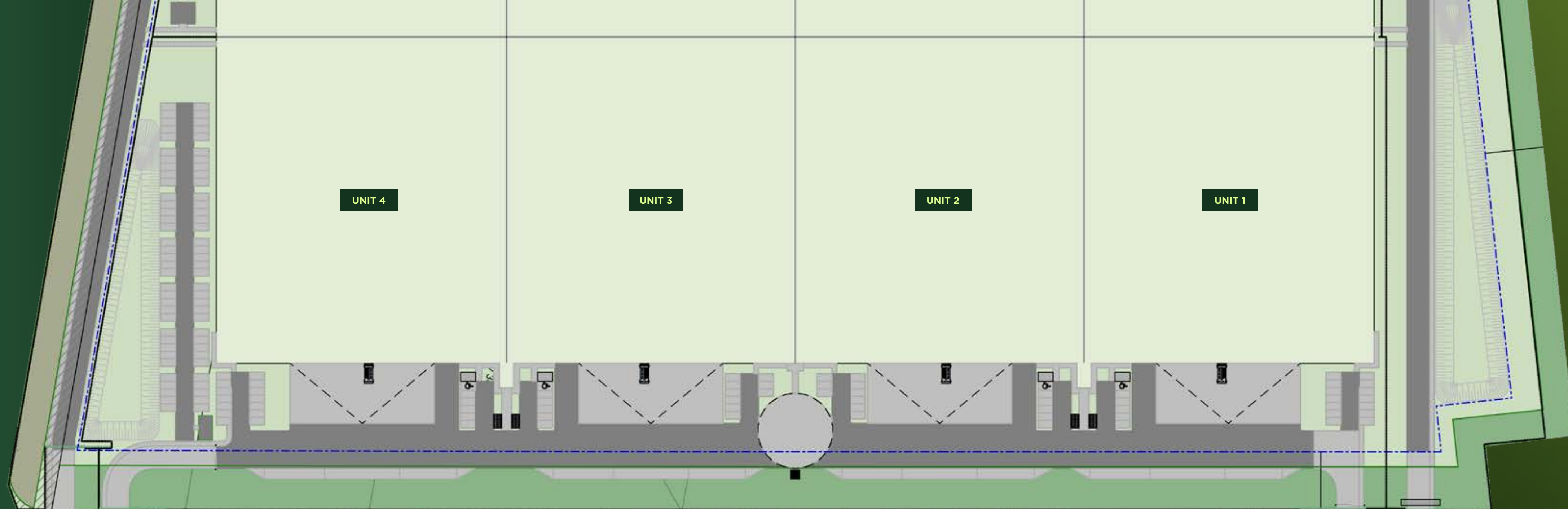
GEA Warehouse

4,951 m²

GEA Mezzanine

- Unit 1** 10,310 m² GEA Warehouse + 1,240 m² GEA Mezzanine
- Unit 2** 10,229 m² GEA Warehouse + 1,235 m² GEA Mezzanine
- Unit 3** 10,254 m² GEA Warehouse + 1,235 m² GEA Mezzanine
- Unit 4** 10,260 m² GEA Warehouse + 1,240 m² GEA Mezzanine





PHASE 1

Unit 1

WAREHOUSE AREA M ²	10,310
MEZZANINE M ²	1,240
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,773

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	18
CAR PARKING SPACES PUBLIC	136
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 2

WAREHOUSE AREA M ²	10,229
MEZZANINE M ²	1,235
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,708

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	14
CAR PARKING SPACES PUBLIC	136
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 3

WAREHOUSE AREA M ²	10,254
MEZZANINE M ²	1,235
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,707

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	14
CAR PARKING SPACES PUBLIC	136
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 4

WAREHOUSE AREA M ²	10,260
MEZZANINE M ²	1,240
TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,774

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	19
CAR PARKING SPACES PUBLIC	136
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

