



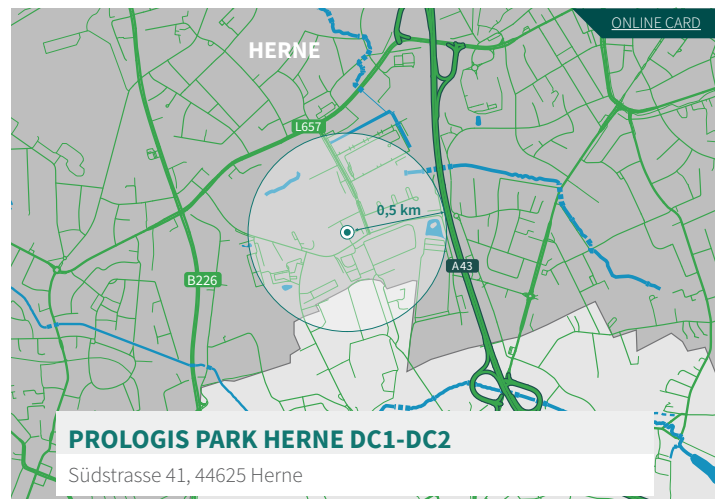
Prologis Park Herne DC1-DC2

Expected to be available from Q2 2025

PROLOGIS PARK HERNE DC1-DC2

Prologis is planning two logistics facilities in Herne with approximately 20,000 square meters on a site of around 36,400 square meters. The buildings, which are being constructed on a former industrial site, will meet the highest sustainability standards. Green roofs will ensure a pleasant climate inside the buildings and help save energy for heating and air conditioning. A solar system will be installed on one of the roofs. There will also be an infrastructure for charging stations for electric vehicles ranging from cars to delivery vehicles and trucks. Prologis will coordinate charging requirements with future users on an individual basis.

Thanks to the good transport links, the facilities are suitable for companies from a variety of sectors. The site is located on the A43 motorway with direct access to the A2. In addition, the location in the Ruhr region offers good accessibility to end customers and thus enables logistics of short distances.



DISTANCES

City railroad:	750 m
Bus stop:	1.2 km
Herne city center:	1.9 km
Freight terminal:	19.2 km
Dortmund airport:	31.9 km
Motorways:	B226, A40, A43



SPECIFICATIONS

Warehouse:

- Clear height: 12 m
- Supporting structure: steel, reinforced concrete, glued laminated wood beams or combination
- Column spacing: 12.00 x 24.00 m
- Fire alarm system and ESFR sprinkler system according to FM-Global, BMA, smoke detectors, fire extinguisher boxes, evacuation alarm system
- Floor load capacity: 50 kN/sqm
- Dock doors: 24
- Access gates: 2
- Heating: 17 °C - heat pump technology
- Lighting: LED
 - Warehouse: 200 lux full area 1 m above the floor
 - Picking zone: 250 lux
- 24/7 use with limited night travel
- DGNB Gold certification aspired

Office:

