



Prologis Park Alzenau DC2

Available as of 01.01.2025

PROLOGIS PARK ALZENAU DC1

Alzenau, located southeast of Hanau on the edge of the Bavarian-Hessian border, is a good starting point for quick logistical distribution. Three motorway entrances and exits on the A45 provide easy access to the Prologis Park

.From January 2025, Unit 2 in our Distribution Center 2 in the Alzenau park with a total area of almost 9,000 m² will be available.



PROLOGIS PARK ALZENAU DC2
Industriegebiet Süd B40, 63775 Alzenau



DISTANCES

Freight depot Hanau	13 km
Motorways:	A45, A3, A5, A66
Busstops:	1200 m
Alzenau city center:	1,6 km
Airport Frankfurt:	44 km

SPECIFICATIONS

DC2 Unit 2

Warehouse:	8.151 m ²
Office:	163 m ²
Mezzanine:	772 m ²
Total:	9.086 m²

Warehouse:

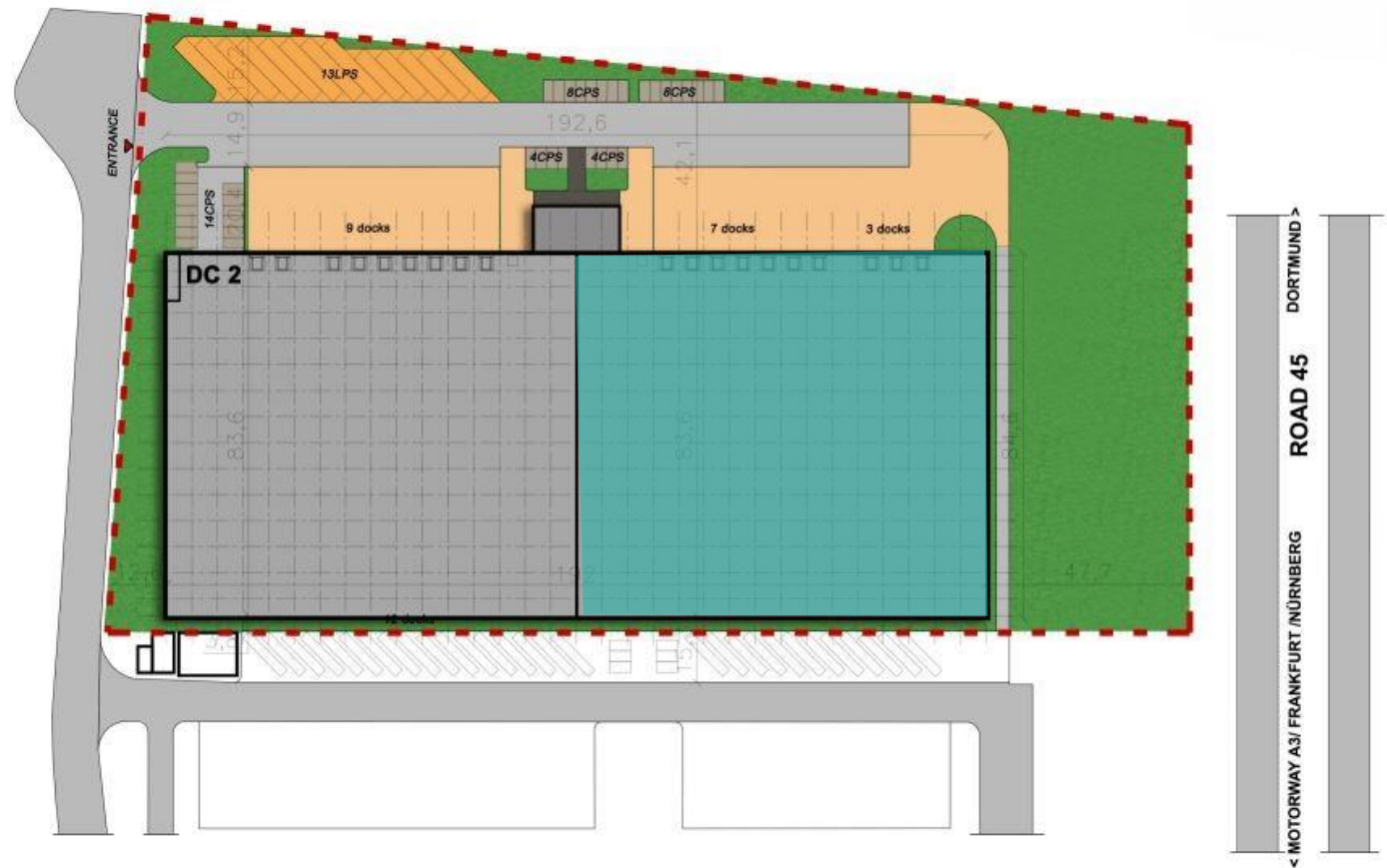
- Clear Height: 10 m
- Fire alarm system: ESFR ceiling sprinkler
- Floor load capacity: 60kN/qm
- Dock doors: 10
- Ground-level hall entrances: 1
- Heating: 12° C - direct-fired gas radiant heaters
- Lighting: LED
 - Warehouse: 200 lux
 - Picking zone: 250 lux

Office:

- Flooring:
 - Office rooms: needle felt, suitable for wheeled office chairs
 - Reception & Social area: porcelain stoneware
 - Changing rooms & ancillary rooms: tiles
- Lighting: LED
 - Office rooms: 500 lux
 - Entrance area: 250 lux
 - Stairways, corridors & toilets: 100 lux
- Heating: Flat/valve radiators

Exterior facilities:

- Property fence: 2 m height
- Loading yards: concrete
- 6 Truck parking places
- 11 Car parking places
- 24/7-usage
- No WGK-possibilities



Prologis Park Alzenau DC2

PROLOGIS ESSENTIALS

For easy setup and smooth operation

When it comes to setting up your warehouse and getting it up and running, you're in good hands with us.

