

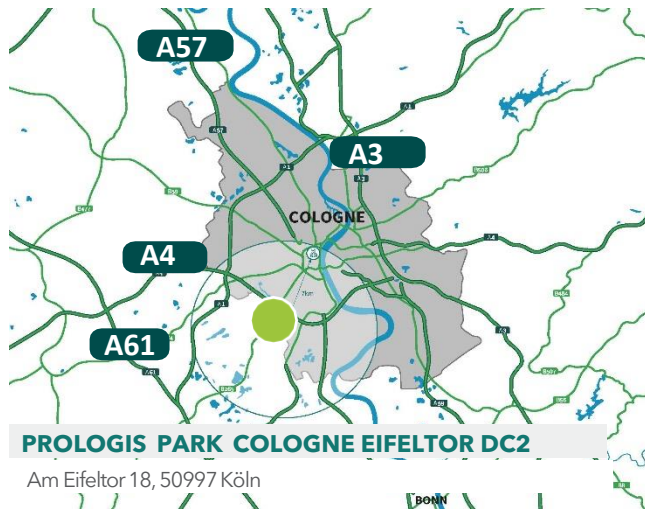


# Prologis Park Cologne Eifeltor DC2

Available as of 1. November 2024

## PROLOGIS PARK KÖLN EIFELTOR DC2

Prologis Park Cologne Eifeltor is one of the largest contiguous logistics sites in Cologne. The logistics facility is located directly at the Cologne-Eifeltor freeway exit on the A4 and is only 500 meters away from the Eifeltor freight village. With its container terminal, it is one of Germany's highest-turnover stations for combined freight traffic.. An area of 26,378 m<sup>2</sup> will be available in this park as of November 1, 2024..



### DISTANCES

Freight base terminal:	500 m
Station:	3,1 km
Motorways:	A4, A1, A3 A57
Busstop:	600 m
Cologne City Center:	18,9 km
Airport Cologne/Bonn:	18 km

