

# Prologis Park Dortmund DC4

Germany



Move Forward



# The Beginning of a New Era » DC4WARD

Move Forward

Located in Germany's Ruhr region, Prologis Park Dortmund DC4WARD is currently our second largest development in Europe. Built on a remediated former industrial site, the park combines logistics, light industry, and commercial units — all designed for multi-user flexibility.

With excellent public transport links and a focus on diverse job creation, DC4 supports urban growth while setting new benchmarks in sustainability. From green roofs to energy-efficient systems and circular construction, the park is targeting DGNB Platinum certification — a model for future-ready, responsible development.



# Dortmund DC4 – Where Connections Drive the Future

Located in Dortmund-Dorstfeld – in the heart of the Ruhr region, one of Europe’s largest metropolitan areas – DC4 benefits from a central position, high population density, and excellent transport connectivity.



#### Highways:

A40: 1.5 km  
A45: 5 km  
A2: 10 km



#### Inland Ports:

Dortmund: 7 km  
Duisburg: 55 km  
Cologne: 95 km



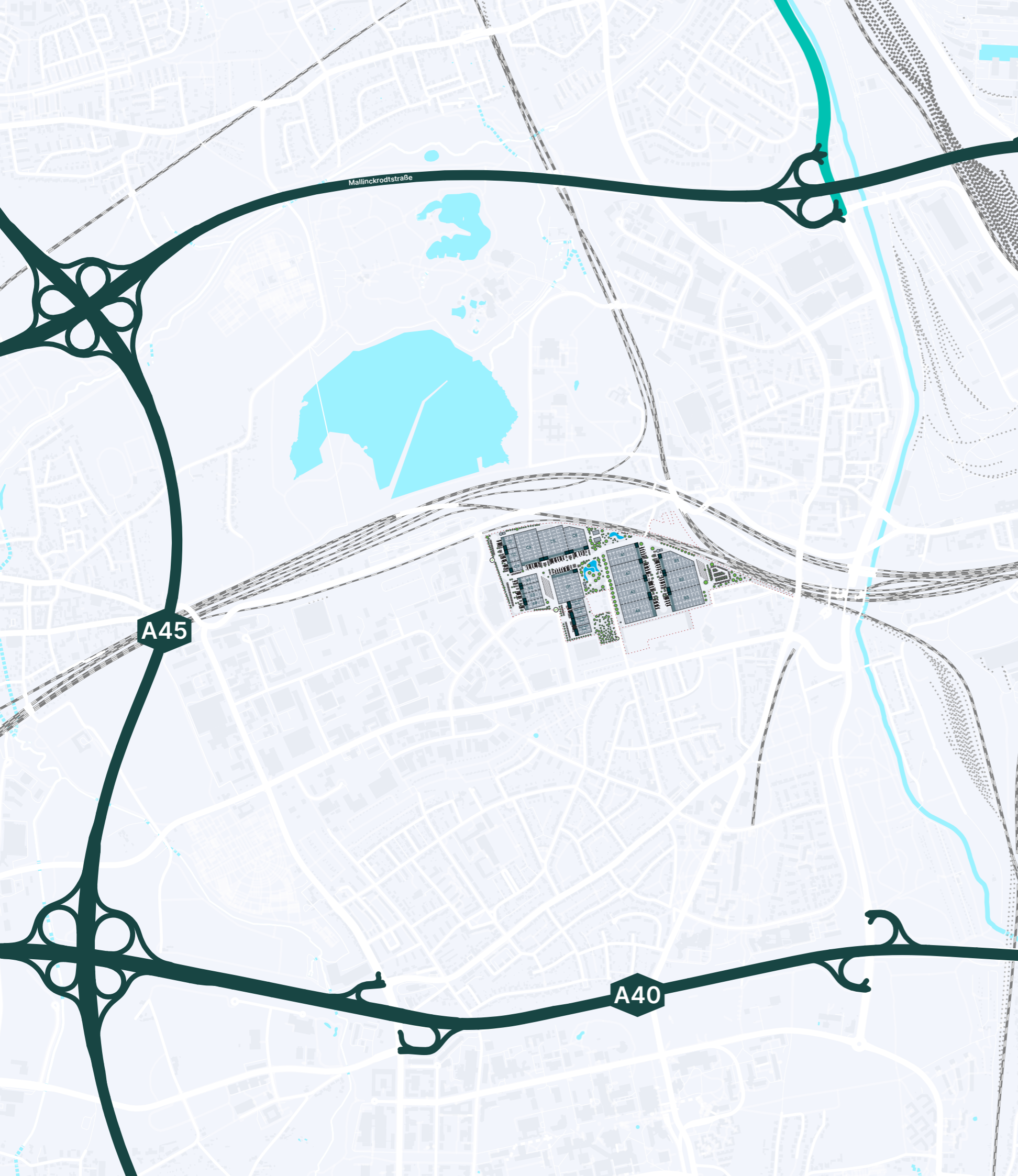
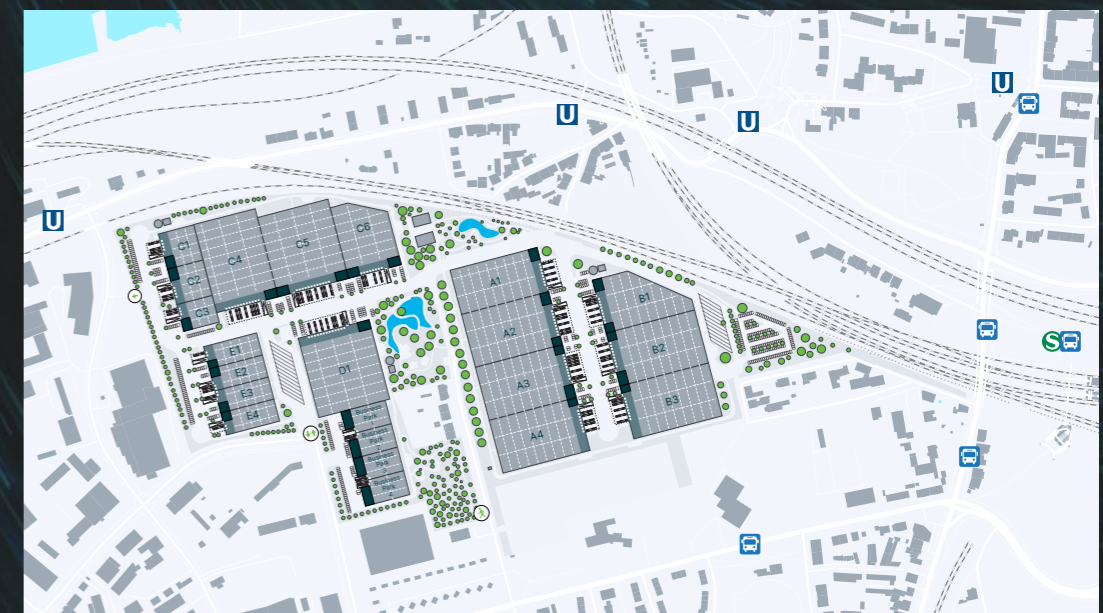
#### Airport:

Dortmund: 13 km  
Düsseldorf: 65 km  
Cologne/Bonn: 100 km



#### Public Transport:

Train Station „Auf dem Brümmer“: 800 m  
Bus Station „Auf dem Brümmer“: 800 m  
Bus Station „Linkestraße“: 900 m





## Phases That Move Us Forward

Four state-of-the-art logistics warehouses will be developed, offering up to 11 flexible units. These will be complemented by three modern commercial and light industrial buildings, designed to accommodate a further 11 units tailored to dynamic business needs. Together, they form the backbone of a new era of adaptable, high-performance space.

Phase III

Phase II

Phase I



April 2026 until January 2028

Phase I:

April 26 – March 27

- DC4A
- DC4B

Phase II:

Feb 27 – Jan 28

- DC4C
- DC4C Light

Phase III:

Feb 27 – Jan 28

- DC4D
- DC4E Light
- DC4 Business Park

# Engineered for Tomorrow – DC4WARD in Detail

Designed for flexibility, comfort, and future-ready use, the project offers 24/7 usability, integrated mobility solutions, high-quality outdoor spaces, and modern infrastructure to support evolving urban lifestyles.



# Driving Innovation. Committed to Sustainability.

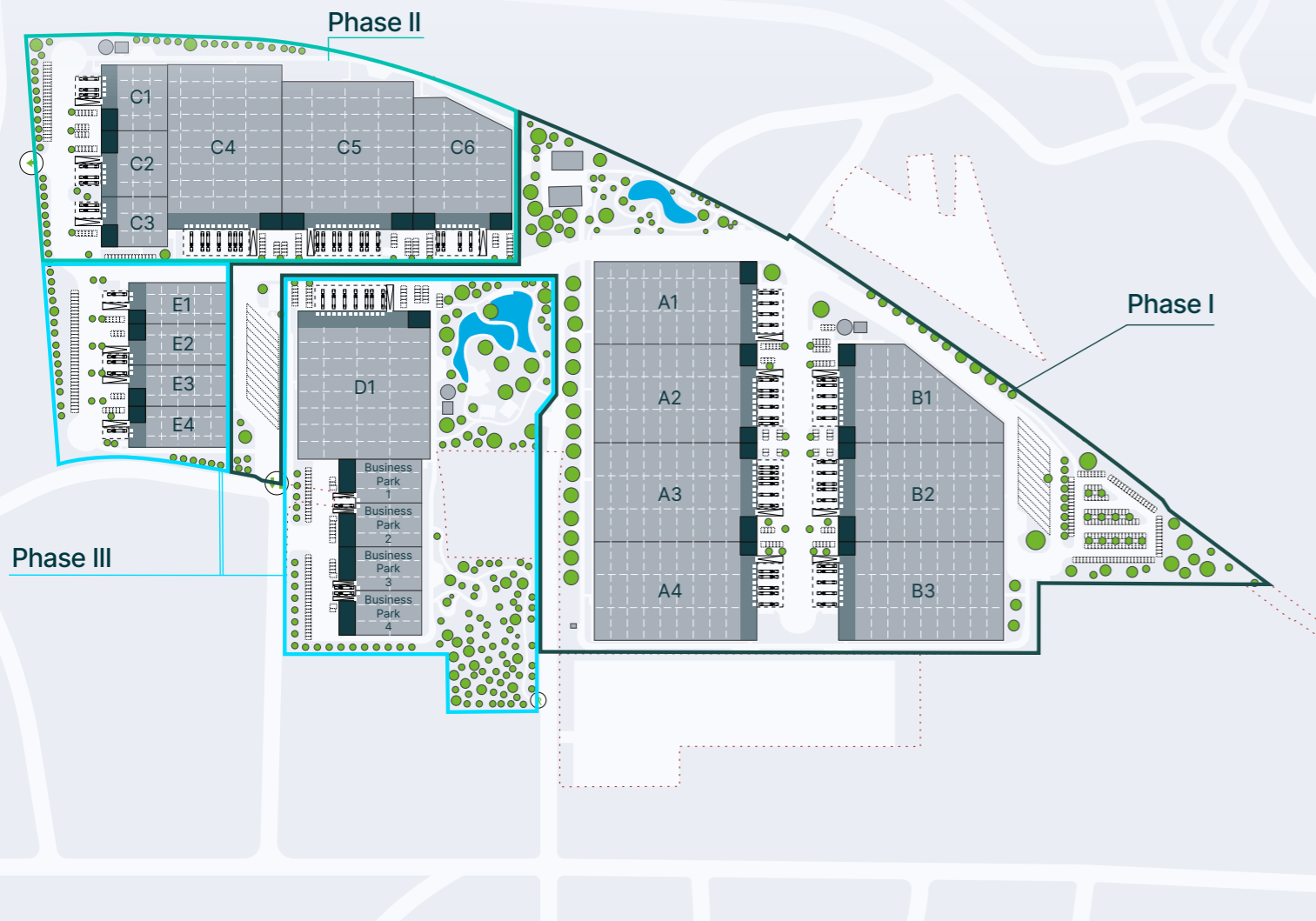
DC4 is built on a future-focused foundation that combines cutting-edge technology with environmental responsibility. Designed to meet the highest sustainability standards, the project targets DGNB Platinum certification.

Intelligent features such as smart metering, energy-efficient LED lighting, and the integration of heat pumps ensure optimized energy use. With infrastructure ready for e-mobility and up to 7 MW of solar energy capacity, DC4 empowers businesses to operate more sustainably – today and tomorrow.

