



Prologis Park Bottrop DC1 & DC2

Available as of Q3 2024

PROLOGIS PARK BOTTROP DC1 & DC2

Prologis is planning the development of a 60,000 m² logistics park in the city of Bottrop with two distribution centers. Each of these centers will consist of three units.

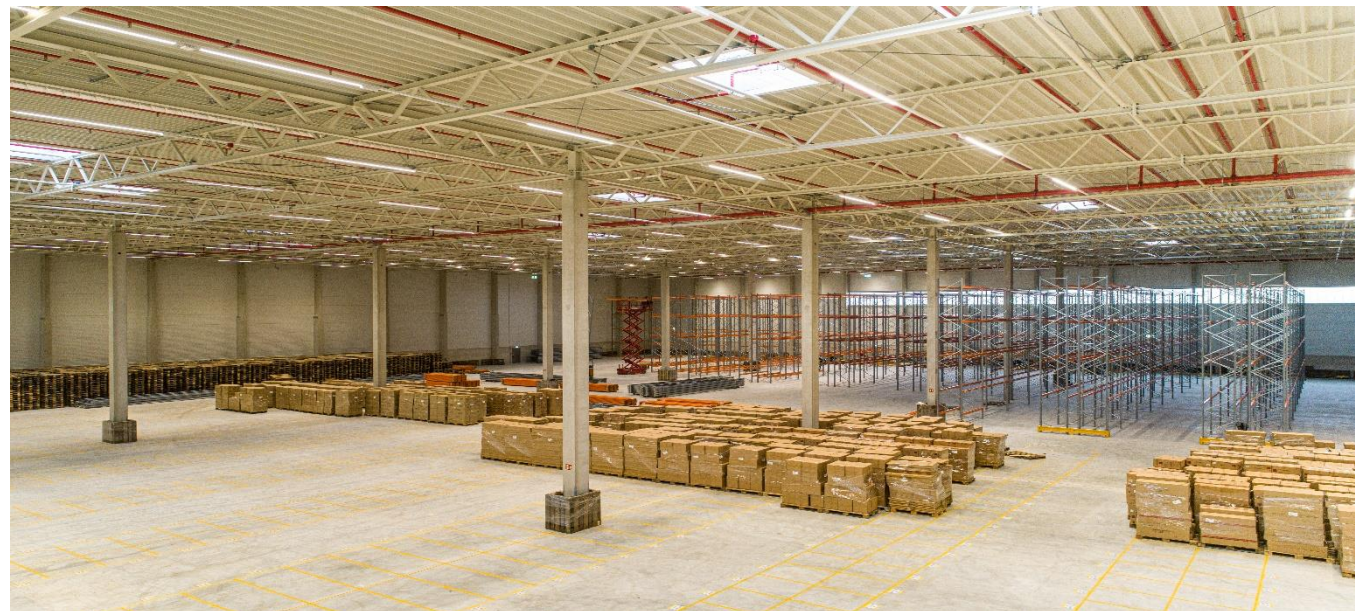
The logistics areas will be available in the 3rd quarter of 2024.

Prologis Park Bottrop is located to the southeast of the city center, directly on the A42 freeway with good access to the A2 and B224. The Port of Duisburg is only 30 minutes away. In the metropolitan area Ruhr area, more than 5 million people can be reached within a short distance.



DISTANCES

Freightstation:	4 km
Port Duisburg:	23 km
Motorways:	A2, A3, A43, A 31
Busstop:	450 m
Bottrop City Center:	3,5 km
Airport Düsseldorf:	41 km



SPEZIFIKATIONEN

Bottrop DC1

Alle Angaben in Quadratmetern

	DC1.1	DC1.2	DC1.3	TOTAL
Warehouse	10.269	10.219	10.269	30.757
Mezzanine	1.236	1.236	1.236	3.708
Office	315	315	315	945
Total	11.820	11.770	11.820	35.410
Available as of	Q3 2024	Q3 2024	Q3 2024	

Warehouse

- Clear height: 12.20 m
- Column spacing: 12 m x 24 m
- Fire alarm system and ESFR sprinklers as of FM-Global
- Floor load capacity: 75 kN/qm
- Dock high doors: 1 per 800 sqm
- Access gates: 1 per fire protection compartment
- Heating: Air heat punch
- Lighting: LED
 - Hall: 200 lux – 1 m above floor
 - Picking Zone: 250 lux

Office:

- Flooring:
 - Office rooms: needle felt, suitable for wheeled office chairs
 - Reception and social area: porcelain tile
 - Break, changing and side rooms: linoleum
- Lighting: LED
 - Office: 500 lux
 - Foyer: 300 lux
- Heating: panel radiators
- Sun protection: electric and shading per room possible
- WELL Building features

