



Prologis Park Illingen DC1

Available from Q3 2024

PROLOGIS PARK ILLINGEN DC1

Prologis Park Illingen is located in the city triangle Ludwigsburg, Stuttgart, Pforzheim in the immediate vicinity of the B10 and is framed by the freeways A 8 and A 81. The airport Stuttgart can be reached within 45 minutes, Pforzheim is 20 km away.

Two halls with a total area of approximately 23,608 square meters are being developed on the site. Individual requirements of the future user can be taken into account. Completion will take place 12 months after the signing of the lease agreement.



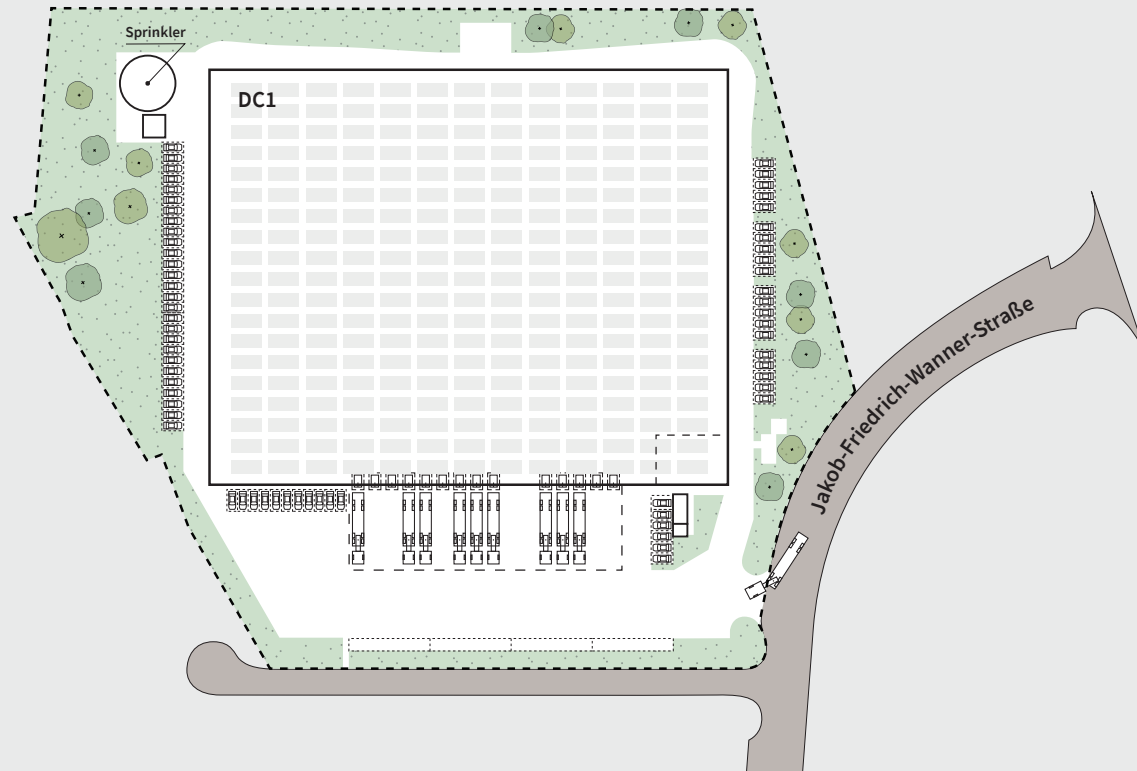
DISTANCES

Bus stop:	600 m
Illingen Center:	1 km
Train station:	1.6 km
B10:	1.3 km
Motorways:	A8, A81
Airport Stuttgart:	50 km

METROPOLITAN AREA

20 km	33 km	50 km
Pforzheim	Stuttgart	Karlsruhe





SPECIFICATIONS DC1

	Warehouse	Office	Mezzanine	Total
DC1:	11.427 m ²	597 m ²	1.063 m ²	13.088 m ²
Total:	11.427 m ²	597 m ²	1.063 m ²	13.088 m ²

Warehouse:

- Clear height: 12.2 m
- Column spacing 12 m x 24 m
- Fire alarm system and ESFR sprinklers as of FM-Gobal
- Floor load capacity: 50 kN/qm
- Dock high doors: 14
- Access gates: 1
- Heating: 17° C – gas-fired radiant tube heaters
- Lighting: LED
 - Hall: 200 lux
 - Picking Zone: 300 lux

Office:

- Flooring:
 - Office rooms: needle felt, suitable for wheeled office chairs
 - Reception and social area: porcelain tiles
 - Break, changing and side rooms: porcelain tiles
- Lighting: LED
 - Office: 500 lux
 - Foyer: 300 lux
 - Staircases, Social areas: 100 lux
- Heating: flat thermostat-controlled radiators

Exterior facilities:

- Property fence: 2 m height
- Loading yards: concrete
- Lorry-parking: 4
- Car-parking: 64
- Certification: DGNB Gold
- 24/7-Nutzung: yes
- WGK-Fähigkeit: no

Prologis Essentials

For easy setup and smooth operations

When it comes to getting your warehouse up and running, we've got you covered.

Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want.

It conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and care-free start. It is your source for replacements, upgrades or temporary solutions as well - making life easier and giving you back valuable time.



FORKLIFT

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



SHELVING SYSTEMS

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



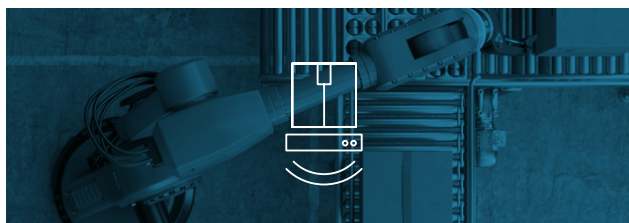
SOLARSMART

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



LED LIGHTNING

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.

We want to help our customers succeed. To do this, we are committed at a global and local level. Approximately 2.5% of global GDP flows through our buildings, and thanks to our global scale, our corporate culture, and our desire to be a driving force in the areas where we are located and where we build, we strive to create a better future.

Data refer to properties owned by Prologis on a consolidated basis or through unconsolidated joint ventures, through interests in real estate and development projects as of December 31, 2022.


3.3

 MILLION SQUARE
METERS LOGISTICS
SPACE

145

BUILDINGS

17

HECTARES

1.1 Mio

 PEOPLE WORK IN
PROLOGIS BUILDINGS
AROUND THE WORLD

2.8%

 OF THE GLOBAL GDP
FLOWS THROUGH OUR
BUILDINGS

listed

 AMONG THE 100 MOST
SUSTAINABLE COMPA-
NIES IN THE WORLD

2,466

EMPLOYEES

112.7

 MILLION SQUARE
METERS

5,495

BUILDINGS

6,600

CUSTOMERS

19

COUNTRIES

4

CONTINENTS

\$ 196 B

MANAGED PORTFOLIO

1983

FOUNDED

#71

S&P 500 MEMBER

FACTS ABOUT 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.



Prologis Germany Management GmbH - Oskar-Schlemmer-Straße 15, 80807 München
+ 49 (0) 211 542 310 - + 49 (0) 211 542 310 01 - info-de@prologis.com



Hans Seckler
Director, Capital Deployment

hseckler@prologis.com
+49 (0) 162 262 52 38