



7R CITY PARK Berlin *East*

City Park

Multi Tenant

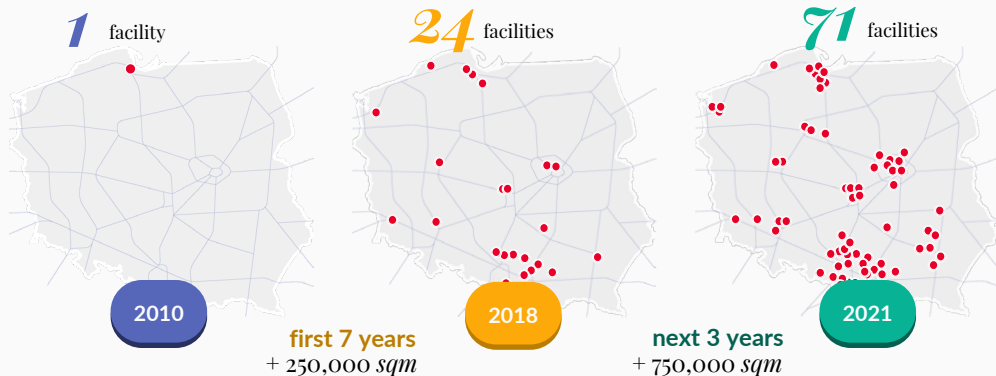
Berlin



www.7rsa.pl



FROM A LOCAL DEVELOPER *to a top player on the market*



2026

next 5 years
we **doubled** the delivered stock

+115 EXISTING &
IN PROGRESS
facilities



FROM A LOCAL DEVELOPER

to a top player on the market



+850
000

SQ M IN
MANAGEMENT

FACILITIES DELIVERED

+115

+2
500
000

SQ M IN
PREPARATION

+18

YEARS ON
THE MARKET

1,4bn
eur

ASSET VALUE
DELIVERED

+2M

SQ M
COMMISSIONED

STRATEGIC

partnership



In August 2023, Urban Partners (through Nordic Strategies Fund V) became the majority shareholder of 7R, thereby making 7R one of the most well-capitalized logistics developer companies in Poland.

Urban Partners is one of Scandinavia's largest real estate investors with more than EUR 20 billion assets under management. Since its inception, Urban Partners has successfully invested in all asset classes and has become a leader in creating sustainable logistics facilities.

Debut on Polish Bond Market

In 2025, 7R achieved one of the most successful debuts on the Polish bond market – WSE Catalyst. The company established a Green Bonds Programme with a target issuance of EUR 100 million. Up to date, the company has raised over EUR 80 million on the Polish market, with the first programme targeted for closure in H1 2026.

↖ Berlin City
Centre

A114 Motorway

A10 Motorway



8.4 km
TO A114 ACCESS

8.5 km
TO BERLIN CITY CENTRE

9 km
TO A10 BERLIN RING

11.7 km
TO BERLIN
HAUPTBAHNHOF
(RAILWAY STATION)

7R CITY PARK Berlin *East*

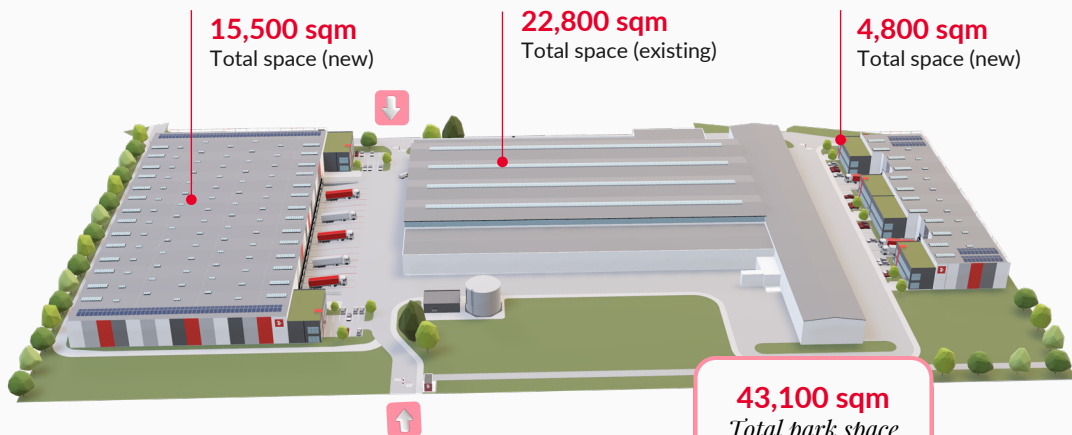
Warehouse

7R City Park Berlin East is an urban logistics scheme combining existing and new-build warehouse space in one flexible park. The project offers approx. 43,000 sqm in total, including approx. 22,800 sqm of existing space and two new-build components of approx. 15,500 sqm and 4,800 sqm. The layout is well suited to last-mile distribution, city logistics, retail supply chains and service-led operations.

