



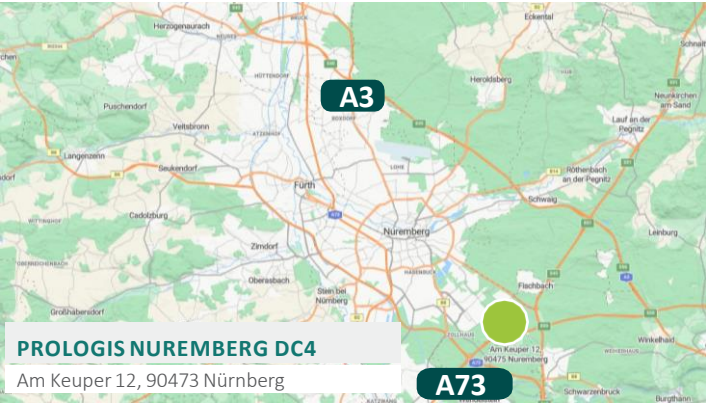
Prologis Nuremberg DC4

Available as of: 01.01.2024

PROLOGIS NUREMBERG DC4

The distribution center Nuremberg DC4 is located in the south-east of Nuremberg, directly at the freeway junction Nuremberg/East. This is where the A6 and A9 motorways intersect. From here, fast goods distribution is possible in all directions.

The distribution center has a hall area of 1,578 sqm, a mezzanine area of 173 sqm and an office area of 381 sqm and offers the best basis for logistics close to the city center. In the metropolitan region of Nuremberg, 3.5 million consumers can be reached by a short distance.



DISTANCES

Station:	4 km
Motorways:	A3, A73, A9
Busstop:	180 m
Nuremberg Center:	15 km
Nuremberg Airport	25 km

METROPOLITAN AREA

70 km	15 KM	225 KM
Würzburg	Nürnberg	München



SPECIFICATIONS

Area	Size
Warehouse	1.578 m ²
Mezzanine	173 m ²
Office	381m ²
Total	2.132 m ²

Warehouse:

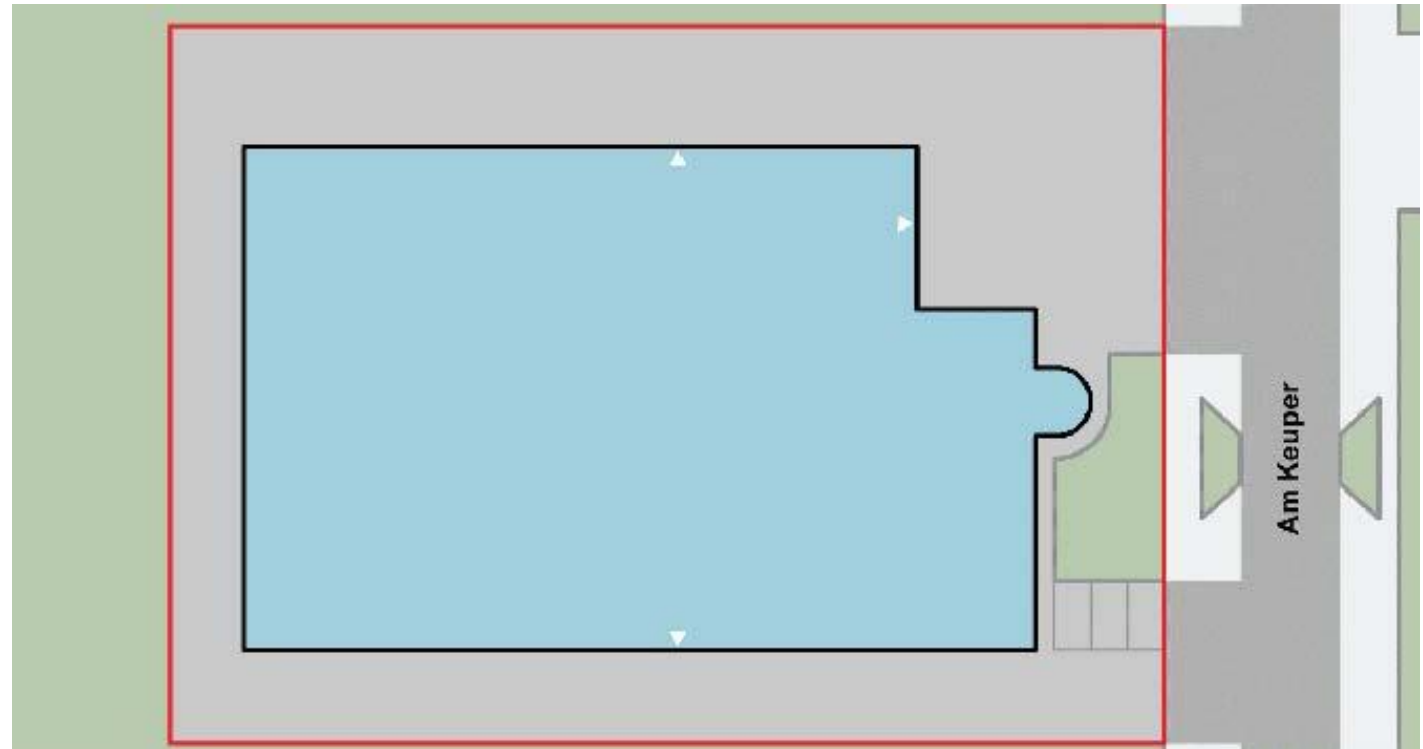
- Clear Height: 8 m
- Column Spacing: 12m x 24 m
- Floor load capacity: 50 kN/qm
- Hall entrances: 3
- Heating: 12° C – direct fired gas dark radiators
- Lighting: Halogen and LED

