

Prologis Park Köln Eifeltor DC2

Germany

Available as of now





Motorways

A4 – 1,5 km
A3 – 13 km
A1 – 10 km



Airport

Köln/Bonn – 18 km



City center

19km



Containerterminal

Köln Eifeltor: 500 m



Clear height

10 m



Floorload capacity

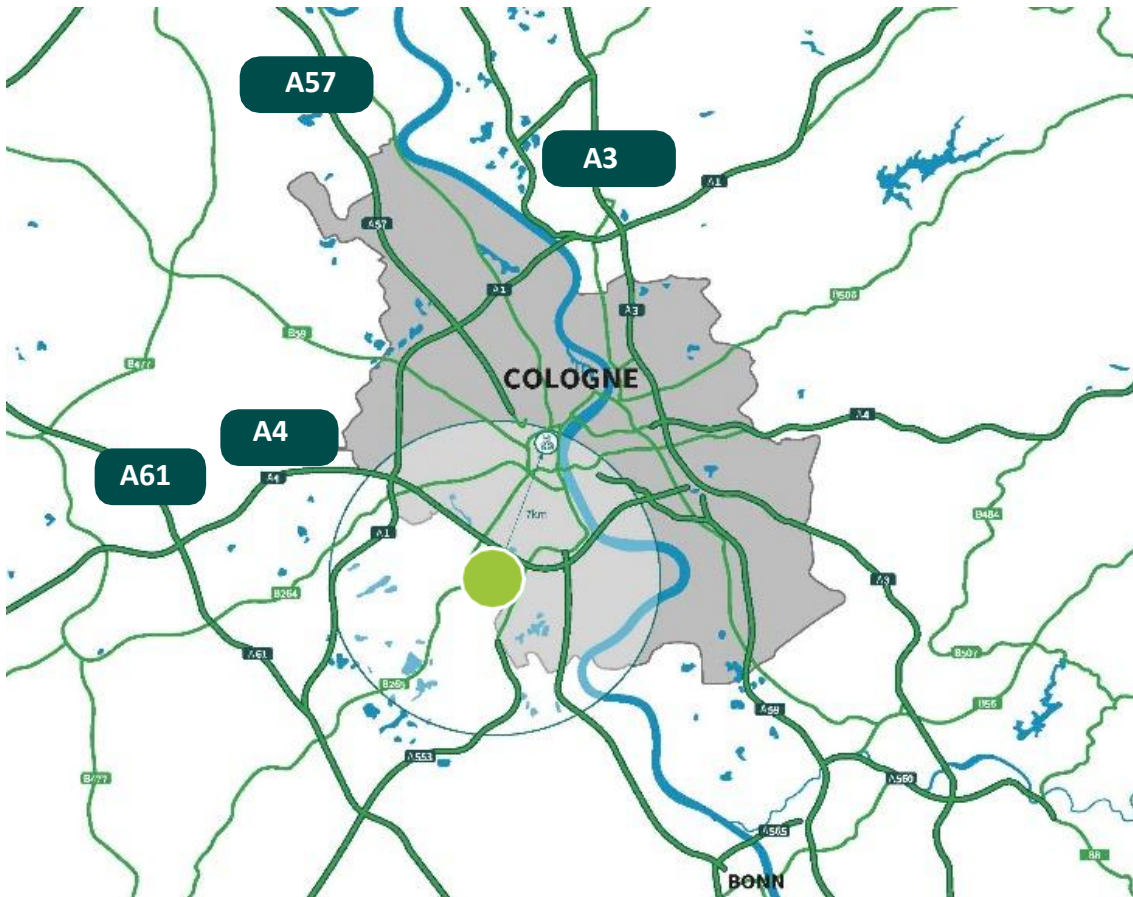
50 kN/m²

Location

Prologis Park Köln-Eifeltor is one of the largest contiguous logistics sites in Cologne. The logistics facility is located directly at the Köln-Eifeltor motorway exit on the A4 and is only 500 meters from the Eifeltor freight village.

With its container terminal, it is one of Germany's busiest rail stations for combined freight transport.

A total of 26,378 square meters of space is now available in this park.



PROLOGIS PARK KÖLN EIFELTOR DC2

Am Eifeltor 18, 50997 Köln



Site Plan

- 26.378 m² total area
- 10 m clear height
- Fire alarm system: ESFR-Sprinkler
- LED-Lighting
- 36 dock doors lorries
- 4 hall entrances
- Property fence: h = 2 m
- 75 car parking places
- 27 lorry parking places
- 24/7 usage

Warehouse
24.810 m²

Mezzanine
405 m²

Office
1.163 m²

Total
26.378 m²

Specifications

Building description

Warehouse

- Clear height: 10 m
- Fire alarm system and ESFR ceiling sprinklers
- Floorload capacity: 50 kN/m²
- Dockdoors with doorlevelers: 36
- Hall entrances: 4
- Heating: 12 °C – 17 °C direct fired gas dark radiators
- Lighting: LED
Warehouse: 200 lux
Picking zone: 300 lux

Office:

- Flooring:
Office rooms: Needlefelt, suitable for castors
Reception and social area: Porcelain stonewear
Break-, changing and ancillary rooms: tiles
- Lighting: LED
Office rooms: 500 lux
Entrance area: 250 lux
Stairways, corridors, toilets: 100 lux
- Heating: Flat/valve radiators

Exterior facilities:

- Property fence h = 2 m
- Car parking places: 75
- Lorry parking places: 27
- 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 March 31, 2025.

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

5.884

Buildings

120,1 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 day-to-day warehousing



For more information, visit our website:
www.prologisessentials.de

The Essentials platform is based on our experience in logistics facilities 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 boost productivity. From move-in to forklifts and racking systems, Prologis offers:

- Turnkey move-in and set-up solutions
- Turnkey conversions with optimization suggestions
- Smooth move-out with relocation support

Energy+ Sustainability

Improve energy efficiency and minimize costs with solutions designed to provide carbon-neutral facilities.

From rooftop solar to LED lighting, we're committed to your success.

- On-site solar
- 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 the road and on site-

- fleet electrification-
- Depot charging-
- hub charging-
- on-demand charging
- workplace charging

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.

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



Operations

100% support during planning and implementation

- Solution design, approval process and project management
- Advantages: Saving of resources, optimization of process costs in operations, also an important step towards (partial) automation

Storage systems (purchase, rental)

- Cost-effective used or new pallet racks with worldwide framework conditions with Still, Stow and Jungheinrich

- Standard racks, shelves or Picketowers. You can purchase them at top prices or rent them (short-term periods possible + no dismantling obligation).
- Specialized storage solutions and vendor-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 as well

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 no longer required
- Conversion, transport, assembly, approval of existing equipment in the Prologis warehouse
- dismantling, repair and relocation management through a framework agreement (as with a general contractor)

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