



Prologis Park Plankstadt DC1

Available as of: Q3/Q4 2024

PROLOGIS PLANKSTADT DC1

Prologis Plankstadt DC1 is located between the cities of Mannheim and Heidelberg with immediate access to the B535 and is surrounded by the A5 and A6 motorways. The international airport Frankfurt/Main can be reached in about 50 minutes.

A logistics hall with a size of approx. 12,000 m², a clear height of 12.20 m and a floor load of 5t/m² is being developed in the commercial area Areal III. 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

- Station: 3 km
- B535: 200 m
- Motorways: A5, A6
- Busstops: 600 m
- Heidelberg: 10 km
- Airport Frankfurt: 70 km

Main Areas

- 18 km Mannheim
- 10 km Heidelberg



SPECIFICATIONS

	DC1
Warehouse	11.427 m ²
Mezzanine	1.063 m ²
Office	567 m ²
Total	12.309 m ²
Available as of	12 months after signing of lease agreement

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
- Loading docks trucks: 12
- Loading docks vans: 5
- Access gates: 2
- Hybrid infrared heater / Heat pump with air heater
- Lighting: LED
 - Warehouse: 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: 10
- Car-parking: 115
- 24/7-usage
- EV-Charging for bicycles and cars optional possible
- WGK-Possibilities: no



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 world-class partners.



RACKING

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



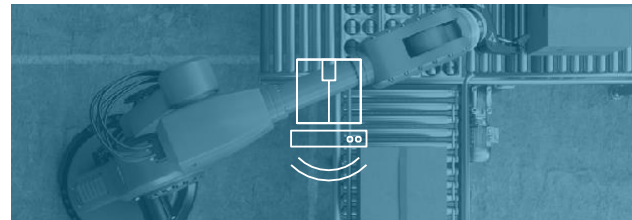
SOLARSMART

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.



3.3

MILLION
SQM
LOGISTICS
SPACE

145

BUILDINGS

17

HECTAR

850,000

PEOPLE
WORK IN
PROLOGIS
BUILDINGS

3.5%

OF THE
GLOBAL
GDP FLOWS
THROUGH
OUR BUILDINGS

listed

AMONG THE
100 MOST
SUSTAINABLE
COMPANIES IN
THE WORLD

2,466

EMPLOYEES

112.7

MILLION
SQUARE
METER

5,495

BUILDINGS

5,800

CUSTOMERS

19

COUNTRIES

4

CONTINENTS

\$195.8 B

MANAGED
PORTFOLIO

1983

FOUNDED

#71

S&P 500
MEMBER

FACTS ABOUT PROLOGIS GERMANY

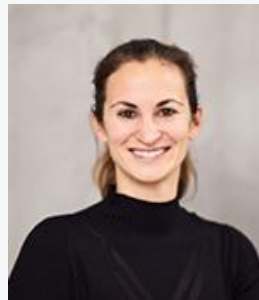
Prologis is one of the leading providers of industrial real estate in Germany - specializing in project development of real estate for the logistics industry. A wide range of first-class warehouses and distribution centers is available to our clients.

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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