Office:

- Flooring:
 - Office rooms: Parquet
 - Reception and social area: stone tiles
 - Break, changing and side rooms: tiles
- Lighting: LED
 - Office rooms: 500 lux
 - Entrance: 250 lux
 - Staircases, hallways and toilets: 100 lux
- Heating: Flat/valve radiator

Exterior Facilities:

- Fence: 2 m height
- Loading yards: Concrete
- Car parking spaces concrete block paving: 3
- WGK-capability: no
- Usage: Between 6 AM and 10 PM



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.



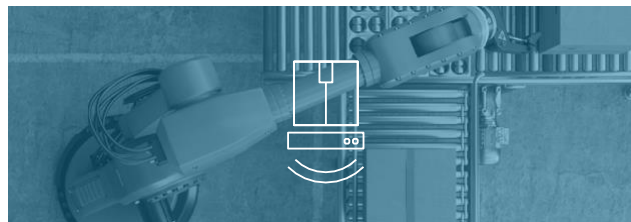
SOLARSMART

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 in the world.

We want to help our customers succeed. To this end, we are committed at global and local levels. Approximately 2.5% of global GDP flows through our buildings, and thanks to our global reach, our corporate culture and desire to be a driving force in the areas where we are based and where we build, a driving force, 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 development projects owned as of December 31, 2022.



3.3
MILLION
SQM
LOGISTICS
SPACE

145
BUILDINGS

17
HECTAR

850,000 PEOPLE WORK IN PROLOGIS BUILDINGS	3.5% OF THE GLOBAL GDP FLOWS THROUGH OUR BUILDINGS	listed AMONG THE 100 MOST SUSTAINABLE COMPANIES IN THE WORLD	2,466 EMPLOYEES
112.7 MILLION SQUARE METER	5,495 BUILDINGS	5,800 CUSTOMERS	19 COUNTRIES
4 CONTINENTS	\$195.8 B MANAGED PORTFOLIO	1983 FOUNDED	#71 S&P 500 MEMBER

FACTS ABOUT PROLOGIS GERMANY

Prologis is one of the leading providers of industrial real estate in Germany - specializing in project development of real estate for the logistics industry. A wide range of first-class warehouses and distribution centers is available to our clients.

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

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



Prologis Germany Management GmbH - Peter-Müller-Straße 22 - 40468 Düsseldorf
+ 49 (0)211 542 310 - + 49 (0)211 542 310 01 - info-de@prologis.com



Andreas Stiegler
Senior Leasing & Customer Experience
Manager

astiegler@prologis.com
+49 (0) 174 576 21 04