PHASE 1 Q1 2024

41,067 m² 4,951 m²

GEA Warehouse GEA Mezzanine
Available from 5 m² GEA Warehouse + 630 m² GEA Mezzanine

WAREHOUSE

- 12.0m clear height
- 6 Ton Floor Load per m²
- Heat pump based Heating System
- EPC A Rating
- DGNB Platinum Certificate

OFFICES

- Grade A Open Plan Office
- Flexible sizes possible
- Bespoke fit-out
- Heat pump based Heating System
- DGNB Platinum Certificate

EXTERNAL

- EV Charger for cars & bicycles
- Separate Access Points
- Attractive Leisure Facilities
- DGNB Platinum Certificate

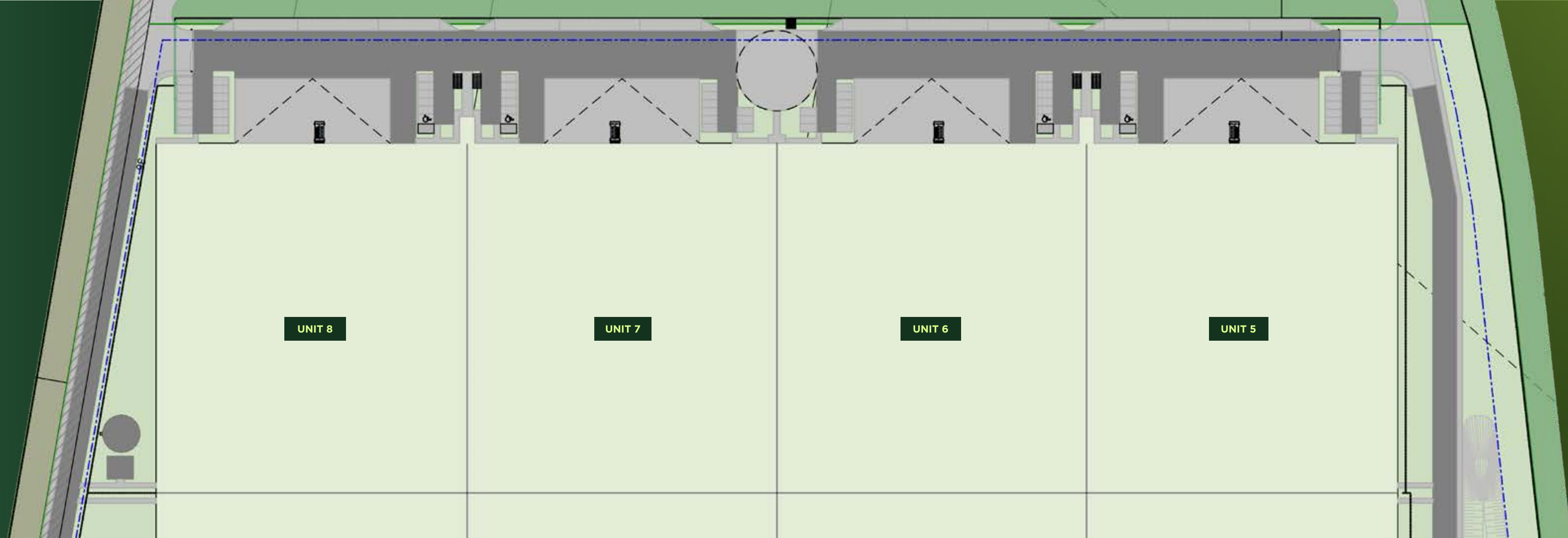
PHASE 2

PHASE 2 Q2 2024

41,067 m² 4,951 m²
GEA Warehouse GEA Mezzanine

- Unit 5** 10,310 m² GEA Warehouse + 1,240 m² GEA Mezzanine
- Unit 6** 10,229 m² GEA Warehouse + 1,235 m² GEA Mezzanine
- Unit 7** 10,243 m² GEA Warehouse + 1,235 m² GEA Mezzanine
- Unit 8** 10,285 m² GEA Warehouse + 1,240 m² GEA Mezzanine





