

Prologis Park Cologne Niehl DC2

Germany





Motorways

A1 – 3 km
A3 – 10 km
A4 – 17,2 km
A57 – 9 km



Airports

Köln-Bonn: 24 km
Düsseldorf: 50 km



City center

Köln: 10 km



Barge terminal:

450 m



Clear height

12,20 m

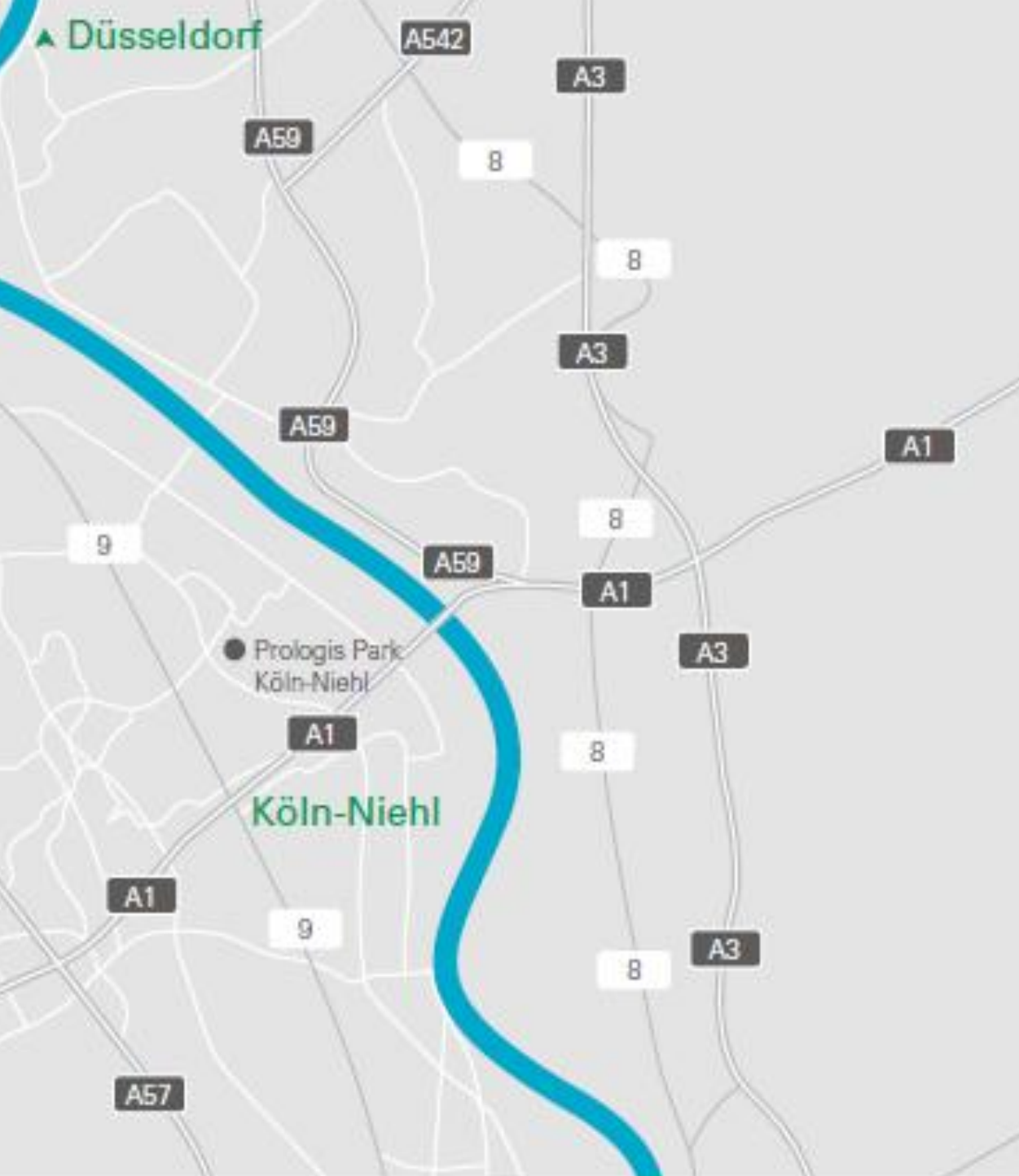


Floor load capacity

75 kN/m²



Storage of hazardous
goods possible!

