

Prologis Park Essen DC2 & DC3

Germany

Available as of October 2026
commission-free





Clear height
7 m



Floorload capacity
50 kN/m²



Lighting
LED



Trafo-capacity
400 KVA



PV/Solar
Planned



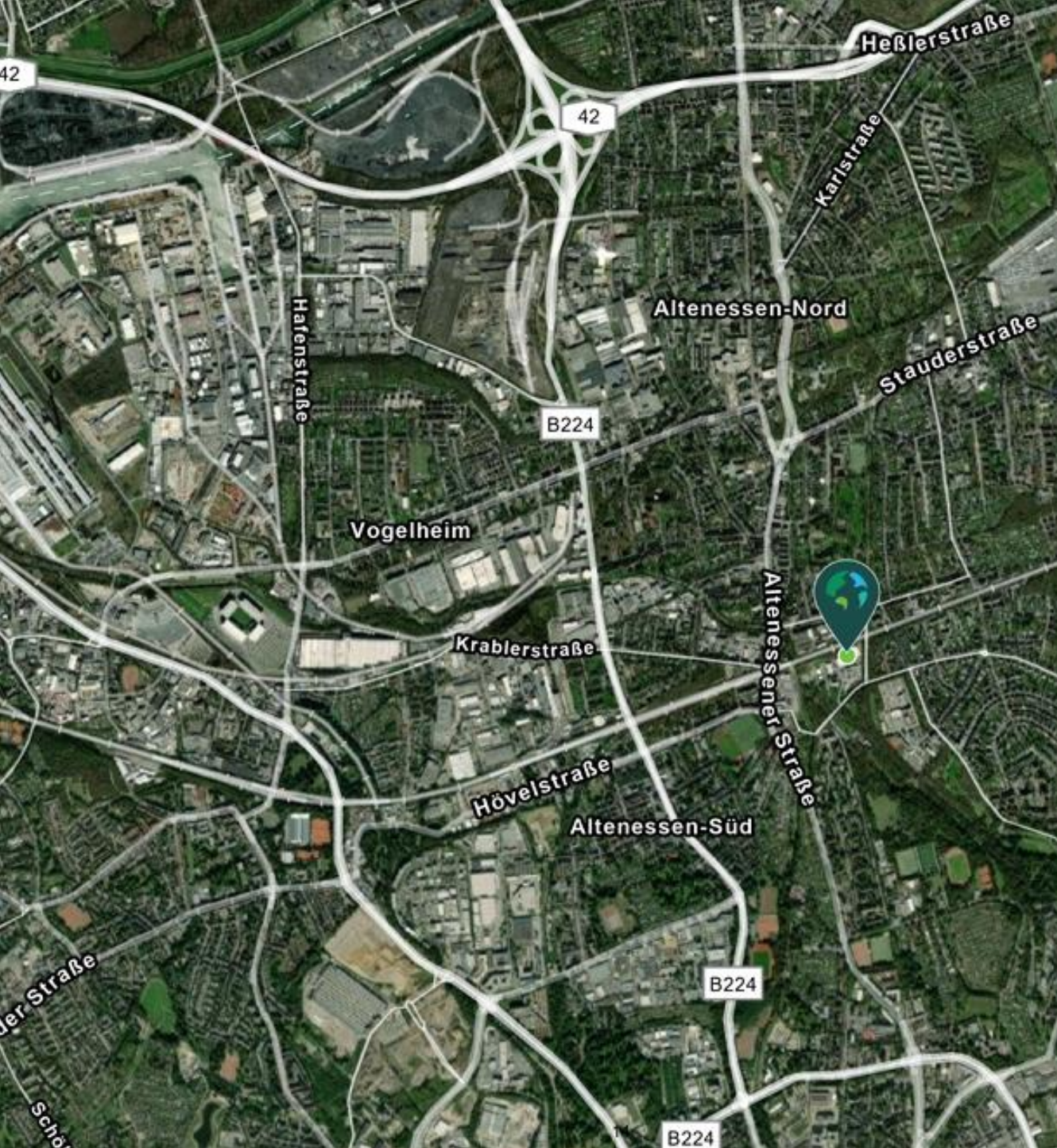
WPC
Planned



24/7
No
Only on weekdays
between 6:00 AM and
10:00 PM



WGK
No



Location

Prologis Park Essen DC2 & DC3 is located in northern Essen, between the A42 and A40 highways.

The dense transportation network in the Ruhr region offers excellent transport links to the Cologne-Bonn metropolitan area, the neighboring Benelux countries, and northern Germany.