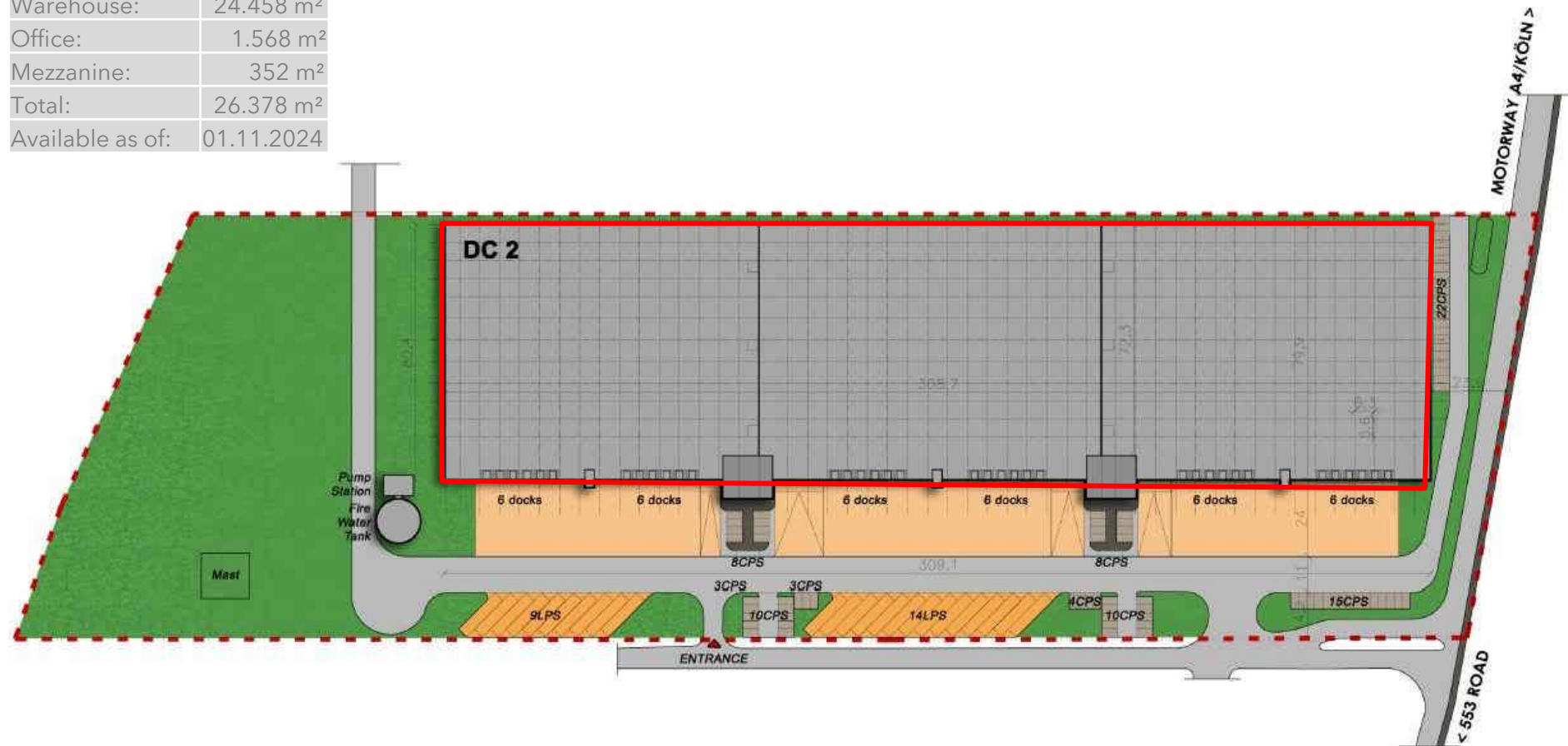
### METROPOLITAN AREA

85 km	271 KM	199 KM
Duisburg Habor	Amsterdam	Francfort



## SPECIFICATIONS

	DC2
Warehouse:	24.458 m <sup>2</sup>
Office:	1.568 m <sup>2</sup>
Mezzanine:	352 m <sup>2</sup>
Total:	26.378 m <sup>2</sup>
Available as of:	01.11.2024



### Warehouse:

- Clear Height: 10 m
- ESFR Fire alarm system according FM-global
- Ground-level hall entrances: 4
- Floor load capacity: 50 kN/qm
- Ramp gates with dock levelers: 36
- Heating: 12° C - 17 ° C directly fired gas dark radiators
- Lighting: LED
  - Warehouse: 200 lux
  - Pickingzone: 300 lux

### Office:

- Floor:
  - Offices: Needle felt, wheelchair-accessible
  - Reception & Social Area: Porcelain stoneware
  - Break rooms, changing rooms and ancillary rooms: Tiles
- Lighting: Fluorescent tubes
  - Office: 500 lux
  - Reception: 250 lux
  - Stairs, corridors, toilets: 100 lux
- Heating: Flat-valve radiators

### Exterior Facilities:

- Fence: 2 m Height
- Loading yards: concrete
- Truck parking spaces: 27
- Car parking spaces: 75
- 24/7-use: yes
- WGK-capability: no

# PROLOGIS ESSENTIALS

For easy setup and smooth operation

When it comes to getting your warehouse up and running, you're in good hands with us

Prologis Essentials offers a complete warehouse solution that helps you run, optimize and grow your business - how, when and where you want.

Prologis Essentials provides you with all the setup and equipment you need to get started cost-effectively, quickly and worry-free. It also provides you with replacements, upgrades or temporary solutions - making your life easier and giving you back valuable time



# 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 best-known organizations.

We want to help our customers succeed. To do so, we are committed at a global and local level. Approximately 2.8% of global GDP flows through our buildings, and thanks to our global reach, corporate culture and desire to be a driving force in the areas where we are based and where we build, we strive to create a better future.

Data refer to properties owned by Prologis on a consolidated basis or through unconsolidated joint ventures, through interests in real estate and development projects as of September 30, 2023.



**3.3**  
MILLION  
SQUAREMETER

**144**  
BUILDINGS

**57**  
HECTAR

<b>1.1 M</b> MENSCHEN ARBEITEN IN PROLOGIS GEBÄUDEN WELTWEIT	<b>2.8%</b> OF THE GLOBAL BIP FLOW THROUGH OUR BUILDINGS	<b>listed</b> 100 MOST SUSTAINABLE COMPANIES IN THE WORLD	<b>2,466</b> EMPLOYEES
<b>114.1</b> MILLIONEN QUADRATMETER	<b>5,559</b> BUILDINGS	<b>6,700</b> CUSTOMERS	<b>19</b> COUNTRIES
<b>4</b> CONTINENTS	<b>\$197.2 Mrd.</b> PORTFOLIO UNDER MANAGEMENT	<b>1983</b> ESTIMATED	<b>#73</b> SSP 100 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 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 transport routes.

Prologis also owns numerous vacant sites in attractive locations in Germany for the project development of tailor-made properties



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