- Plot Size: 278,000 m<sup>2</sup>
- Building Size: 129,859 m<sup>2</sup>
- Mezzanine: 7,696 m<sup>2</sup>
- Office Area: 8,589 m<sup>2</sup>
- Height: 12.20 m  
Light Industrial Park D2-D4: 8.60 m
- Loading Docks: 128
- Level-Access Loading Docks: 22
- Floor Load: 50 kN/m<sup>2</sup>
- All-electric building
- 20% of all car parking spaces equipped with EV charging points
- 50% of all bicycle parking spaces equipped with e-charging capabilities

- DGNB Platinum
- Materials with low embodied carbon
- Smart-Metering
- LED
- PV-Option
- Green roofs
- Heat pumps
- E-Mobility

# From Vision to Structure - DC4WARD at a Glance



		Warehouse	Office	Mezzanine	Total
DC4A	Unit 1	6,994 m <sup>2</sup>	420 m <sup>2</sup>	433 m <sup>2</sup>	7,847 m <sup>2</sup>
	Unit 2	8,460 m <sup>2</sup>	404 m <sup>2</sup>	576 m <sup>2</sup>	9,440 m <sup>2</sup>
	Unit 3	8,466 m <sup>2</sup>	362 m <sup>2</sup>	565 m <sup>2</sup>	9,393 m <sup>2</sup>
	Unit 4	8,579 m <sup>2</sup>	445 m <sup>2</sup>	555 m <sup>2</sup>	9,579 m <sup>2</sup>
	<b>Total</b>	<b>32,499 m<sup>2</sup></b>	<b>1,631 m<sup>2</sup></b>	<b>2,129 m<sup>2</sup></b>	<b>36,259 m<sup>2</sup></b>
DC4B	Unit 1	6,361 m <sup>2</sup>	416 m <sup>2</sup>	576 m <sup>2</sup>	7,353 m <sup>2</sup>
	Unit 2	8,471 m <sup>2</sup>	362 m <sup>2</sup>	565 m <sup>2</sup>	9,398 m <sup>2</sup>
	Unit 3	8,584 m <sup>2</sup>	445 m <sup>2</sup>	555 m <sup>2</sup>	9,584 m <sup>2</sup>
	<b>Total</b>	<b>23,416 m<sup>2</sup></b>	<b>1,223 m<sup>2</sup></b>	<b>1,696 m<sup>2</sup></b>	<b>26,335 m<sup>2</sup></b>
<b>Phase I</b>	<b>Total</b>	<b>55,915 m<sup>2</sup></b>	<b>2,854 m<sup>2</sup></b>	<b>3,825 m<sup>2</sup></b>	<b>62,594 m<sup>2</sup></b>
DC4C Light	Unit 1	2,237 m <sup>2</sup>	394 m <sup>2</sup>	289 m <sup>2</sup>	2,920 m <sup>2</sup>
	Unit 2	2,127 m <sup>2</sup>	357 m <sup>2</sup>	287 m <sup>2</sup>	2,771 m <sup>2</sup>
	Unit 3	1,524 m <sup>2</sup>	394 m <sup>2</sup>	143 m <sup>2</sup>	2,061 m <sup>2</sup>
	<b>Total</b>	<b>5,888 m<sup>2</sup></b>	<b>1,145 m<sup>2</sup></b>	<b>719 m<sup>2</sup></b>	<b>7,752 m<sup>2</sup></b>
DC4C	Unit 4	10,008 m <sup>2</sup>	394 m <sup>2</sup>	719 m <sup>2</sup>	11,121 m <sup>2</sup>
	Unit 5	10,211 m <sup>2</sup>	357 m <sup>2</sup>	865 m <sup>2</sup>	11,433 m <sup>2</sup>
	Unit 6	6,117 m <sup>2</sup>	568 m <sup>2</sup>	449 m <sup>2</sup>	7,134 m <sup>2</sup>
	<b>Total</b>	<b>26,336 m<sup>2</sup></b>	<b>1,319 m<sup>2</sup></b>	<b>2,033 m<sup>2</sup></b>	<b>29,688 m<sup>2</sup></b>
<b>Phase II</b>	<b>Total</b>	<b>32,224 m<sup>2</sup></b>	<b>2,464 m<sup>2</sup></b>	<b>2,752 m<sup>2</sup></b>	<b>37,440 m<sup>2</sup></b>
DC4D	Unit 1	10,203 m <sup>2</sup>	465 m <sup>2</sup>	844 m <sup>2</sup>	11,512 m <sup>2</sup>
<b>Total</b>	<b>10,203 m<sup>2</sup></b>	<b>465 m<sup>2</sup></b>	<b>844 m<sup>2</sup></b>	<b>11,512 m<sup>2</sup></b>	
DC4E Light	Unit 1	2,036 m <sup>2</sup>	338 m <sup>2</sup>	137 m <sup>2</sup>	2,510 m <sup>2</sup>
	Unit 2	2,007 m <sup>2</sup>	402 m <sup>2</sup>	-	2,410 m <sup>2</sup>
	Unit 3	2,007 m <sup>2</sup>	402 m <sup>2</sup>	-	2,409 m <sup>2</sup>
	Unit 4	2,103 m <sup>2</sup>	345 m <sup>2</sup>	137 m <sup>2</sup>	2,585 m <sup>2</sup>
	<b>Total</b>	<b>8,153 m<sup>2</sup></b>	<b>1,487 m<sup>2</sup></b>	<b>274 m<sup>2</sup></b>	<b>9,914 m<sup>2</sup></b>
DC4 Businesspark	Unit 1	1,751 m <sup>2</sup>	336 m <sup>2</sup>	-	2,087 m <sup>2</sup>
	Unit 2	1,829 m <sup>2</sup>	343 m <sup>2</sup>	-	2,172 m <sup>2</sup>
	Unit 3	1,724 m <sup>2</sup>	299 m <sup>2</sup>	-	2,023 m <sup>2</sup>
	Unit 4	1,769 m <sup>2</sup>	342 m <sup>2</sup>	-	2,111 m <sup>2</sup>
	<b>Total</b>	<b>7,073 m<sup>2</sup></b>	<b>1,320 m<sup>2</sup></b>	<b>-</b>	<b>8,393 m<sup>2</sup></b>
<b>Phase III</b>	<b>Total</b>	<b>25,429 m<sup>2</sup></b>	<b>3,271 m<sup>2</sup></b>	<b>1,118</b>	<b>29,819 m<sup>2</sup></b>
<b>Total</b>		<b>113,569 m<sup>2</sup></b>	<b>8,589 m<sup>2</sup></b>	<b>7,695</b>	<b>129,853 m<sup>2</sup></b>