15,500 sqm
Total space (new)

22,800 sqm
Total space (existing)

4,800 sqm
Total space (new)

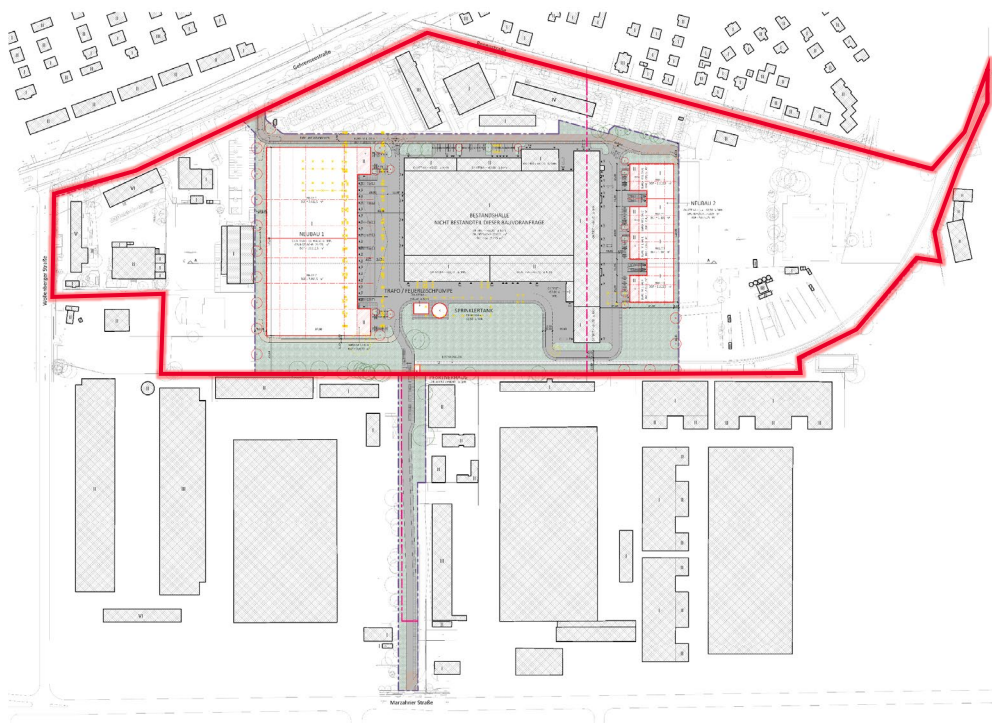


43,100 sqm
Total park space

Entrance



OUR standard



BUILDING

 building height
10 / 11.7 m net

 increased airtightness
of the building

 increased wall
insulation

WELLBEING

 8% natural lightening and 300 lux in the docking area

 heating providing a temperature of +15°C
at an outside temperature of -20°C

 reducing temperature differences
by using destratifiers

 electric vehicle
charging station

UTILITIES

 remote media
measuring system

 switching on lights in
toilets and
passageways via
motion sensors

 rainwater utilisation
(optional)

