

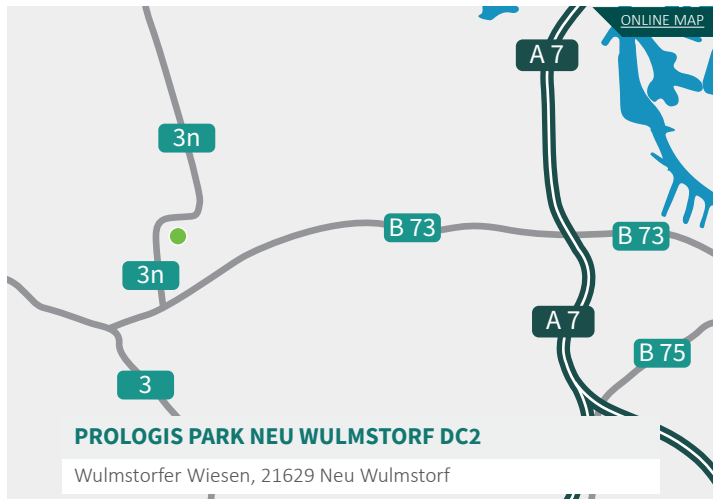


Prologis Park Neu Wulmstorf DC2

Available as of: Q3 2023

PROLOGIS PARK NEU WULMSTORF DC2

Prologis Park Neu Wulmstorf DC2 is located on the outskirts of Hamburg – in the southwest of the metropolis. Optimal connections via the A7, A1 and A261 motorways offer logistics companies a good alternative to the more expensive port metropolis of Hamburg. The park is located directly next to the B73, a well-developed bypass with access to the A7 in the east or to the A1 in the south. In addition, the A26 is being built in the north of Neu Wulmstorf.



DISTANCES

Port terminal:	20 km
City railway:	350 m
Hamburg city center:	31 km
Hamburg airport:	40 km
Motorways:	A1, A7, A26



SPECIFICATIONS DC2

	UNIT 1	UNIT 2	Total
Hall:	9,732 sqm	9,647 sqm	19,379 sqm
Mezzanine:	799 sqm	794 sqm	1,593 sqm
Office::	525 sqm	528 sqm	1,053 sqm
Total:	11,056 sqm	10,969 sqm	22,025 sqm

Warehouse:

- Clear height: 12 m
- Structure: steel, reinforced concrete, laminated wood beams or combination
- Column spacing: 12 x 24 m
- Fire alarm system and ESFR ceiling sprinklers
- Floor load capacity: 50 kN/sqm
- Dock high doors: 24
- Access gates: 2
- Heating: 17°C – gas-fired radiant tube heaters
- Lighting: LED
 - Hall: 200 lux
 - Picking zone: 250 lux
- 24/7 use with limited nighttime driving
- DGNB Gold certification aspired
- WGK-II capable hall sole (water hazard classification)

Office:

- Flooring
 - Office rooms: needle felt, suitable for wheeled office chairs
 - Reception and social area: porcelain tile
 - Break, changing and side rooms: linoleum
- Lighting: LED
 - Office rooms: 500 lux
 - Foyer: 250 lux
 - Stairs, corridors, toilets: 100 lux
- Heating: flat thermostat-controlled radiators
- WELL Building features
 - Circular building materials

Exterior facilities:

- Property fence: h = 2 m
- Loading yards: concrete
- Car parking spaces: 91
- 10% of car parking spaces with e-charging station
- 20% of bicycle parking spaces with e-charging facility
- Park-like design of the outdoor area for employees
- WGK-II-capable loading area (water hazard classification)



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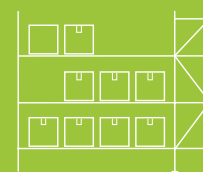
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ABOUT PROLOGIS

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. Our success is based on our desire to help our clients to achieve success, and on our commitment to making a difference on a global scale. Approximately 1.7% of global GDP flows through our buildings, and thanks to our global reach, our corporate culture and our desire to make a difference in the areas where we are based and build in, we strive to create a better future.

MORE

850,000	3.5%	listed	1,945
people work in Prologis buildings around the world	of the global GDP flows through our buildings	among the 100 most sustainable companies in the world	employees
93	4,735	5,800	19
million square meters	buildings	customers	countries
4	\$215 Mrd.	1983	#93
continents	managed portfolio	founded	S&P 500 member

The data refers to properties held by Prologis on a consolidated basis or through non-consolidated joint ventures, via shares in real estate and development projects owned as of December 31, 2021.

PROLOGIS IN GERMANY

Prologis is a leading provider of industrial real estate in Germany, offering customers a wide range of high-quality warehouse and distribution centers. Key locations in or near Hamburg, Munich, Hannover, the Rhine-Ruhr and Rhine-Main areas give customers access to major transportation routes supplying all of Europe.

The company also holds land for development in Germany.

2.94

million square
meters logistics
space

115

buildings

12

hectare





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