PHASE 2

Unit 5

WAREHOUSE AREA M ²	10,310
MEZZANINE M ²	1,240

TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,773
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CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	20
CAR PARKING SPACES PUBLIC	88
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 6

WAREHOUSE AREA M ²	10,229
MEZZANINE M ²	1,235

TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,708
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CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	35
CAR PARKING SPACES	14
CAR PARKING SPACES PUBLIC	88
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 7

WAREHOUSE AREA M ²	10,243
MEZZANINE M ²	1,235

TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,743
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CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	15
CAR PARKING SPACES PUBLIC	88
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 8

WAREHOUSE AREA M ²	10,285
MEZZANINE M ²	1,240

TOTAL GEA M² (WAREHOUSE AREA + MEZZANINE)	11,774
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CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	9
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	19
CAR PARKING SPACES PUBLIC	88
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	4
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

PHASE 2 Q2 2024

41,067 m² **4,951** m²

GEA Warehouse GEA Mezzanine
Available from 5 m² GEA Warehouse + 630 m² GEA Mezzanine

WAREHOUSE

- 12.0m clear height
- 6 Ton Floor Load per m²
- Heat pump based Heating System
- EPC A Rating
- DGNB Platinum Certificate

OFFICES

- Grade A Open Plan Office
- Flexible sizes possible
- Bespoke fit-out
- Heat pump based Heating System
- DGNB Platinum Certificate

EXTERNAL

- EV Charger for cars & bicycles
- Separate Access Points
- Attractive Leisure Facilities
- DGNB Platinum Certificate

PHASE 3

PHASE 3 Q3 2024

27,696 m²

GEA Warehouse

4644 m²

GEA Mezzanine

- Unit 9** 5,938 m² GEA Warehouse + 1,077 m² GEA Mezzanine
- Unit 10** 6,933 m² GEA Warehouse + 1,086 m² GEA Mezzanine
- Unit 11** 6,834 m² GEA Warehouse + 1,240 m² GEA Mezzanine
- Unit 12** 7,992 m² GEA Warehouse + 1,240 m² GEA Mezzanine



PHASE 3

PHASE 3 Q3 2024

27,696 m² GEA Warehouse
4,644 m² GEA Mezzanine

Available from 3 m² GEA Warehouse + 630 m² GEA Mezzanine

Unit 9

WAREHOUSE AREA M² 5,938
MEZZANINE M² 1,077

TOTAL GEA M²
(WAREHOUSE AREA + MEZZANINE) **7,233**

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	6
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	13
CAR PARKING SPACES PUBLIC	54
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	2
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 10

WAREHOUSE AREA M² 6,933
MEZZANINE M² 1,086

TOTAL GEA M²
(WAREHOUSE AREA + MEZZANINE) **8,266**

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	7
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	13
CAR PARKING SPACES PUBLIC	54
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	2
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 11

