

PROLOGIS PARK DORTMUND DC2



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Available as of now

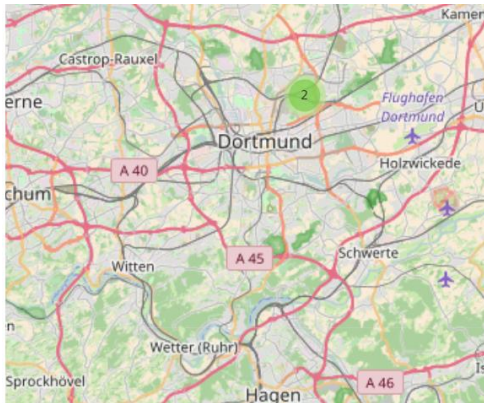


Prologis Park Dortmund DC2

Prologis developed an 80,000 sqm logistics park with two facilities on the former site of Westfalenhütte in Dortmund. Prologis Park Dortmund is in the Ruhr district, a key logistics region in Germany with ideal access to all European markets.

Prologis Park Dortmund is situated northeast of the city center and next to the B236 motorway with easy access to the A2 and A40.

Dortmund Airport is just 13 kilometers away, and Dortmund Port is connected to the entire national network by water, rail and road. This location in the Ruhr district ensures availability of a qualified workforce.



DISTANCES:

S-Bahn Dortmund Körne:	2,8 km
Hafen:	9 km
Dortmund Innenstadt:	10 km
Flughafen Dortmund:	13 km
Autobahnen:	A2, A40, A1

Adresse: Kaiserstuhlstrasse 4, 44328 Dortmund

Alle sizes in sqm

	DC 2.1	DC 2.2	DC 2.3	Total
Warehouse	9.917	9.953	9.878	29.748
Mezzanine	516	731	587	1.834
Office	843	635	534	2.012
Total	11.276	11.319	10.999	33.594
Available	Q1 2023	Q1 2023	Q1 2023	

Warehouse

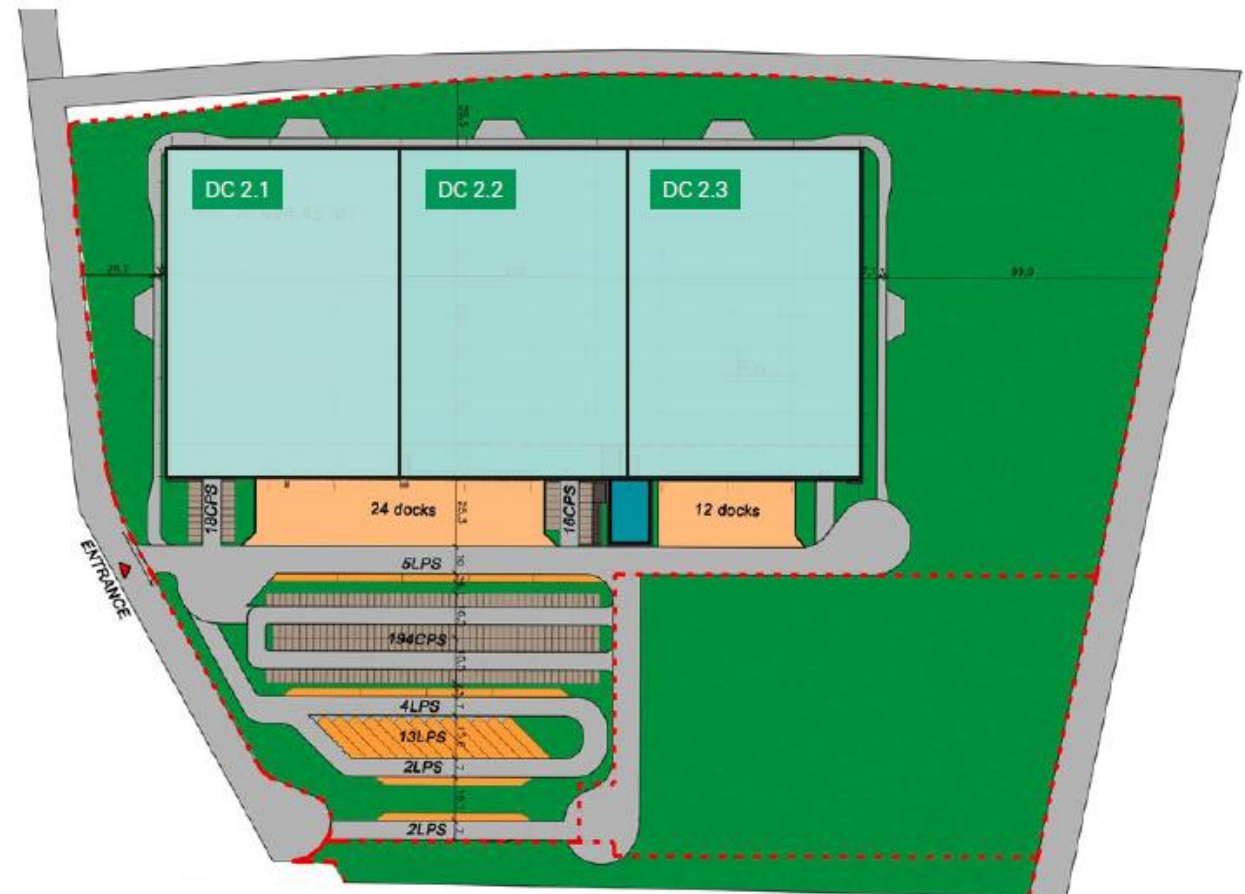
- Clear Height: 12.2 m
- Column spacing: 12 x 24 m
- Fire alarm system and ESFR ceiling sprinklers
- Floor load: 75 kN/qm
- Loading docks (with dock levelers): 36
Hall entrances at ground level: 3
- Heating: Air heat pump
- Lighting: LED
 - Hall: 200 lux
 - Picking Zone: 250 lux
- Aiming for DGNB GOLD certification
- Aiming for WELL-Building certification

