

# Prologis Park Alzenau DC1 Alzenau DC2 Unit 1

Germany

DC1 available as of 1.06.2025

DC2 Unit 1 available as of 01.07.2025





#### Motorways

A45 – 4,0 km

A3 – 8,6 km

A66 – 12,8 km



#### Airport

Frankfurt - 43 km



#### City center

Alzenau – 1,6 km

Frankfurt – 40 km



#### Public Transport

Bushaltestelle - 1200 m



#### Clear Height

10 m



#### Floor load capacity

60 kN/m<sup>2</sup>

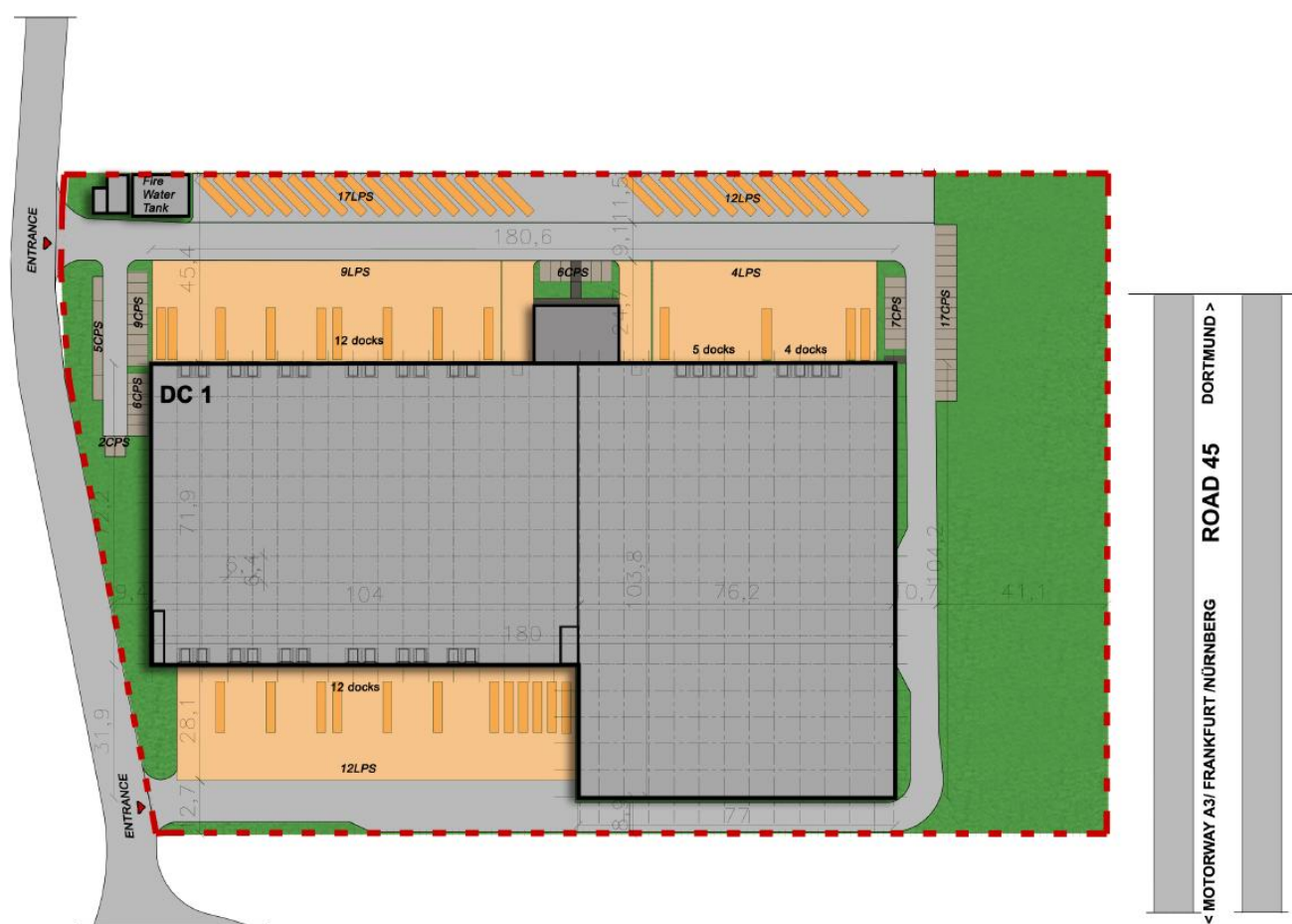


## Location

Alzenau, located southeast of Hanau on the border between Bavaria and Hesse, is a good starting point for quick logistical distribution. Three highway on and off ramps from the A45 enable easy access to the Prologis Park.

Our distribution center 1 with an area of approx. 16,000 sqm will be available from June 2025, and unit 1 in our distribution center 2 with an area of approx. 9,600 sqm will be available from July 1, 2025. Together, the hall areas offer almost 25,000 sqm of logistics space.