WAREHOUSE AREA M² 6,834
MEZZANINE M² 1,240

TOTAL GEA M²
(WAREHOUSE AREA + MEZZANINE) **8,275**

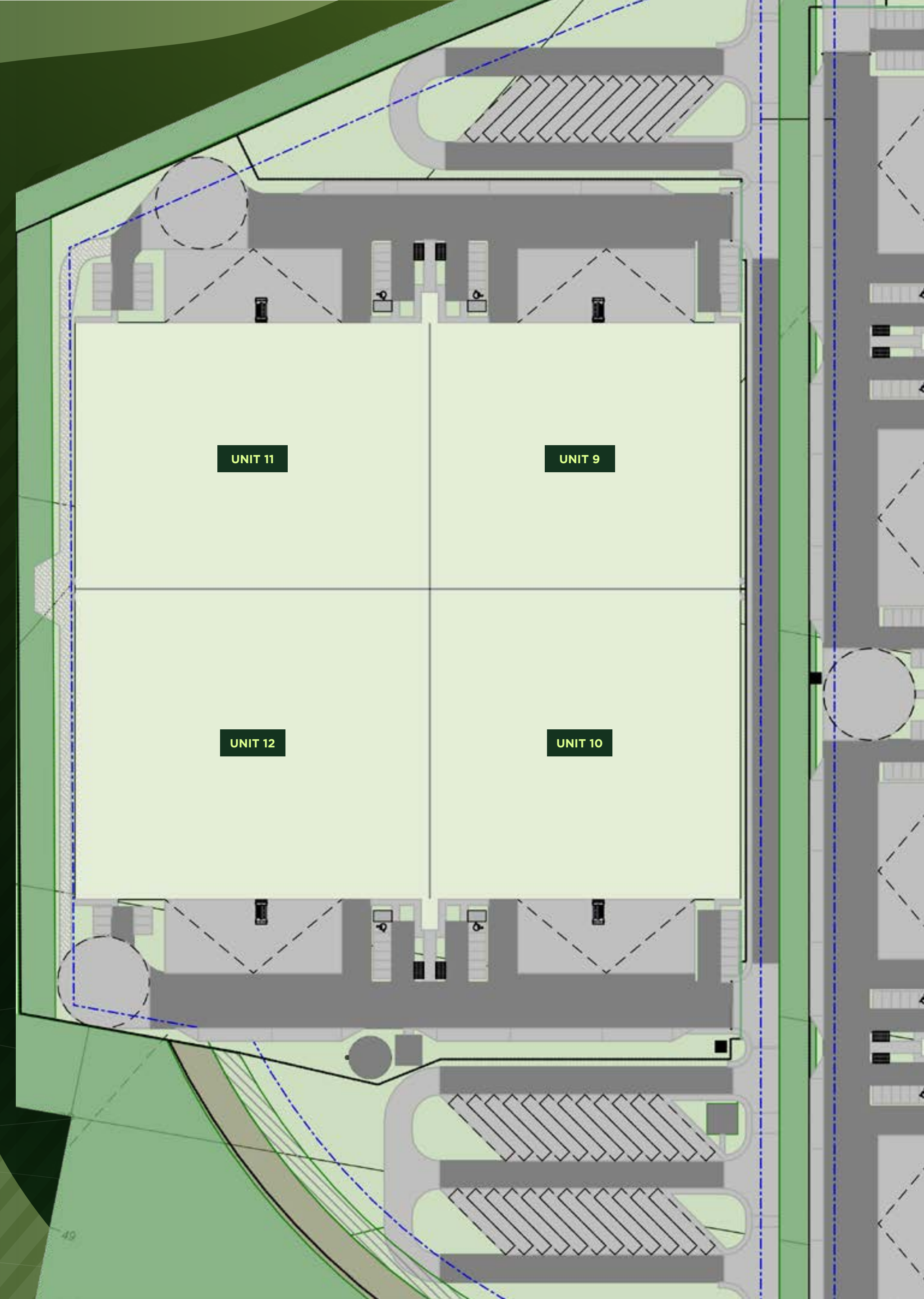
CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	7
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	16
CAR PARKING SPACES PUBLIC	54
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	2
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6

Unit 12

WAREHOUSE AREA M² 7,992
MEZZANINE (M²) 1,240

TOTAL GEA M²
(WAREHOUSE AREA + MEZZANINE) **9,442**

CLEAR HEIGHT (M)	12.0
LEVEL ACCESS DOORS	1
DOCK LOADING DOORS	8
JUMBO LEVELLER	1
HGV PARKING	3
HGV PARKING PUBLIC	24
CAR PARKING SPACES	12
CAR PARKING SPACES PUBLIC	54
BICYCLE PARKING SPACES	7
EV CHARGING POINTS	2
YARD DEPTH (M)	35
FLOOR LOADING (T/M2)	6