# 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.

### 1 Design It Right, From the Start

- Solution Design Managers on call
- Tailored layouts and fit out options for your operation
- Experts in safety rules & our buildings

→ Start with confidence



### 2 Operate Smarter

- Solar, heat pumps & battery storage
- EV charging solutions
- Consulting on warehouse & process optimization

→ Stay efficient & sustainable



### 3 Move On Smoothly

- Exit planning & project management
- Buyback of racking & other materials
- Refurbishments & smooth relocation

→ Exit cleanly, protect time & cost



## Security

We know how important site security is to you, and we take great care to implement the best measures at each Prologis Park. At Dortmund DC4, the site is fully enclosed and features controlled access through a barrier system and turnstiles.

## Social community

Dortmund DC4 fosters a strong sense of community through shared experiences and spaces. Besides the central park and green areas that offer space for social gatherings, two preserved mining buildings on site serve as unique venues for team festivities, lunch breaks, and other occasions. These spaces not only foster connection and collaboration but also celebrate the site's industrial heritage — creating a strong sense of community at Dortmund DC4.

## Transport

Dortmund DC4 is well connected to public transport, making commuting easy and efficient for employees. We support sustainable travel with on-site charging stations for both electric cars and e-bikes. Our goal is to offer flexible, eco-friendly options for getting to and from work.

## Wellbeing

Dortmund DC4 promotes employee wellbeing through thoughtfully designed green spaces and a central park featuring seating, lounging, and activity areas. Large roof and façade windows ensure plenty of natural light, creating a bright, pleasant working environment. Digital monitors at the entrances provide real-time updates on temperature, energy use, and public transport — helping employees stay informed and connected throughout the day.

# PARKlife™

PARKlife is a mindset, a reminder (to ourselves) to constantly work on creating the best spaces and places for everyone who interacts with them.



## Environment

At Dortmund DC4 we maintain the private roads, the park drainage and all the landscaped areas. We install signage both for the park and the individual buildings and we take responsibility for litter picking to make sure that every park is an efficient, attractive place to work.

# Let's Move Forward – Get in Touch

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