Prologis Essentials is the first complete warehouse solution that helps you run, optimize, and grow your business however, whenever, and wherever you want.

Prologis Essentials conveniently gives you all the setup and equipment you need to get started cost-effectively, quickly, and worry-free.

It also provides you with replacements, upgrades or temporary solutions - making your life easier and giving you back valuable time.



EASY MOVE-IN

We support you with the warehouse fit-out from the very first stage. Consultancy, offer acquisition, implementation and project management from a single source.



WAREHOUSE OPTIMISATION

Increase the efficiency of your productivity. We support you with a professional warehouse check and the implementation of optimisation measures.



LED, PROVEN HEATING & COOLING SYSTEMS

Efficient and reliable - switch to intelligent lighting and modern temperature systems.



SOLARSMART

Use green energy and benefit from local power supply while reducing your environmental footprint.



MOVING OUT & MAKE READY

Thanks to our many years of expertise, we help you to make moving out of existing locations as easy as possible and taking into account the respective landlord specifications.

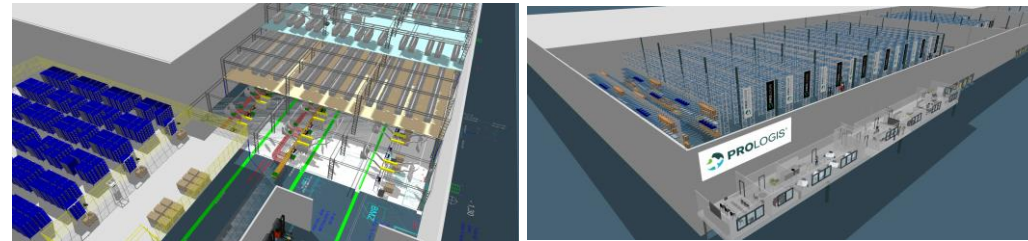


SECURITY

We put you in touch with certified service providers on the subject of warehouse security, building security and security guards.

PROLOGIS ESSENTIALS

Example of a fully equipped warehouse



Rent or buy Prologis Essentials		Price/year/sqm
Racking	Pallet spaces: 24614 incl. racking protection	EUR 6,34
Basic Infrastructure Data Cabling	Provision of turnkey infrastructure to connect your access points	EUR 0,90
Buy, lease or rent on Prologis Essentials terms		Full-service leasing price/year/sqm
Electric pallettruck	2x electric pallettruck according Still EXH-SF 16 C	EUR 0,37
Cleaning machines	2x Cleaning masters, according Still FM-X 14	EUR 1,21
Turnkey solutions from our partners		Prologis Partner Price/sqm
Safety engineering	Burglar alarm system, CCTV and access control	EUR 7,33
Office furniture	Manufacturer: High quality equipment of office workplaces, conference and recreation rooms incl. delivery & installation	EUR 4,39
Disclaimer	Please note that our purchase offer is subject to change. All our partners work according to our "Code of Conduct", which you can find here.	
<small>Subject to a positive credit decision and asset review, we will be happy to provide you with our non-binding and non-binding financing solution. The conditions mentioned are based on the specified framework data and the market interest rate situation valid at the time of issuance of this offer. If the interest rate conditions change, an adjustment may be necessary. Figures in Euro plus VAT. All information without costs for maintenance, service and insurance. On request, the leasing partner takes over all agreed advance payments to the respective suppliers from the order until the final acceptance of the installation. The leasing contract and the corresponding installment payments only begin after the systems have been finally taken over and accepted.</small>		

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 best-known organizations.

We want to help our customers succeed. We are committed to this on a global and local level. Approximately 2.8% of global GDP flows through our buildings, and thanks to our global reach, corporate culture, and desire to be a driving force in the areas where we are located and where we build, we strive to create a better future.

The data refers to properties owned by Prologis on a consolidated basis or through non-consolidated joint ventures, through interests in real estate and development projects as of June 30, 2024.



3.3
MILLIONS
SQUAREMETER

149
BUILDINGS

41
HECTAR

1.1 M PEOPLE WORK IN PROLOGIS BUILDINGS AROUND THE WORLD	2.8% OF GLOBAL GDP FLOWS THROUGH OUR BUILDINGS	gelistet 100 MOST SUSTAINABLE COMPANIES IN THE WORLD	2,574 COLLEAGUES
115.4 MILLION SQUAREMETERS	5,576 BUILDINGS	6,700 CUSTOMERS	19 COUNTRIES
4 CONTINENTS	\$198.6 B. MANAGED PORTFOLIO	1983 FOUNDED	#73 SSP 100 MEMBER

FACTS ABOUT PROLOGIS GERMANY

Prologis is one of the leading providers of industrial real estate in Germany - specializing in the project development of real estate for the logistics industry. Our customers have access to a wide range of world-class warehouses and distribution centers

Locations in logistics hotspots such as Hamburg, Munich, Hanover, Augsburg, the Rhine-Ruhr region and the Rhine-Main region ensure optimal connections to Europe's important transport routes.

Prologis also owns numerous vacant spaces in attractive locations in Germany for the project development of tailor-made properties.



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