Office

- Flooring:
 - Office room: needle felt, suitable for wheeled office chairs
 - Reception and social area: tile
 - Break, changing and side rooms: linoleum/PVC
- Lighting: LED
 - Office rooms: 500 lux
 - Foyer: 300 lux
- Heating: gas in conjunction with flat thermostat-controlled radiators
- Sun protection: electric blinds in each room
- Cooling: top-down system

Outdoor Facilities

- Property Fence: h = 2 m
- Loading yards: concrete
- Car parking spaces: 228
- Truck parking spaces: 27
- 10 % of car parking spaces with e-charging station
- 20 % of bike parking spaces with e.-charging facility
- Park-like design of outdoor area for employees. Ideal as break and recreation area



Prologis Essentials

For easy setup and smooth operation

When it comes to setting up your warehouse and putting it into operation, we are your partner.

Prologis Essentials is the first complete warehouse solution that helps you run your business, optimize and grow - how, when ever and where you want.

Prologis Essentials conveniently provides you with all the setup and equipment you need to get started cost-effectively, quickly and free of care. It also provides you with replacements, upgrades or temporary solutions - making your life easier and giving you back valuable time.



FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our word-class partners.



RACKING

The right racking system to suit your needs - a fast and easy service that makes arranging racking simple.



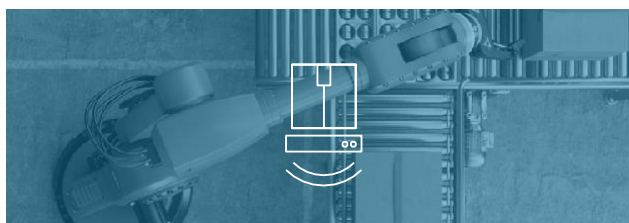
SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



LED LIGHTING

Easy to install, efficient and reliable - upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



WAREHOUSE ROBOTICS

COMING SOON



SAFETY

COMING SOON

ABOUT PROLOGIS

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 most prominent organizations in the world.

We want to help our customers succeed. To this end, we are committed at global and local levels. Approximately 3.5% of global GDP flows through our buildings, and thanks to our global reach, our corporate culture and desire to be a driving force in the areas where we are based and where we build, a driving force, 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 development projects owned as of December 31, 2022.

850,000	3.5%	listed	2,466
PEOPLE WORK IN PROLOGIS BUILDINGS	OF THE GLOBAL GDP FLOWS THROUGH OUR BUILDINGS	AMONG THE 100 MOST SUSTAINABLE COMPANIES IN THE WORLD	EMPLOYEES
112.7	5,495	5,800	19
MILLION SQUARE METER	BUILDINGS	CUSTOMERS	COUNTRIES
4	\$195.8 B	1983	#71
CONTINENTS	MANAGED PORTFOLIO	FOUNDED	S&P 500 MEMBER


3.3

 MILLION
SQM
LOGISTICS
SPACE

145

BUILDINGS

17

HECTAR

FACTS ABOUT PROLOGIS GERMANY

Prologis is one of the leading providers of industrial real estate in Germany - specializing in project development of real estate for the logistics industry. A wide range of first-class warehouses and distribution centers is available to our clients.

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

Prologis also owns numerous vacant sites in attractive locations in Germany for the project development of customized real estate.



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