

Prologis Park Hamburg Waltershof DC4

Germany

Available as of 01.04.2025





Motorways

A1 – 14 km
A7 – 2 km
A261 – 11 km



Airport

HAM - 21 km



City center

17 km



Ports

Eurogate Terminal
Waltershof: 4 km
Container Terminal
Altenwerder: 3,8 km



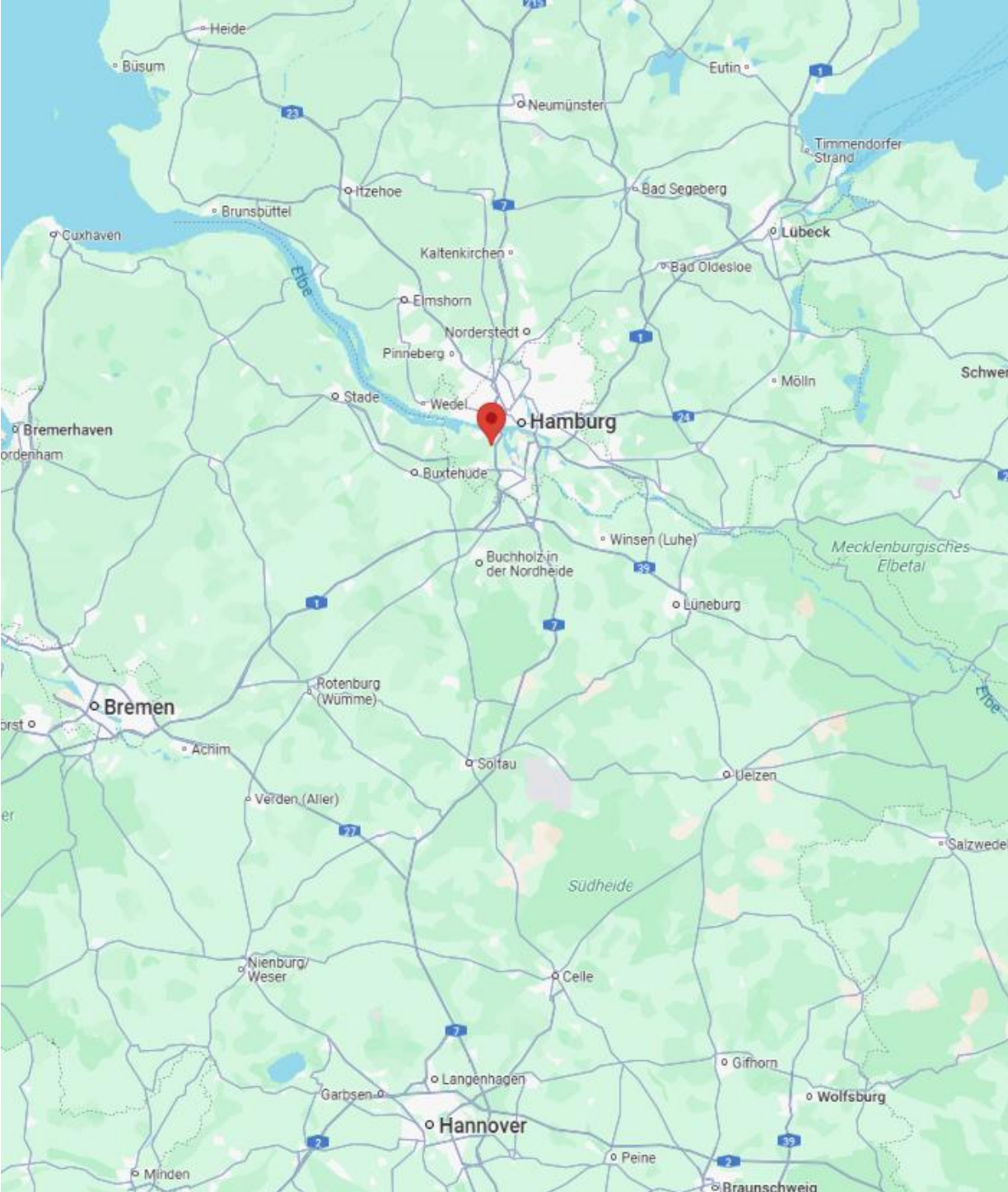
Clear height

7 m



Floor load

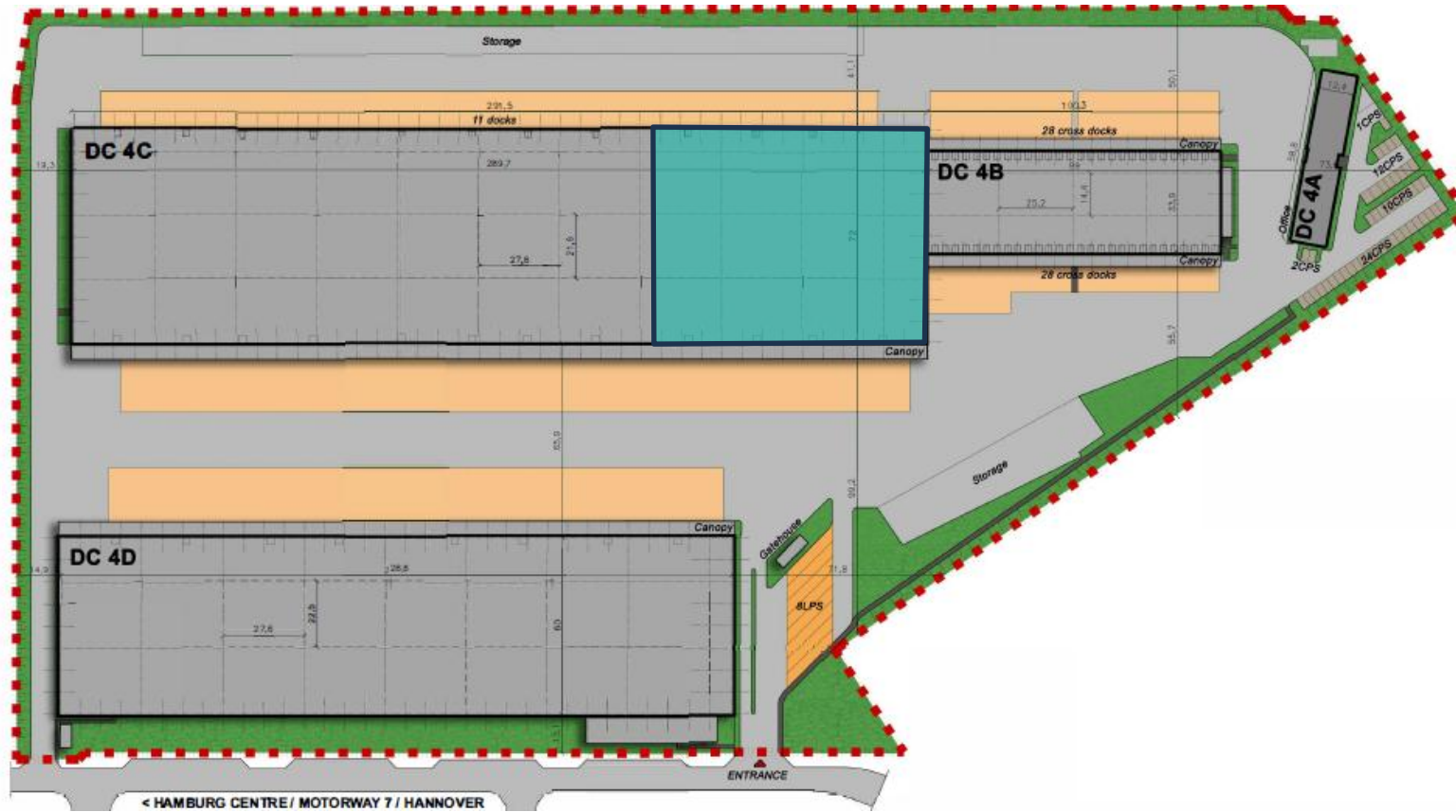
50 kN/m²



Location

Prologis Park Hamburg Waltershof consists of eight logistics units with a total area of around 199,000 square meters. The nearby airport, the Port of Hamburg and the connection to the A1, A2 and A261 motorways make the park in the middle of Hamburg an attractive logistics location.

In our distribution center 4, an area of 7,502 sqm will be available on the site, as well as a small office area of 127 sqm.



Site Plan

- 7.629 m² total area
- 7 m clear height
- ESFR-Sprinkler
- LED-lighting
- 4 dockdoors
- 3 drive-in doors
- Property fence: h = 2 m
- Car parking places: 25
- 24/7 usage
- Year built: 2024

Warehouse
7.502 m²

Office
127m²

Total
7.629 m²

Specifications

Building description

Warehouse:

- Clear Height: 7 m
- Fire alarm system: ESFR-ceiling sprinklers
- Floorload capacity: 50 kN/qm
- Dockdoors
 - 4 dockdoors for lorries
 - 3 drive-in gates
- Lighting: LED
 - Warehouse: 200 lux
 - Picking zone: 300 lux

Office:

- Flooring:
 - Office-rooms: Needle felt, suitable for chair castors
 - Reception and Social area, stairways and kitchen: tiles
 - Toilet and washrooms: porcelain stoneware
- Lighting: t5/t8 Long-field luminaires
 - Office rooms: 500 lux
 - Entrance area: 300 lux
- Heating: flat/valve radiators

Exterior facilities:

- Property fence: h = 2 m
- Loading yards: concrete
- 24/7 usage



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 your day-to-day warehousing



Für mehr Informationen besuchen Sie unsere Webseite:
www.prologisessentials.de