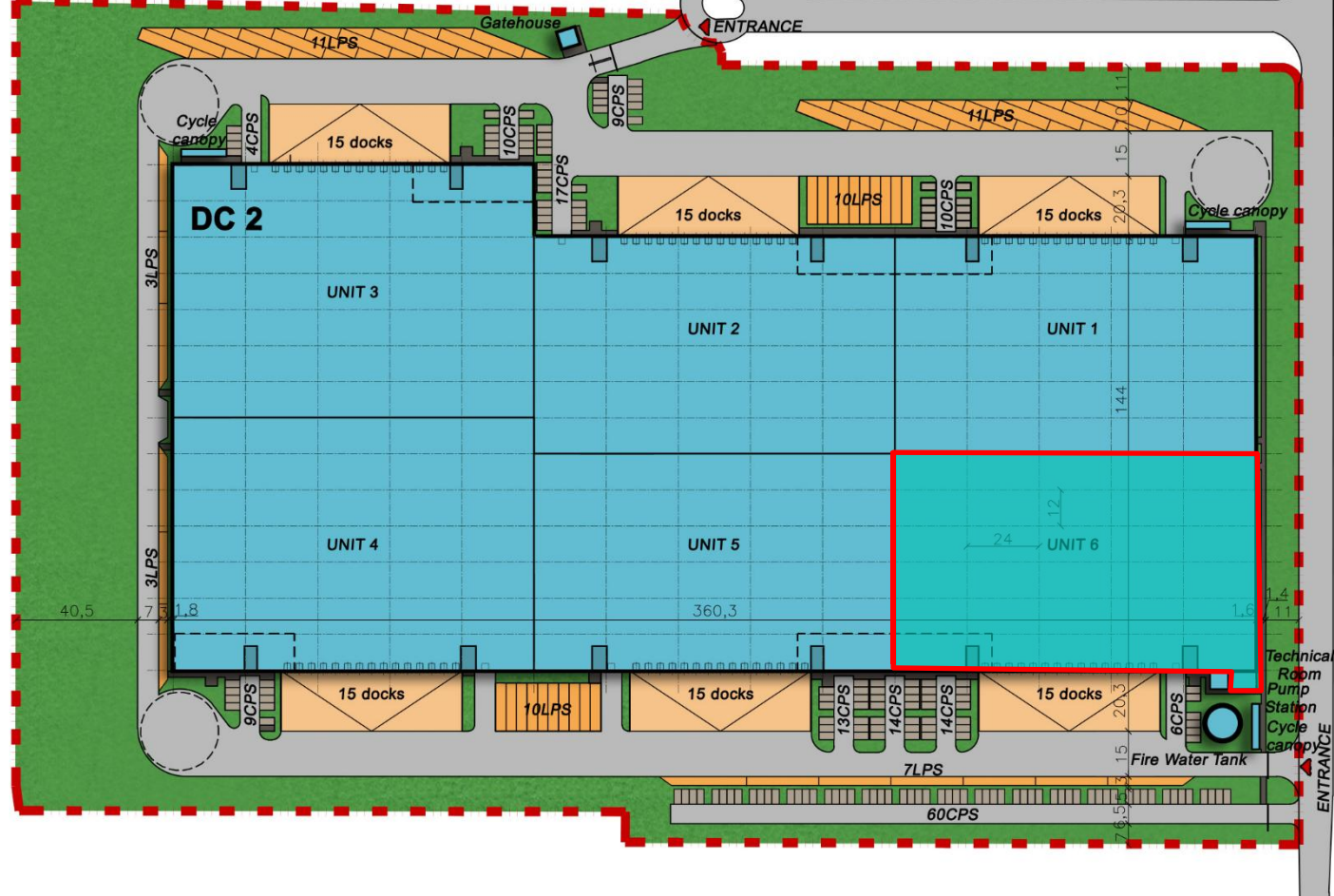


Location

Prologis Park Cologne Niehl DC2 is located in the northeast of Cologne near the Rhine. The motorway junctions for the A3, A1 and A57 are just a few minutes away by car.

A well-developed transportation network in the Cologne region offers excellent transport links to the Cologne-Bonn metropolitan area, the Ruhr area and Benelux.

One unit with a total area of approx. 10,068 square meters will be available at this attractive location from September 1, 2025.



Siteplan

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Total
Warehouse	8.520 m ²	8.507 m ²	9.982 m ²	9.982 m ²	8.507 m ²	8.520 m ²	54.018 m ²
Office	460 m ³	450 m ²	566 m ³	566 m ³	450 m ²	460 m ³	2.952 m ²
Mezzanine	1.088 m ²	1.075 m ²	947 m ²	947 m ²	1.075 m ²	1.088 m ²	6.220 m ²
Total	10.068 m ²	10.032 m ²	11.495 m ²	11.495 m ²	10.032 m ²	10.068 m ²	63.190 m ²
Available						01.09.2025	

Specifications

Warehouse:

- Clear Height: 12,20 m
- Regalierung: 12 x 24 m
- Heating: 17° – direct-fired gas dark radiators
- Fire alarm system: ESFR- and ceiling sprinklers
- Floor load capacity: 75 kN/qm
- Entrances
 - 15 dockdoors per Unit
 - 1 ground level entrance per Unit
- Lighting: LED
 - Warehouse: 200 lux
 - Picking zone: 300 lux
- WGK compliant

Office:

