



PROLOGIS PARK DORTMUND DC2

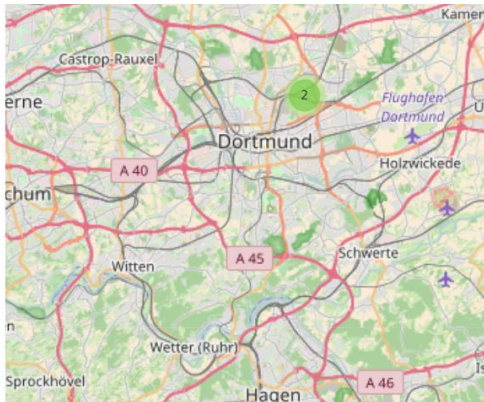
Available as of Q1 2023

Prologis Park Dortmund DC2

Prologis plans to develop an 80,000 sqm logistics park with two facilities on the former site of Westfalenhütte in Dortmund. Prologis Park Dortmund is in the Ruhr district, a key logistics region in Germany with ideal access to all European markets.

Prologis Park Dortmund is situated northeast of the city center and next to the B236 motorway with easy access to the A2 and A40.

Dortmund Airport is just 13 kilometers away, and Dortmund Port is connected to the entire national network by water, rail and road. This location in the Ruhr district ensures availability of a qualified workforce.



DISTANCES:

S-Bahn Dortmund Körne: 2,8 km

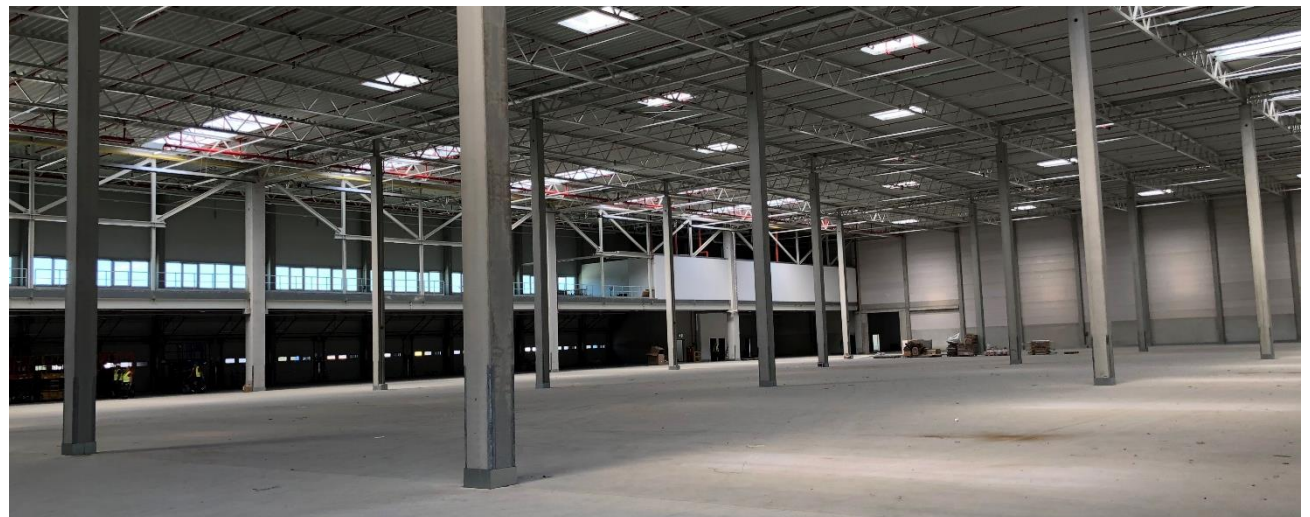
Hafen: 9 km

Dortmund Innenstadt: 10 km

Flughafen Dortmund: 13 km

Autobahnen: A2, A40, A1

Adresse: Rüschebrinkstr., 44328 Dortmund



Alle sizes in sqm

	DC 2.1	DC 2.2	DC 2.3	Total
Warehouse	9.917	9.953	9.878	29.748
Mezzanine	516	731	587	1.834
Office	843	635	534	2.012
Total	11.276	11.319	10.999	33.594
Available	Q1 2023	Q1 2023	Q1 2023	

