



EXPOSÉ

Berlin (East) Freienbrink Cargo Handling Centre



BEReady and SET



We create space for
your ideas!



IPG Infrastruktur- und Projektentwicklungsgesellschaft mbH is selling commercial and industrial spaces of various sizes in the Berlin (East) Freienbrink Cargo Handling Centre, on behalf of the State of Brandenburg.

■ Transport Link



BAB 10: 500 metres
BAB 12: 7 kilometres



Berlin-Schönefeld/BER:
30 kilometres
Airport
Eggersdorf: 34 kilometres



Railway line Paris-Berlin-
Warsaw-Moscow, Pan-
European Corridor II;
Rail station (RE/RB): 4 kilo-
metres; Regional rail:
8 kilometres



Oder-Spree Waterway
(E71) in the TEN-T corridor
"North Sea-Baltic Sea";
Port: 18 kilometres



2 stops in the FC
(Freienbrink Cargo Handling Centre)



Petrol station on site

■ Your Benefits at a Glance

OPTIMUM TRANSPORT LINK

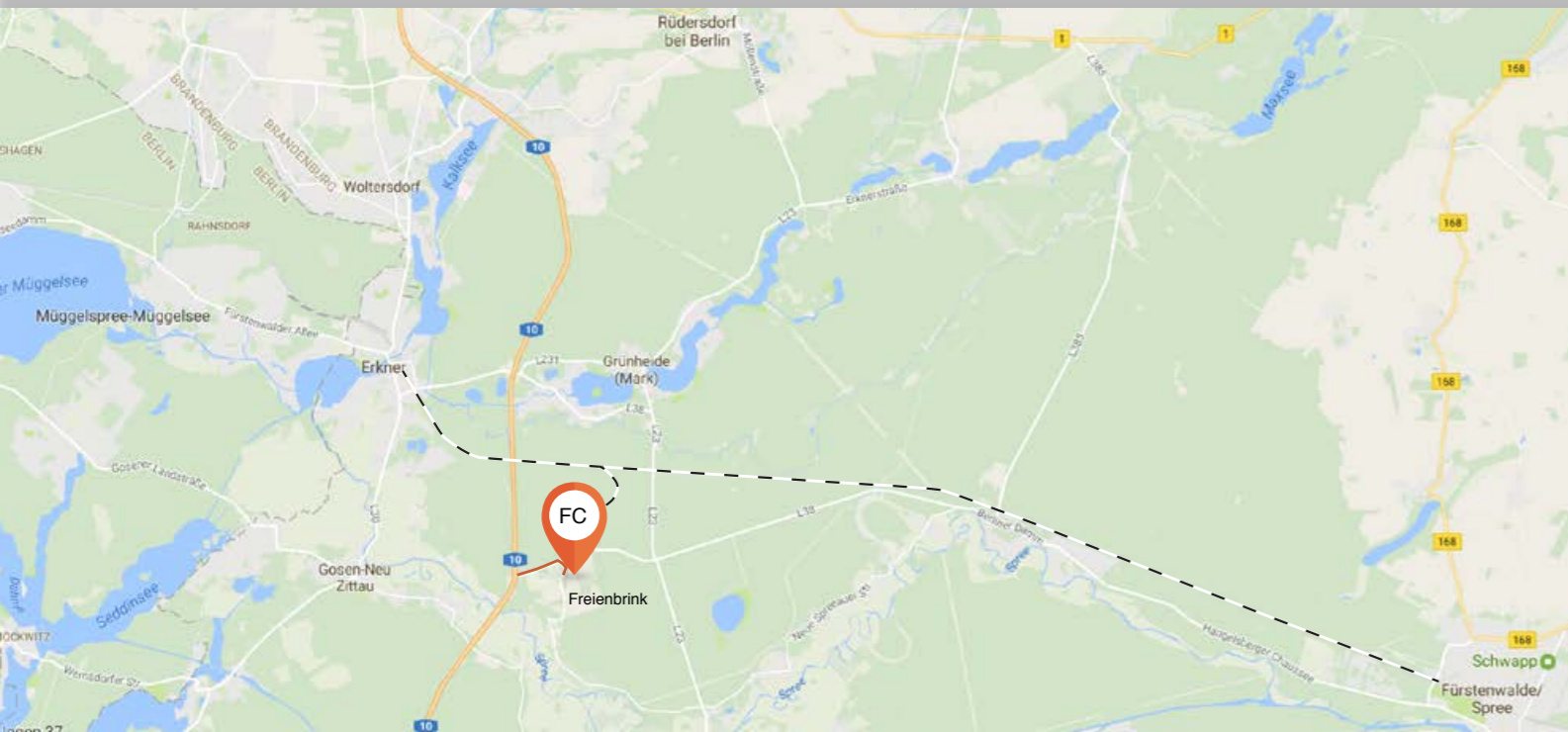
The area has a **direct link to the A10 Motorway** and with it, to the six-lane Berlin Beltway. The **Berlin Schönefeld Airport (BER)** can be **quickly reached**. The area is also well connected to regional public transport. The RE1 Regional Express, which connects the location with Frankfurt (Oder) and Berlin leaves on the hour.