WAREHOUSE

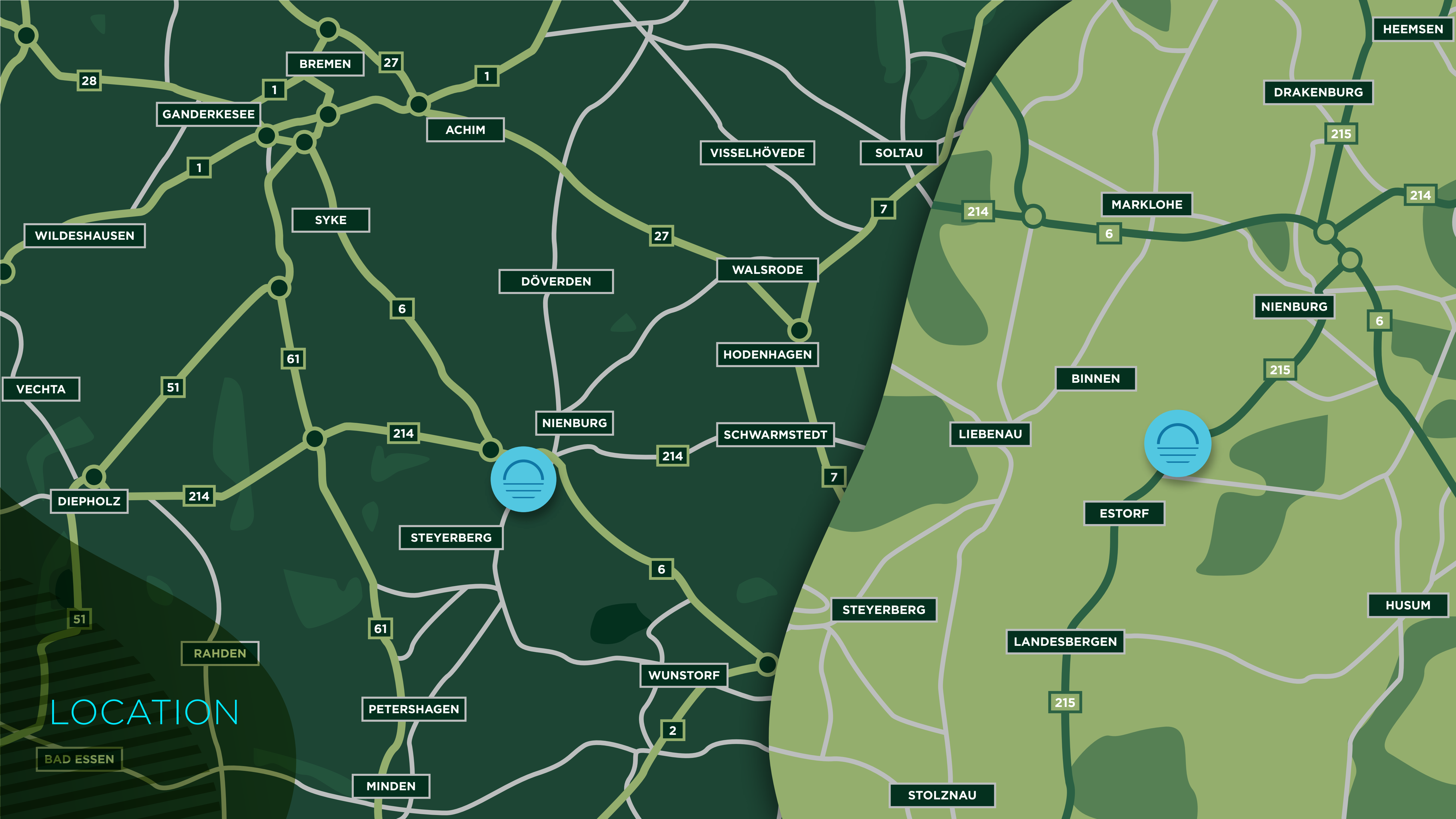
- 12.0 M** 12.0m clear height
- 60KN** 6 Ton Floor Load per m²
- Heat pump based Heating System
- EPC A Rating
- DGNB Platinum Certificate