The Essentials platform is based on our experience in logistics real estate 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 increase productivity. From the move-in to forklifts and racking, Prologis offers:

- Turnkey move-in and furnishing solutions-
- Turnkey conversions with optimization suggestions
- Smooth move-out with support for your relocation

Energy & Sustainability

Improve energy efficiency and minimize costs with solutions that have been specifically designed for providing CO2-neutral facilities. With rooftop solar and LED lighting, we are committed to your success.

- Solar on site
- 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 site and on the road.

- Fleet electrification
- Depot charging
- Hub charging
- On-demand charging
- Charging at the workplace

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.

Contact

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www.prologisgermany.de



Prologis Essentials

Simplify and optimize your day-to-day warehousing



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



100% support in planning and implementing

- Solution design, handling approval procedures and project management
- Advantages: Saving of resources, optimization of process costs in operations, also an important step towards (partial) automation
- References: UI Lapp, TP Link, Sostrene Grene

Storage systems (purchase, rental)

- Pallet racks cost-efficient used or new through worldwide framework conditions with Still, Stow and Jungheinrich
- Standard racks, shelves or Picketowers for purchase at top conditions or for rent (short-term periods possible + no dismantling obligation)
- Special storage solutions and provider-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

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 that is no longer needed
- Conversion, transportation, installation, approval of existing equipment in the Prologis warehouse
- Dismantling, repair and relocation management through a framework agreement (as with a general contractor)