BEST CONDITIONS

With the possibility of **unlimited 24-hour-operations**, all requirements for optimum logistics are met.

TOP LOCATION FACTORS

A good infrastructure, favourable funding conditions, an available skilled workforce and a high standard of living make @see as part of the Berlin metropolitan area an ideal location for your company and your employees.



■ The Facts

Division:
Individual subdivision according to investors' wishes are possible.

Transport development:
Fully developed plots are connected to the street, partly with direct track connections, feeder tracks are available.

Technical development:
Area is fully developed, including DSL or broadband connection/fibre optic

Assessment rates, taxes:
Property tax B 360%
Trade tax 320%

Take advantage of the highest subsidies available in Germany.

■ Address of the Commercial Location

Lindenstrasse and others
15537 Grünheide (Mark)
OT Freienbrink

■ Total Area

96 hectares

■ Building Rights

Legally binding development plan No. 58 "Freienbrink Commercial Logistics Centre and Commercial Park", unlimited 24-hour operations

Building site category:
Commercial area, industrial area

■ Availability

immediately

■ Purchase Price

35-40 EUR/m² (depending on size)

■ Contact

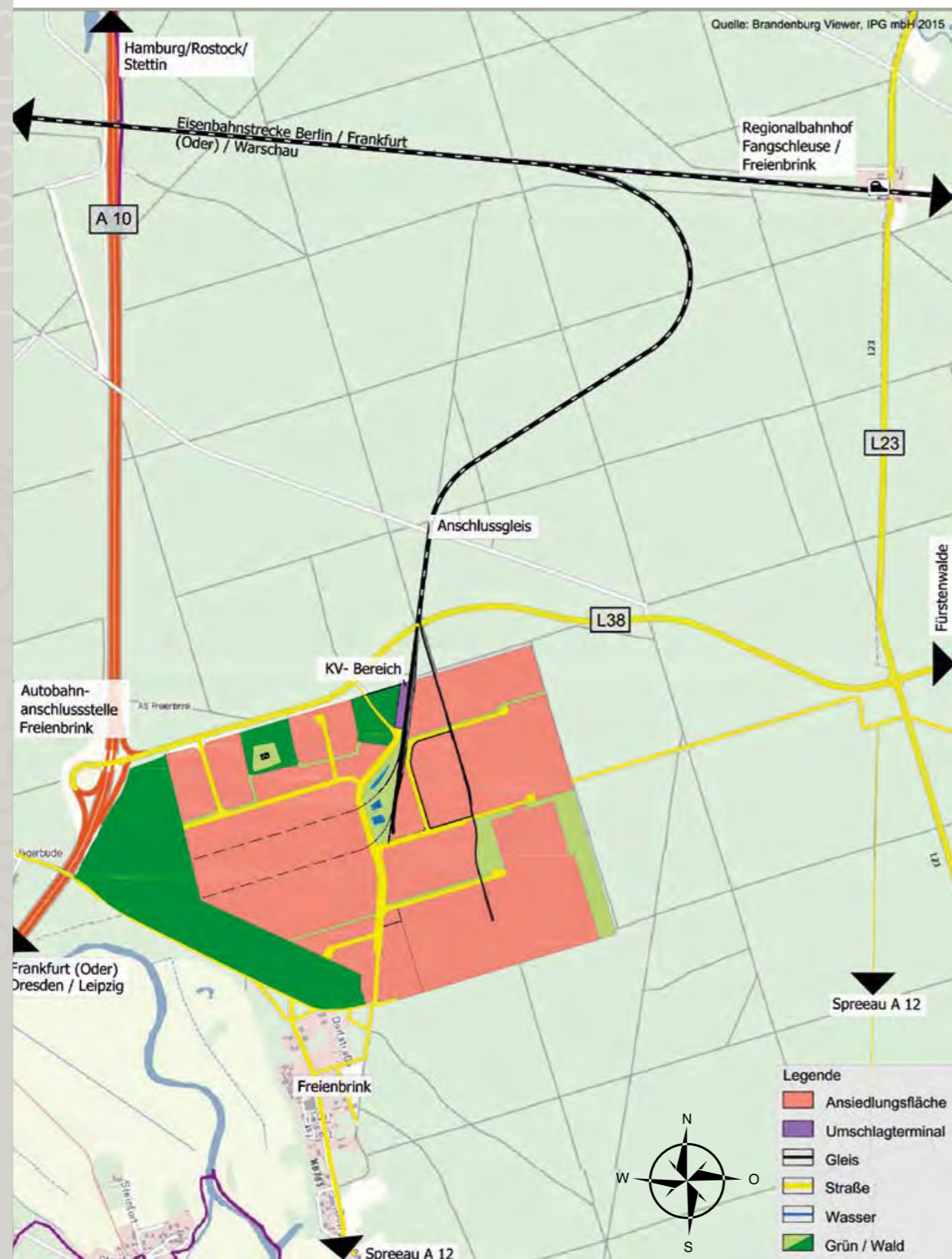
IPG
Infrastruktur- und Projektentwicklungs-
gesellschaft mbH

Managing Director
Joachim Gollnick
Telephone: 0331 - 200 8424
Email: gollnick@ipg-potsdam.de
www.ipg-potsdam.de
www.gvz-berlin.de