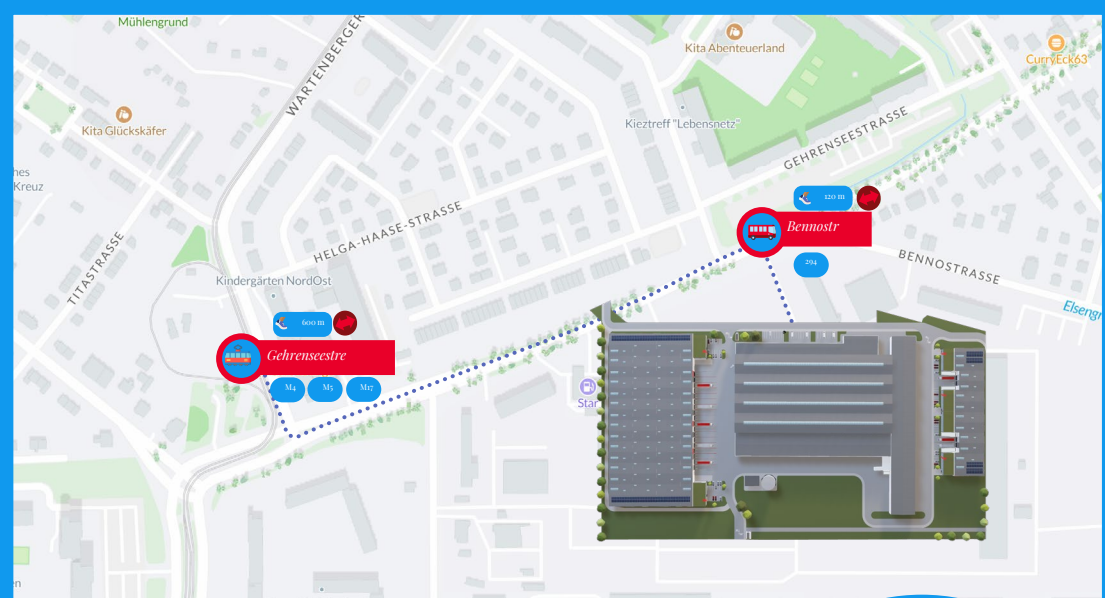
 energy-efficient LED
lighting with DALI
system

 taps with aerators to reduce water
consumption

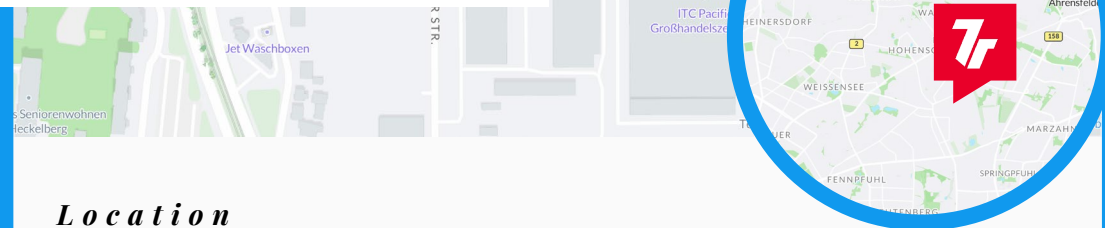
 fire protection / fire load over 4000
MJ/sqm

SAFETY

 slab 7 t/sqm, flatness according
to DIN 18202 standard, table 3,
row 4

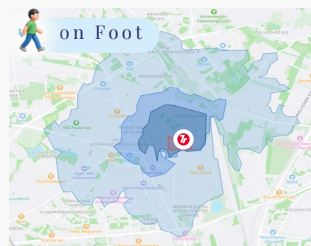
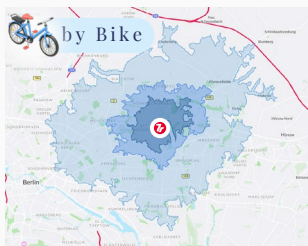
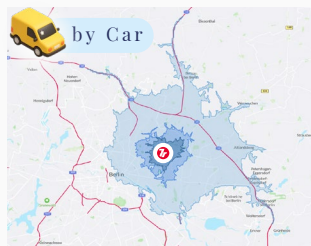


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Location

The site is a well-positioned urban logistics location in north-eastern Berlin, providing direct access to the city's dense consumer base and strong connectivity to the wider motorway network. It is well suited for last-mile distribution, city logistics and service-oriented operations, with convenient access to central Berlin, the A114 corridor, the A10 Berlin Ring and Berlin Brandenburg Airport.



GET IN TOUCH

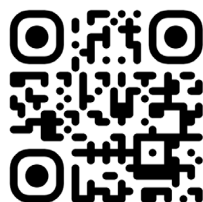
7R is a leading commercial real estate developer, delivering high-quality, flexible warehouse space. The company cooperates with clients from a wide range of industries, offering warehouse and industrial facilities, including built-to-suit (BTS) projects. 7R's portfolio includes large logistics parks, small business units (SBU) and urban warehouses under the 7R City Flex brand. Founded in Poland, the company has delivered projects totalling more than 1.8 million m² to date, with a further 2.5 million m² of GLA under development. 7R is a trusted and financially stable partner. Its commitment to ESG is an integral part of the company's growth strategy, reflected in the 7R Green Saver line of low-emission, energy-efficient buildings that support tenants in achieving their sustainability goals. The company is also engaged in initiatives for local communities and adheres to the highest standards of corporate governance. More information is available at: www.7rsa.pl

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CHECK OUT OUR
website