OFFICES

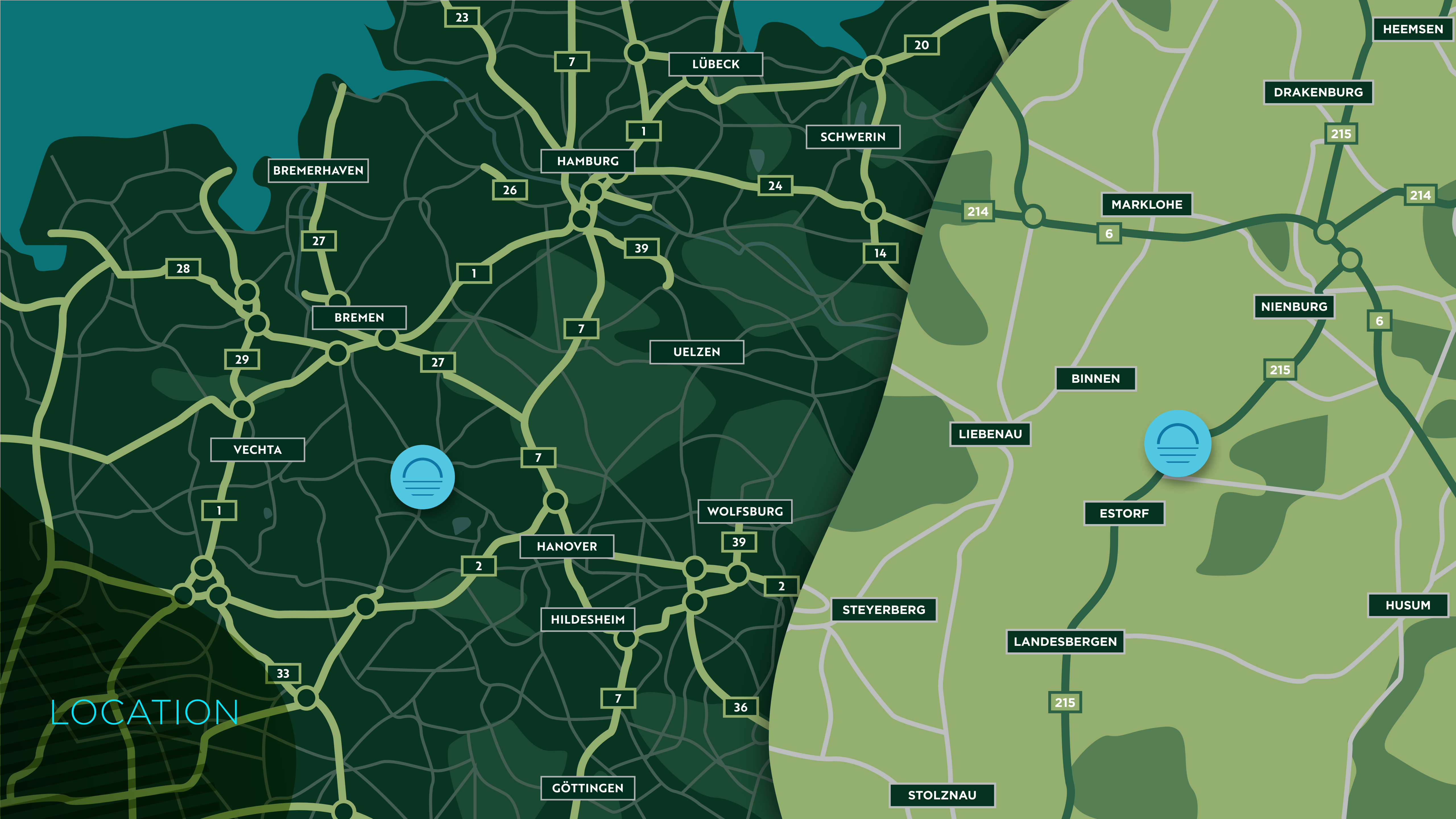
- Grade A Open Plan Office
- Flexible sizes possible
- Bespoke fit-out
- Heat pump based Heating System
- DGNB Platinum Certificate