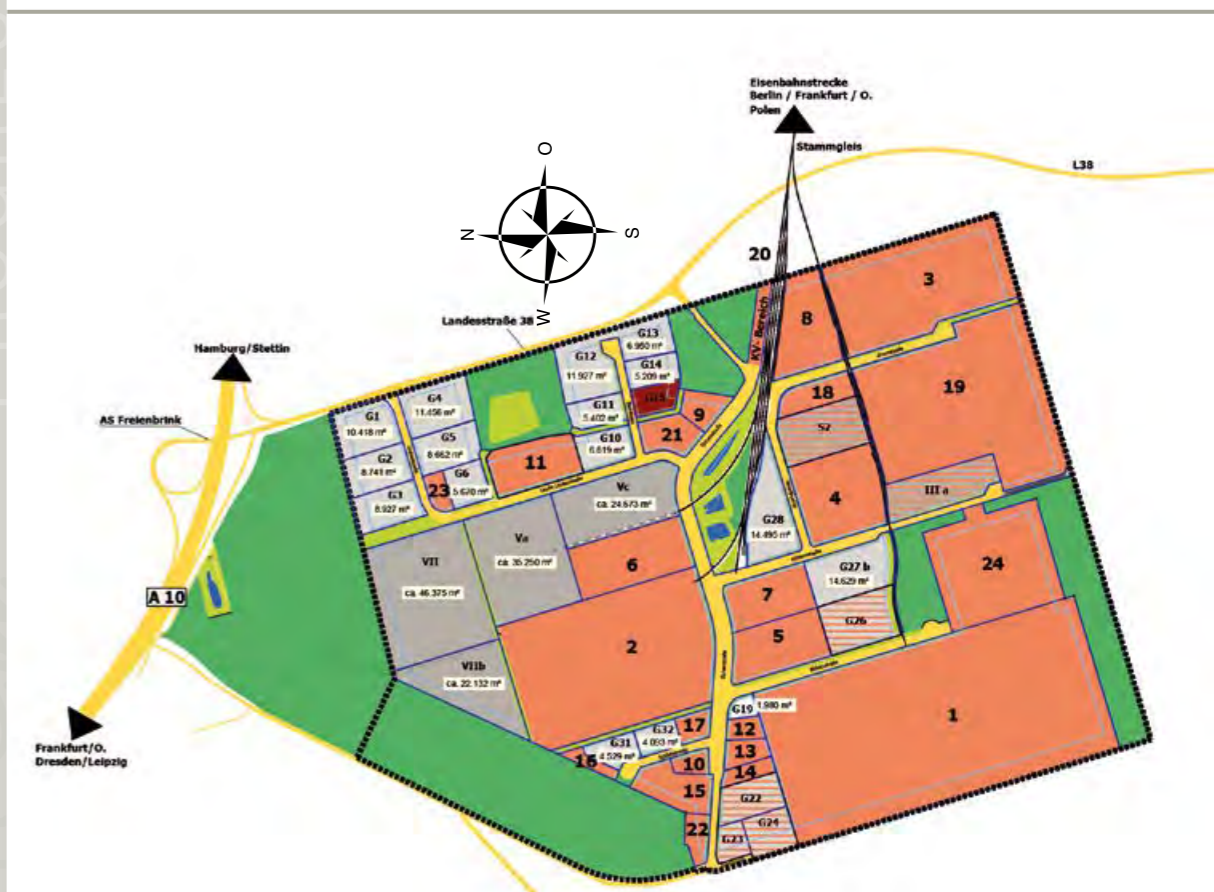
■ Object Description

The freight centre lies southeast of Berlin and has a direct connection to the A 10 Motorway (eastern Berlin Beltway). The land was a base for materials and safety-related property of the former Ministry for State Security of the GDR.

The location was completely redeveloped in 1993. Commercial, industry and logistics companies use the property today. For example, large supermarket chains appreciate the favourable location and have built distribution centres here.



■ Transport link Berlin (East) Freienbrink Cargo Handling Centre



Company

1	EDEKA (Distribution centre)	186,394 m ²
2	Fixemer GmbH (Logistics)	94,119 m ²
3	Rhenus Home Delivery (Distribution centre)	57,481 m ²
4	Paul Schockemöhle Logistics	24,800 m ²
5	Meyer (Grocery logistics)	16,801 m ²
6	Siebelt (Environmental and landscape conservation)	21,975 m ²
7	Spezialfahrzeuge Kaufmann	14,213 m ²
8	Wolf GmbH & Co. (Assembly and sale of prefabricated houses)	18,377 m ²
9	Gebrüder Pfeil (Gardening and landscaping)	4,739 m ²
10	R.M.Adam GmbH & Co.KG (Sale of speciality air conditioning systems)	2,739 m ²