Warehouse

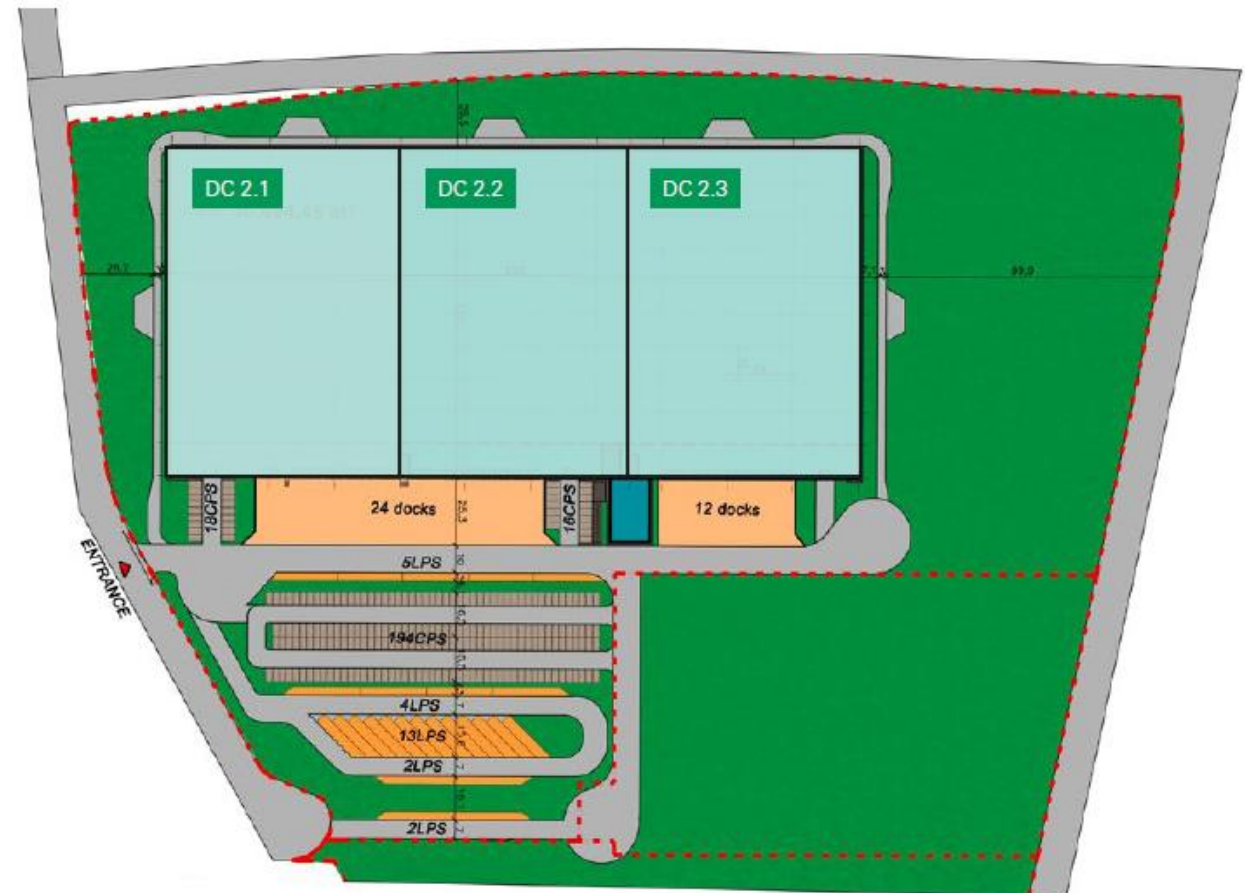
- Clear Height: 12.2 m
- Column spacing: 12x24 m
- Fire alarm system and ESFR ceiling sprinklers
- Floor load: 75 kN/qm
- Loading docks (with dock levelers): 36
- Hall entrances at ground level: 3
- Heating: 17° C – gas fired radiant tube heaters
- Lighting: LED
 - Hall: 200 lux
 - Picking Zone: 250 lux
- DGNB GOLD certification

Office

- Flooring:
 - Office room: needle felt, suitable for wheeled office chairs
 - Reception and social area: tile
 - Break, changing and side rooms: linoleum/PVC
- Lighting: LED
 - Office rooms: 500 lux
 - Foyer: 300 lux
- Heating: gas in conjunction with flat thermostat-controlled radiators
- Sunprotection: electric blinds in each room

Outdoor Facilities

- Property Fence: h=2 m
- Loading yards: asphalt
- Car parking spaces: asphalt
- Truck parking spaces: concrete or asphalt



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An ever-evolving range of essential products to support your warehouse operations. We ensure smooth delivery of your ready-to-occupy warehouse. Prologis Essentials Marketplace conveniently brings you all the setup and operational equipment needed for a quick and carefree start. Together with trusted vendor partners we'll take care of your setup sourcing - making life easier and giving you back valuable time.



Prologis Solarsmart

Discover the benefits of sustainable power

Harness green energy and benefit from onsite power while reducing your carbon footprint.

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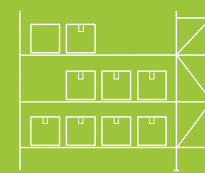


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Making racking simple

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

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Easy to install, efficient and reliable - upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.

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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. Our success is based on our desire to help our clients to achieve success, and on our commitment to making a difference on a global scale. Approximately 1.7% of global GDP flows through our buildings, and thanks to our global reach, our corporate culture and our desire to make a difference in the areas where we are based and build in, we strive to create a better future.

MORE

800,000

people work in our buildings around the world

1.7%

of the global GDP flows through our buildings

listed

among the 100 most sustainable companies in the world

1,945

employees

93

million square meters

4,735

buildings

5,800

customers

19

countries

4

continents

\$215 Mrd.

managed portfolio

1983

founded

#93

S&P 500 member

The data refers to properties held by Prologis on a consolidated basis or through non-consolidated joint ventures, via shares in real estate and development projects owned as of December 31, 2021.

PROLOGIS IN GERMANY

Prologis is a leading provider of industrial real estate in Germany, offering customers a wide range of high-quality warehouse and distribution centers. Key locations in or near Hamburg, Munich, Hannover, the Rhine-Ruhr and Rhine-Main areas give customers access to major transportation routes supplying all of Europe.

The company also holds land for development in Germany.



2.94

million square meters logistics space

115

buildings

12

hectare



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