- Flooring:
 - Office rooms: Needlefelt, suitable for castors
 - Reception and social area: porcelain stoneware
 - Break-, changing and ancillary rooms: linoleum
 - Changing rooms and side rooms: linoleum
- Lighting: LED
 - Office: 500 lux
 - Entrance area: 300 lux
 - Stairwells, corridors, toilets: 100 lux
- Heating: flat/valve radiators

Outdoor facilities:

- Property fence: h = 2 m
- Loading yards: concrete
- Truck-parking places Unit 5: 5 / Unit 6: 6
- Car-parking places: Unit 5: 20 / Unit 6: 34



About Prologis

Beyond the Building

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 clients succeed. We are committed to doing this at a global and local level. Around 2.8% of global GDP flows through our buildings, and thanks to our global reach, our corporate culture and the desire to be a driving force in the areas where we are based and where we build, 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 ventures, through interests in real estate and development projects as of December 31, 2024.

Fact about Prologis Germany

Prologis is one of the leading providers of industrial real estate in Germany - specializing in the project development of properties for the logistics sector. Our customers have a wide range of first-class warehouses and distribution centers at their disposal.

Locations in logistics hotspots such as Hamburg, Munich, Hanover, Augsburg, the Rhine-Ruhr region and the Rhine-Main area ensure optimal access to Europe's major transportation routes.

Prologis also has numerous vacant sites in attractive locations in Germany for the project development of tailor-made real estate

5.866

Buildings

119,7 Mio.

sqm in 20 countries

40+

Years of real estate
and development
expertise

2,8 %

of global GDP flows
through our portfolio

6.500

Customers

2.703

Employees

1,1 Mio.

People work in
Prologis buildings
worldwide

Prologis Essentials

Simplify and optimize day-to-day warehousing



For more information, visit our website:
www.prologisessentials.de

The Essentials platform is based on our experience in logistics facilities and provides solid, forward-looking solutions for some of the most important challenges faced by logistics centers. With our products, we create the flexibility your company needs to withstand the competition, expand and grow – today and in the future.



Operations

Expand your warehousing potential with integrated, turnkey solutions that maximize efficiency and boost productivity. From move-in to forklifts and racking systems, Prologis offers:

- Turnkey move-in and set-up solutions
- Turnkey conversions with optimization suggestions
- Smooth move-out with relocation support

Energy+ Sustainability

Improve energy efficiency and minimize costs with solutions designed to provide carbon-neutral facilities.

From rooftop solar to LED lighting, we're committed to your success.

- On-site solar
- Energy storage
- Lighting and electrical
- Network infrastructure and security
- Grid-scale energy

Mobility

Whether you are in a Prologis building or a third-party facility, we are your dedicated partner for the transition to zero-emission vehicles and ensure that your fleet is powered on the road and on site-

- fleet electrification-
- Depot charging-
- hub charging-
- on-demand charging
- workplace charging

Workforce

Train your future logistics employees and develop your current talent. Your workforce is the backbone of your business. Our job is to help you develop good employees quickly and efficiently, and to grow with you through our specialized training and talent programs.

Prologis Essentials

Operations



For more information, please visit our website:
www.prologisessentials.de

Expand your warehousing potential with integrated, turnkey solutions that maximize efficiency and boost productivity.



Operations

100% support during planning and implementation

- Solution design, approval process and project management
- Advantages: Saving of resources, optimization of process costs in operations, also an important step towards (partial) automation

Storage systems (purchase, rental)

- Cost-effective used or new pallet racks with worldwide framework conditions with Still, Stow and Jungheinrich

- Standard racks, shelves or Picketowers. You can purchase them at top prices or rent them (short-term periods possible + no dismantling obligation).
- Specialized storage solutions and vendor-neutral automation consulting now also available in-house

Forklifts and machinery (purchase, rental, leasing)

- Top conditions and key account status for all Prologis customers
- Purchase, leasing or rental of used vehicles as well

Data cabling (purchase, rental)

- Basic structure can also be rented incl. no dismantling obligation
- Individual fine structure, e.g. access points, etc. for purchase

All other solutions required (purchase, financing)

- Prologis takes care of sourcing and advance performance
- Simple collective billing after move-in
- Financing options for investment-intensive topics (from 200K) via ext. partners or ASTI

Move Out and Make-Ready from the current non-Prologis warehouse

- Attractive purchase prices for equipment no longer required
- Conversion, transport, assembly, approval of existing equipment in the Prologis warehouse
- dismantling, repair and relocation management through a framework agreement (as with a general contractor)

Your contacts

Volker Schönfeld
VP, Head of Leasing Germany
vschoenfeld@prologis.com

+49 (0) 173 6609 043

René Faber
Director, Capital Deployment Germany West
rfaber@prologis.com

+49 (0) 152 34664 6022

Prologis Germany Management GmbH

Peter-Müller-Str. 22
40468 Düsseldorf
Germany

No warranties or representations, express or implied, are made as to the accuracy or completeness of the information contained herein. All sizes are approximate and Prologis makes no commitment to update the information contained herein and may change these materials at any time without notice

www.prologisgermany.de