11	Fritzenschaft & Partner GmbH (Newspaper distribution)	14,117 m ²
12	VTO (Traffic technology)	2,793 m ²
13	3 B Rattan (Furniture logistics)	3,737 m ²
14	Project Three (Investment management)	2,995 m ²
15	Bauhof (Municipalities of Grünheide und Spreeau)	9,926 m ²
16	Telekom	2,995 m ²
17	Wittlerbäumer GmbH (Construction company)	3,269 m ²
18	PRAEFA Handels GmbH (Wholesale/ distribution centre)	7,000 m ²
19	Lidl (Distribution centre)	89,481 m ²
20	German Regional Rail	approx. 3,800 m ²
21	SMS Industrie Service GmbH	6,810 m ²
22	Sauer (Logistics)	3,776 m ²
23	Hoyer (Petrol station)	2,789 m ²
24	Goodman	43,483 m ²

■ Marketing status 2017



■ The Location

Freienbrink (about 280 inhabitants) lies **directly on the A 10 Motorway (eastern Berlin Beltway)** and near to the Berlin-Warsaw rail line. From the **Fangschleuse rail station**, just a few kilometres away, the trip **into central Berlin takes just a half hour with the Regional Express**. The **Berlin-Schönefeld Airport** and the planned major airport Berlin-Brandenburg can be reached in just about **30 minutes** by car. The towns of Erkner and Fürstenwalde lie in the immediate vicinity.