## Siteplan Alzenau DC1

- Floor load capacity 60 kN/qm
- LED-lighting
- 33 dockdoors in DC1
- 3 groundlevel hall entrances
- Property fence: h = 2 m
- Car parking places: 53
- Year built: 2003

Warehouse  
DC1 15.374 m<sup>2</sup>

Office  
DC1 527 m<sup>2</sup>

Mezzanine  
DC1 100 m<sup>2</sup>

Total  
DC1 16.001 m<sup>2</sup>



# Specifications

## Alzenau DC1

### Warehouse:

- Clear Height: 10 m
- Fire alarm system and ESFR ceiling sprinklers
- Floorload capacity: 60kN/qm
- Dockdoors with levellers : 33
- Groundlevel hall entrances: 3
- Heating: 12° C – direct-fired gas dark radiators
- Lighting: LED
  - Warehouse: 200 lux
  - Picking zone: 250 lux

### Office:

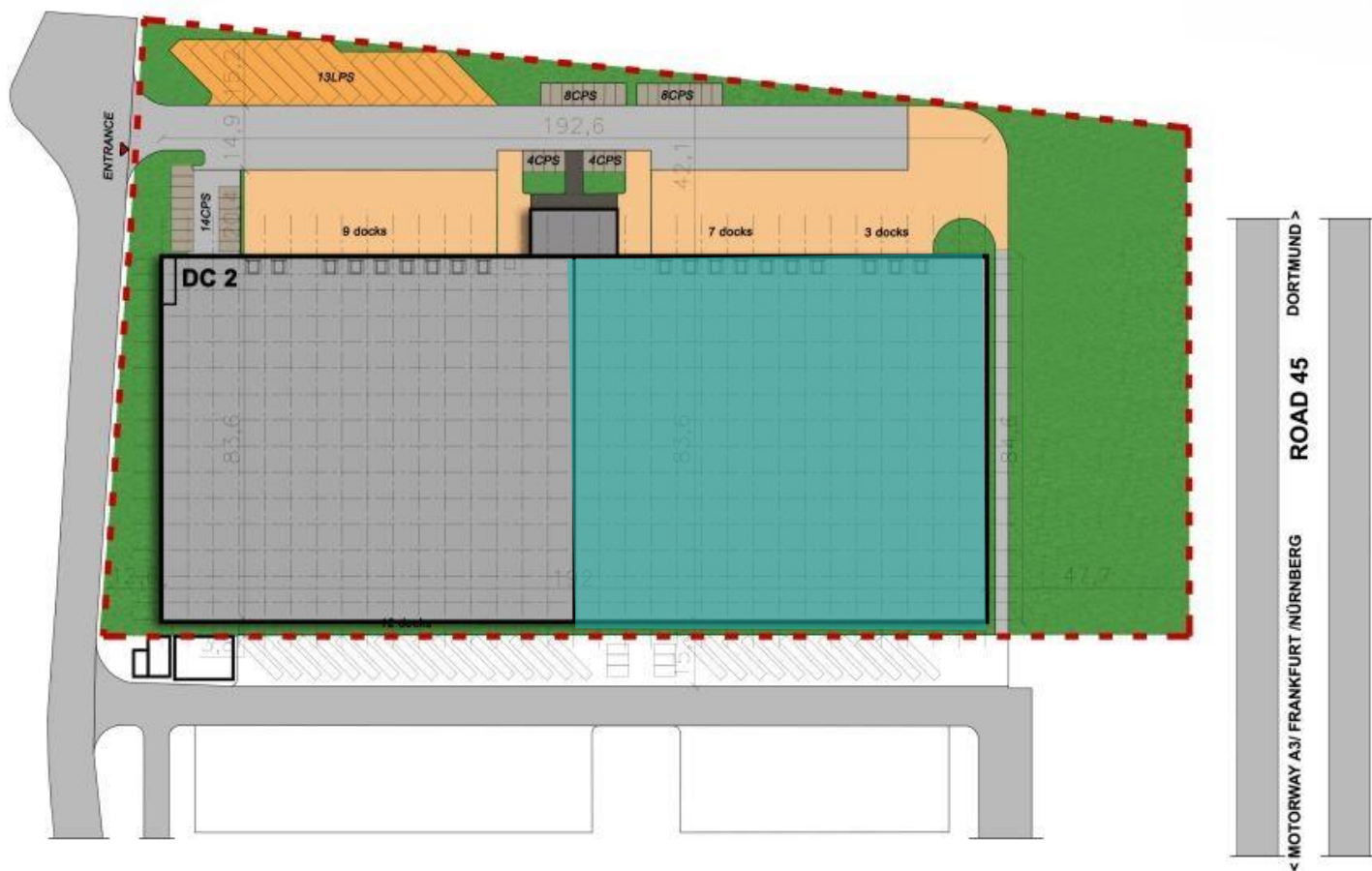
- Flooring:
  - Office rooms: Needle felt, suitable for castors
  - Reception and social area: stonewear
  - Breaking-, change and toilet rooms: tiles
- Lighting : LED
  - Office: 500 lux
  - Entrance area: 250 lux
  - Stairways, corridors, toilets: 100 lux
- Heating: flat/valve radiators