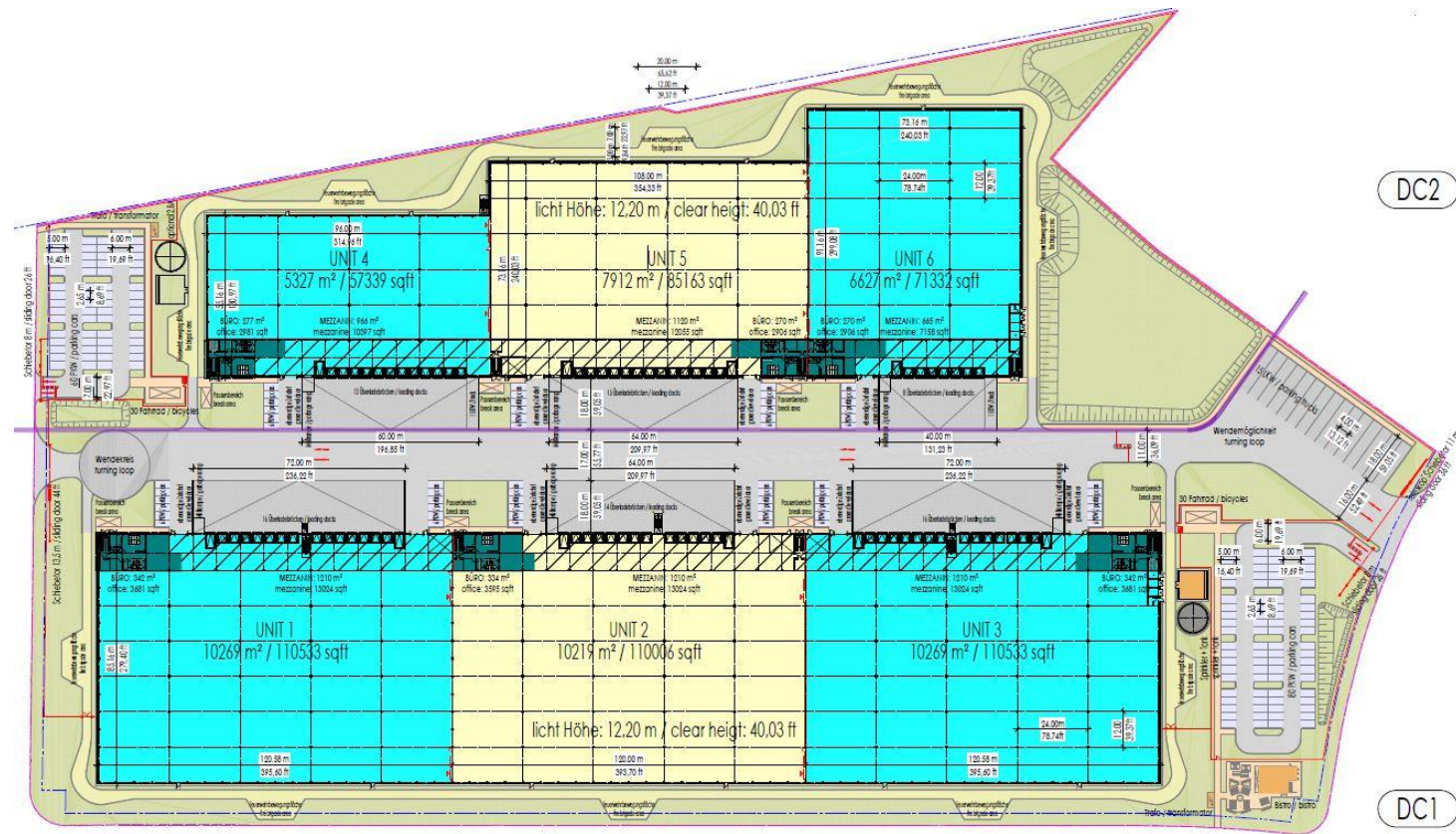
Exterior facilities:

- Property fence: 2 m Höhe
- Loading yards: concrete
- Car-parking: 176
- 10 % of car parking spaces with e-charging station
- 20% of bike parking spaces with e-charging facility

Bottrop DC2

Alle Angaben in Quadratmetern

	DC2.1	DC2.2	DC2.3	TOTAL
Warehouse	5.327	7.912	6.627	19.866
Mezzanine	927	1.081	618	2.626
Office	315	315	315	945
Total	6.569	9.308	7.560	23.437
Available as of	Q3 2024	Q3 2024	Q3 2024	



Certification: DGNB Gold certification aspired

Prologis Essentials

For easy setup and smooth operation

When it comes to setting up your warehouse and putting it into operation, we are your partner.

Prologis Essentials is the first complete warehouse solution that helps you run your business, optimize and grow - how, when ever and where you want.

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



FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



RACKING

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



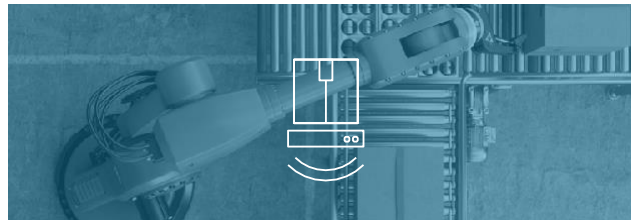
SOLARSMART

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



LED LIGHTING

Easy to install, 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 3.5% 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.



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