BEST LOCATION

The traffic-favourable conditions make Freienbrink the ideal location for the **“Berlin (East) Freienbrink Cargo Handling Centre (FC)**. Numerous logistics and commercial companies have already settled into the area. **EDEKA** and **Lidl Vertriebs-GmbH & Co. KG** distribution centres as well as **Meyer Logistik GmbH & Co. KG** and **Paul Schockemöhle Logistics GmbH & Co. KG**, among others, maintain logistics locations on the premises. In all, more than **20 companies with around 1,200 employees** have settled here. There's still potential for more investors. Furthermore, the good transport link makes Freienbrink attractive for commuters.

Especially interesting for businesses looking for skilled workers, interns or working students: the nearby **Wildau Technical University**. This school trains highly qualified logisticians and industrial engineers, among other vocations.

PERSUASIVE SETTING

Freienbrink belongs to Spreeau, a section of the municipality of Grünheide (Mark). There are **over**

900 businesses in the municipality. In the Kienbaum district, important employers also include the **Kienbaum National Training Centre** for top athletes and the **Federal Police Academy**. In the health industry, the **Median Clinic**, as well as several **senior homes and residences**, are important area employers.

Grünheide has been characterised by the state of Brandenburg as **“family and child friendly”**. It has a very good **educational system** and many community facilities. The Löcknitz Campus, for example, holds a community day care centre and elementary school, the **Docemus private schools** (upper and lower division academic high school) and a music school. There are eight day care centres in the entire community, including **Montessori schools**.

The constantly improving infrastructure in education, transport and a growing number of flats and building lots have made Grünheide more attractive as a residential area in recent years. The number of inhabitants has constantly increased.

SPORTS AND RECREATION

The district encompasses an area southeast of Berlin with an abundance of forests and lakes. Tourism is another strength of this district in the Müggel-Spree Region. The **Löcknitztal Nature Refuge**, the **Grünheider-Kageler Lake District** and the Spree, with their **numerous bike paths and walking paths** and **water sports opportunities** are popular excursion destinations for both locals and Berlin residents.





BERready AND SET



@see is the merger of the towns of Fürstenwalde/Spree and Storkow (Mark), the municipality of Grünheide (Mark) and the departments of Scharmützelsee and Odervorland.

@see stands for success on the pulse of Berlin. The region offers space for development and growth at favourable conditions, business markets in the immediate vicinity, excellent transport connections, and accessibility for customers and suppliers. Plus: maximum subsidy rates for investment, great potential for skilled workers and universities and other training opportunities nearby.

Ideal conditions for entrepreneurs and investors who want to take advantage of the dynamic of the capital city. A relaxed housing market, a family-friendly atmosphere and high quality recreational activities make a pleasant work-life balance possible. @see managements assist investors energetically, quickly and easily.



www.atsee.de

Nadine Gebauer

City of Fürstenwalde/Spree
Am Markt 4
15517 Fürstenwalde/Spree
Telephone: (03361) 557 114
Fax: (03361) 557 3114
Email: nadine.gebauer@atsee.de



Funded by the Federal Government and the State of Brandenburg under the joint scheme for regional business infrastructure (GRW Infrastructure).

IMPRINT

Version: July 2017
Circulation: 250

Published by:

City of Fürstenwalde/Spree
Am Markt 4, 15517 Fürstenwalde/Spree
www.atsee.de

Editing:

Anja Sokolow, Nadine Gebauer

Photos/maps:

FTB Werbefotografie Berlin, A. Mienert,
City of Fürstenwalde/Spree

Overall production/design:

Mediahaus GmbH Fürstenwalde

All rights reserved.

Reproduction and excerpts only with the consent of the publisher.



To the commercial area website!