At this location, Prologis is currently developing three state-of-the-art logistics units with a total area of 5,351 m². Completion is scheduled for early June.



Citycenter Essen
4,6 km



A40, A42



33 km
Airport Duesseldorf



350 m
Busstop



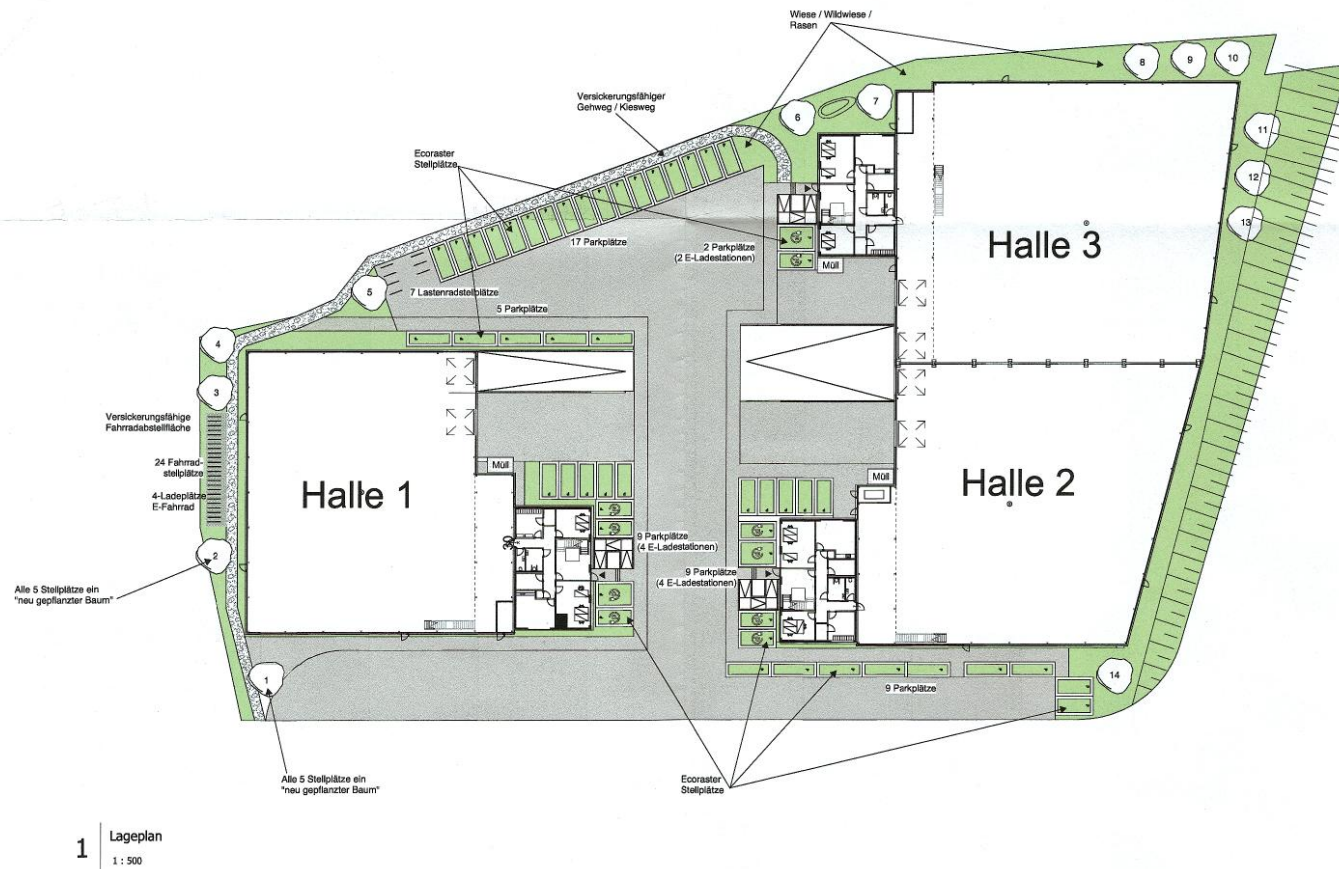
1 km
Train station



800 m
Supermarket



800 m
Restaurant



Siteplan Essen DC2 & DC3

- Floor load capacity 50 kN/m²
- LED-Lighting
- 1 groundlevel entrance per Unit
- 1 dockdoor per Unit
- Heatpump heated
- Property fence: h = 2 m
- Parking places car: 51
- Year built: 2026