### Outdoor facilities:

- Property fence: 2 m height
- Loading yards: concrete
- 10 truck parking places
- 53 car parking places
- 24/7-usage
- No WGK possibilities







## Siteplan Alzenau DC2 Unit 1

- Floorload capacity 60 kN/qm
- LED-lighting
- 10 dockdoors in DC2 Unit 1
- 1 ground level hall entrance
- Property fence: height 2 m
- Car parking places: 11
- Truck parking places: 6
- Year built: 2008

### Warehouse Unit 1

DC2 8.151 m<sup>2</sup>

### Office

DC2 163 m<sup>2</sup>

### Mezzanine

DC2 772 m<sup>2</sup>

### Total

DC2 9.086 m<sup>2</sup>

# Spezifikationen Alzenau DC2 Unit 1

## Warehouse:

- Clear Height: 10 m
- Fire alarm system and ESFR ceiling sprinklers
- Floorload capacity: 60kN/qm
- Dockdoors with levellers : 10
- Groundlevel hall entrances: 1
- Heating: 12° C – direct-fired gas dark radiators
- Lighting: LED
  - Warehouse: 200 lux
  - Picking zone: 250 lux

## Office:

- Flooring:
  - Office rooms: Needle felt, suitable for castors
  - Reception and social area: stonewear
  - Breaking-, change and toilet rooms: tiles
- Lighting : LED
  - Office: 500 lux
  - Entrance area: 250 lux
  - Stairways, corridors, toilets: 100 lux
- Heating: flat/valve radiators

## Outdoor facilities:

- Property fence: 2 m height
- Loading yards: concrete
- 6 truck parking places
- 11 car parking places
- 24/7-usage
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# 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 December 31, 2024.

### 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

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# 5.866

Buildings

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# 119,7 Mio.

sqm in 20 countries

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# 40+

Years of real estate  
and development  
expertise

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# 2,8 %

of global GDP flows  
through our portfolio

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# 6.500

Customers

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# 2.703

Employees

---

# 1,1 Mio.

People work in  
Prologis buildings  
worldwide



# Prologis Essentials

Simplify and optimize day-to-day warehousing



For more information, visit our website:  
[www.prologisessentials.de](http://www.prologisessentials.de)

The Essentials platform is based on our experience in logistics facilities and provides solid, forward-looking solutions for some of the most important challenges faced by logistics centers. With our products, we create the flexibility your company needs to withstand the competition, expand and grow – today and in the future.



## Operations

Expand your warehousing potential with integrated, turnkey solutions that maximize efficiency and boost productivity. From move-in to forklifts and racking systems, Prologis offers:

- Turnkey move-in and set-up solutions
- Turnkey conversions with optimization suggestions
- Smooth move-out with relocation support

## Energy+ Sustainability

Improve energy efficiency and minimize costs with solutions designed to provide carbon-neutral facilities.

From rooftop solar to LED lighting, we're committed to your success.

- On-site solar
- Energy storage
- Lighting and electrical
- Network infrastructure and security
- Grid-scale energy

## Mobility

Whether you are in a Prologis building or a third-party facility, we are your dedicated partner for the transition to zero-emission vehicles and ensure that your fleet is powered on the road and on site-

- fleet electrification-
- Depot charging-
- hub charging-
- on-demand charging
- workplace charging

## Workforce

Train your future logistics employees and develop your current talent. Your workforce is the backbone of your business. Our job is to help you develop good employees quickly and efficiently, and to grow with you through our specialized training and talent programs.

# Prologis Essentials

## Operations



For more information, please visit our website:  
<https://www.prologisgermany.de/essentials-solutions>

Expand your warehousing potential with integrated, turnkey solutions that maximize efficiency and boost productivity.



## Operations

### 100% support during planning and implementation

- Solution design, approval process and project management
- Advantages: Saving of resources, optimization of process costs in operations, also an important step towards (partial) automation

### Storage systems (purchase, rental)

- Cost-effective used or new pallet racks with worldwide framework conditions with Still, Stow and Jungheinrich

- Standard racks, shelves or Picketowers. You can purchase them at top prices or rent them (short-term periods possible + no dismantling obligation).
- Specialized storage solutions and vendor-neutral automation consulting now also available in-house

### Forklifts and machinery (purchase, rental, leasing)

- Top conditions and key account status for all Prologis customers
- Purchase, leasing or rental of used vehicles as well

### Data cabling (purchase, rental)

- Basic structure can also be rented incl. no dismantling obligation
- Individual fine structure, e.g. access points, etc. for purchase

### All other solutions required (purchase, financing)

- Prologis takes care of sourcing and advance performance
- Simple collective billing after move-in
- Financing options for investment-intensive topics (from 200K) via ext. partners or ASTI

### Move Out and Make-Ready from the current non-Prologis warehouse

- Attractive purchase prices for equipment no longer required
- Conversion, transport, assembly, approval of existing equipment in the Prologis warehouse
- dismantling, repair and relocation management through a framework agreement (as with a general contractor)



## Your contact

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