EXTERNAL

- EV Charger for cars & bicycles
- Separate Access Points
- Attractive Leisure Facilities
- DGNB Platinum Certificate



LOCATION



LOCATION

BREMERHAVEN

BREMEN

VECHTA

HAMBURG

LÜBECK

SCHWERIN

UELZEN

HANOVER

WOLFSBURG

HILDESHEIM

GÖTTINGEN

LIEBENAU

BINNEN

ESTORF

STEYERBERG

LANDESBERGEN

STOLZNAU

DRAKENBURG

MARKLOHE

NIENBURG

HUSUM

HEEMSEN



28

29

1

33

23

7

1

26

1

27

7

2

7

36

20

14

214

6

215

214

6

215

215

SUSTAINABILITY FEATURES

DGNB PLATINUM CERTIFICATE



Sustainably built

RAIN WATER MANAGEMENT



Retention with ecological benefits

ECO-FRIENDLY BUILD AND ESTATE



Natural and ecological fit out of the site grounds

EPC A RATING



A Rating for excellent energy performance

EU TAXONOMY REGULATIONS



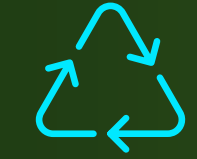
Environmentally sustainable development

GEG 40 STANDARD



High level of energy efficiency

RENEWABLE TECHNOLOGIES



Fossil Free Heating and Solar Power System

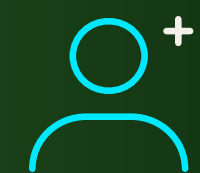
WELL BEING



Well-Being facilities for drivers & tenants

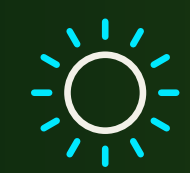
USP's

SCHEME FACILITIES



Showers, WCs, and Break Areas for Drivers and Employees

NATURAL LIGHT



For offices and sunscreens

SMART LED LIGHTING



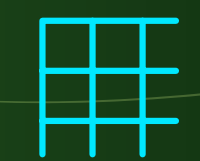
Indoor & Outdoor Low energy lighting

BICYCLE SPACES



Covered bicycle shelters encouraging environmentally friendly travel