	Unit 1	Unit 2	Unit 3	Total
Warehouse	1.122 m ²	1.273 m ²	1.218 m ²	3.613 m ²
Mezzanine	110 m ²	175 m ²	105 m ²	390 m ²
Office	347 m ²	345 m ²	344 m ²	1.036 m ²
Total	1.579 m ²	1.193 m ²	1.667 m ²	5.039 m ²

Specifications

Essen DC2 & DC3

Warehouse:

- Clear height: 7 m
- Brandmeldeanlage und ESFR Deckensprinkler
- Floorload capacity: 50kN/qm
- Groundlevel hall entrances: 1 per Unit
- Heating by heatpump
- Lighting: LED
 - Warehouse: 200 lux
 - Picking zone: 250 lux

Office:

- Flooring:
 - Officerooms: carpet, suitable for chair castors
 - Reception and social area: porcelain tiles
 - Break rooms, locker rooms, and utility rooms: Tile
- Lighting: LED
 - Office rooms: 500 lux
 - Entrance area: 250 lux
 - Stairways, corridors, toilets: 100 lux
- Heating: Flat/valve radiators

Exterior facilities:

- Property fence: 2 m height
- 73 car parking places
- 24/7-usage: Only on weekdays between 6:00 AM and 10:00 PM
- WHS-storage: no



Construction site picture of March 2026

About Prologis

Beyond the Building

Prologis is the world's leading developer and owner of industrial and logistics real estate and a trusted partner to some of the world's best-known organizations. We want to help our clients succeed. We are committed to doing this at a global and local level. Around 2.8% of global GDP flows through our buildings, and thanks to our global reach, our corporate culture and the desire to be a driving force in the areas where we are based and where we build, we strive to create a better future.

The data relates to properties that Prologis owns on a consolidated basis or through unconsolidated joint ventures, through interests in real estate and ventures, through interests in real estate and development projects as of 31. March 2026

Fact about Prologis Germany

Prologis is one of the leading providers of industrial real estate in Germany - specializing in the project development of properties for the logistics sector. Our customers have a wide range of first-class warehouses and distribution centers at their disposal.

Locations in logistics hotspots such as Hamburg, Munich, Hanover, Augsburg, the Rhine-Ruhr region and the Rhine-Main area ensure optimal access to Europe's major transportation routes.

Prologis also has numerous vacant sites in attractive locations in Germany for the project development of tailor-made real estate

5,881

Buildings

120.8 Mio.

sqm in 20 countries

40+

Years of real estate and
development expertise

2.8%

Of global GDP flows
through our portfolio

6,500

Customers

2,802

Employees

1.1 Mio.

People work in
Prologis buildings
worldwide

Your Journey, Powered by Prologis Essentials



Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity — so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

Why It Matters

- **Operational Expertise:**
Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:**
Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:**
A clear view of your options - upfront, phased, or included in rent, with no surprises.



Prologis Essentials

Simplify and optimize everyday warehouse operations in your business



Please visit our website for more information:
<https://www.prologisgermany.de/essentials-solutions>

Our in-house team of experts will assist you with the complete setup of your warehouse. From the initial consultation to procurement and successful implementation, we will ensure that your property is up and running quickly, efficiently, and sustainably.

Your 3 top benefits:

- 1 Quick start:** Everything you need is available immediately—no delays when moving in.
- 2 Everything from a single source:** Consulting, procurement, and implementation coordinated by our team of experts.
- 3 Future-proof & sustainable:** Manufacturer-neutral solutions, tested to the highest standards.



Package 1: Consulting

- Manufacturer-neutral planning in accordance with Global FM Standard (block storage, storage systems, or automation)
- Development of customized concepts based on your goods
- Implementation of approval procedures
- Creation of fire protection concepts based on fire protection classes Escape route plans



Package 2: Procurement

- Efficient and economical equipment with clear savings advantages
- Calls for bids & tender procedures(e.g., warehouse technology, IT structure, security technology, special user installations)
- Technical review of all bids in coordination with building specifications (e.g., structural analysis)



Package 3: Implementation

- Smooth implementation until full operational readiness
- Comprehensive project management from a single source
- Safety coordination during implementation

Your contact

Volker Schönfeld
VP, Head of Leasing Germany
vschoenfeld@prologis.com

+49 (0) 173 6609 043

Prologis Germany Management GmbH

Peter-Müller-Str. 22
40468 Düsseldorf
Germany

No warranties or representations, express or implied, are made regarding the accuracy or completeness of the information contained herein. All dimensions are approximate. Prologis assumes no obligation to update the information contained herein and may modify these materials at any time without notice.

www.prologisgermany.de