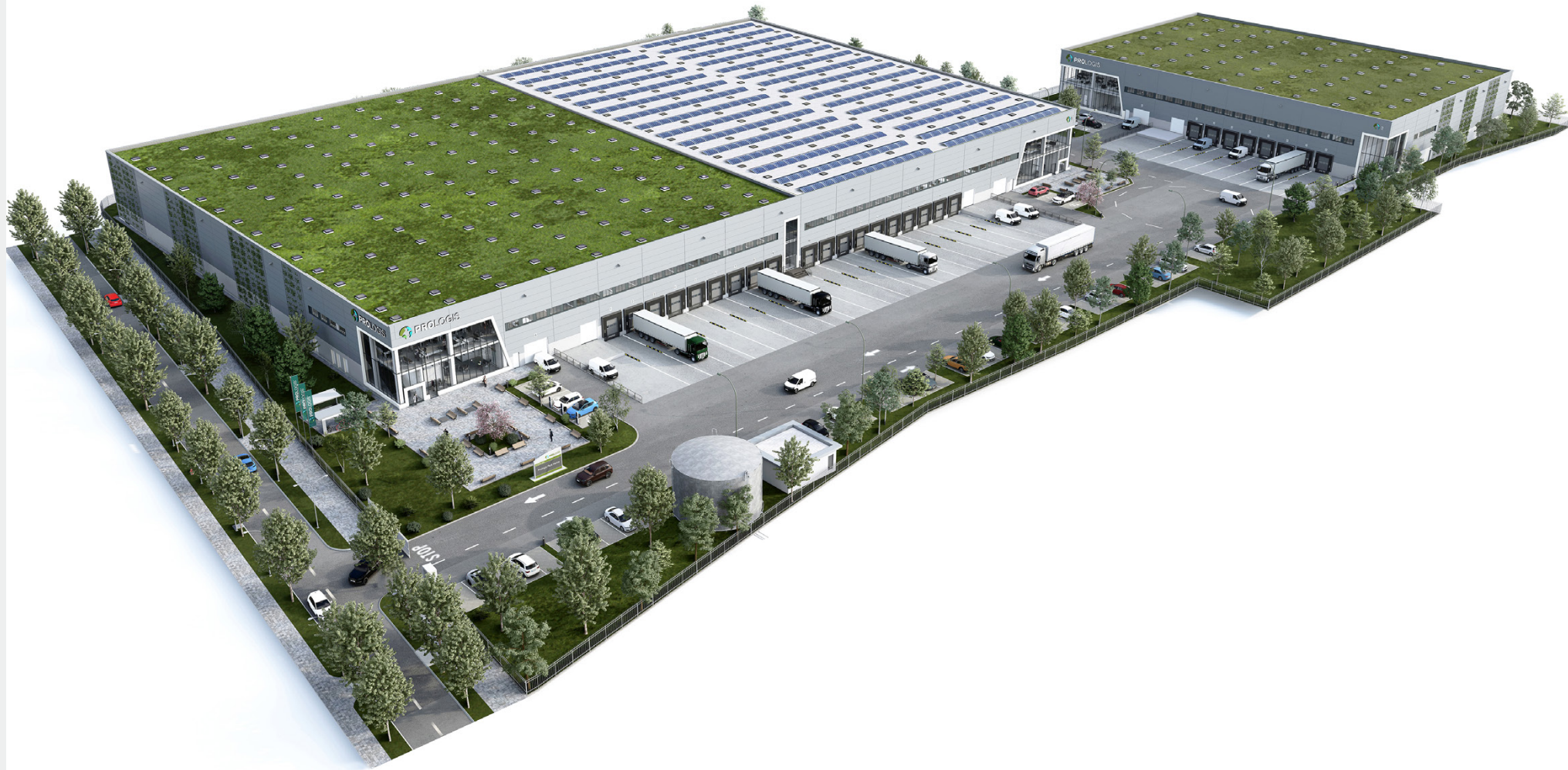
- Flooring
 - Office rooms: needle felt, suitable for wheeled office chairs
 - Reception and social area: porcelain stoneware
 - Break rooms, changing rooms and side rooms: linoleum
- Lighting
 - Office rooms: 500 lux
 - Foyer: 250 lux
 - Staircases, corridors, toilets: 100 lux
- Heating: flat/valve radiator
- Well-Building
Circular Building Materials

Exterior facilities:

- Property fence: h = 2 m
- Loading yards: concrete
- Car parking spaces: 70
- 10 % of the car parking spaces with e-charging station
- 20 % of bicycle parking spaces with e-charging possibility
- Park-like design of the outdoor area for employees

	Unit 1.1	Unit 1.2	Unit 2	Total
Warehouse:	6,899 sqm	6,899 sqm	3,722 sqm	17,520 sqm
Office:	321 sqm	321 sqm	321 sqm	963 sqm
Mezzanine:	710 sqm	710 sqm		1,420 sqm
Total:	7,930 sqm	7,930 sqm	4,043 sqm	19,903 sqm





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.



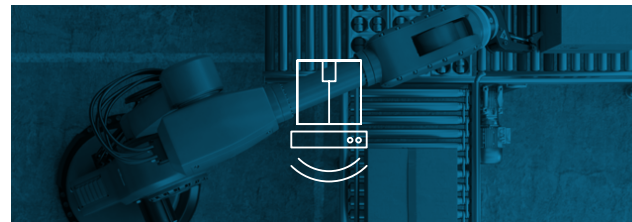
SOLARSMART

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 achieve this, we are committed on a global and local level. Approximately 2.5% of global GDP flows through our buildings, and thanks to our global reach, our corporate culture and our desire to be a driving force in the areas where we are based and build in, we strive to create a better future.

The data refers to assets held by Prologis on a consolidated basis or through nonconsolidated joint ventures, via shares in real estate and development projects owned as of March 31, 2023.



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
113 MILLION SQUARE METERS	5,025 BUILDINGS	6,600 CUSTOMERS	19 COUNTRIES
4 CONTINENTS	\$ 208 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 - specializing in project development of real estate for the logistics industry. Our customers can choose from a wide range of first-class warehouses and distribution centers. Locations at logistics hotspots such as Hamburg, Munich, Hannover, Augsburg, the Rhine-Ruhr region and the Rhine-Main area ensure optimal connections to the major transport routes in Europe.

Prologis also owns numerous vacant sites in attractive locations in Germany for the development of customized real estate projects.



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