OFFICES



Build to suit offices

ESTATE



Enhanced landscaped private estate

SECURITY



Secured gates, high security fencing

YARD DEPTH



Large yards with 35 M depth

DEMOGRAPHICS

3,607

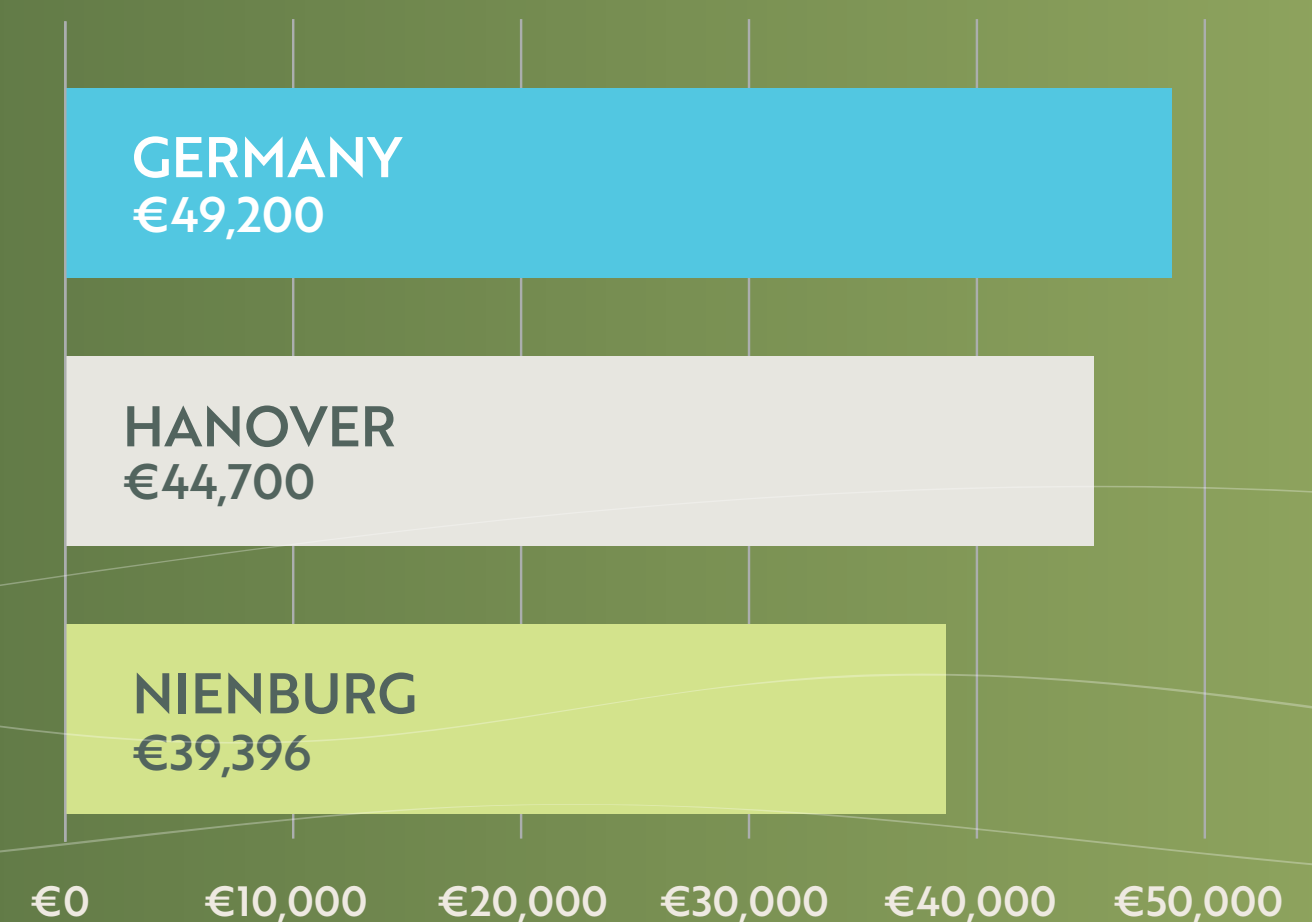
Unemployed
Nienburg Weser
Area

200

Of these
have Logistics
Experience

MITTELWESER PARK benefits from a large economically active labour pool that provides occupiers access to a sizeable workforce needed for their operations. **Weekly wages** of this group are **lower than the national and regional averages**, allowing businesses to remain competitive with their human resource expenditure.

YEARLY EMPLOYEE WAGE



PROVEN



PARTNERS

A DEVELOPMENT BY

BGO & thirteen seven continue to provide prime 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.

thirteen/seven

thirteen seven is an established and experienced industrial developer. With a proven track record in small, medium and large industrial / distribution schemes over many years, together with its five people team, thirteen seven is one of Germany's most dynamic industrial developers. The team has a diverse background with three architects and two chartered surveyors. The current development pipeline consists of more than 250,000 sqm state-of-the-art warehouses throughout Germany.

FOR FURTHER
INFORMATION
PLEASE CONTACT

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thirteen / seven

