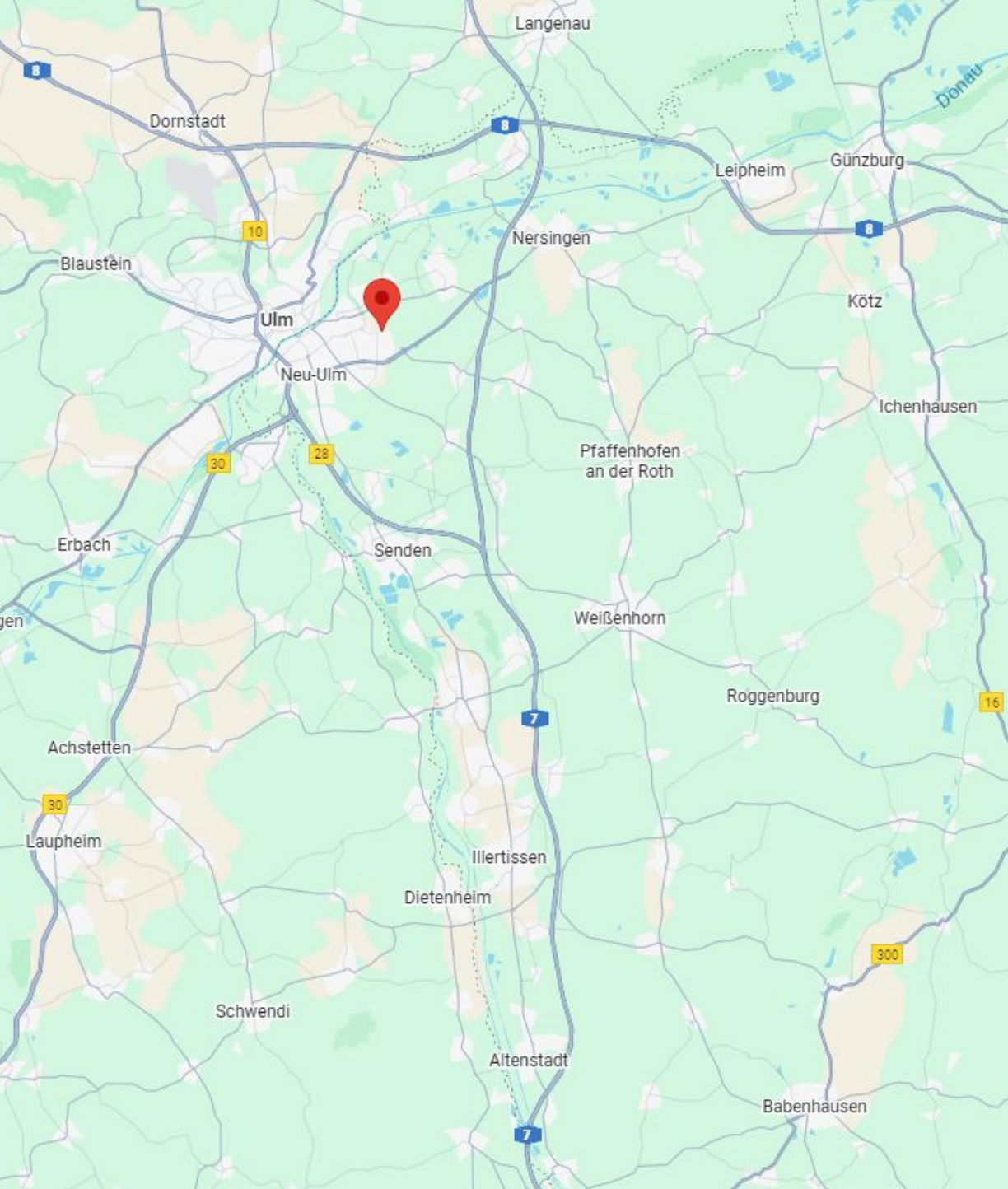


Prologis Neu Ulm DC1

Germany

Available as of 01.01.2027





Location

Ulm and Neu-Ulm together form a dynamic economic area in the heart of southern Germany. The region has developed into an important logistics location thanks to its central location at one of Europe's most important transport hubs. Motorways, railways, and air routes connect Ulm/Neu-Ulm with all European economic centers. The A7 and A8, B30 and B311 motorways provide direct connections to Austria, Switzerland, and Italy. The airports in Stuttgart, Munich, Augsburg, and Friedrichshafen are within easy reach.

With modern infrastructure, attractive commercial space, and proximity to the science and innovation city of Ulm, Neu-Ulm is a promising location – ideal for customers who benefit from efficient logistics solutions and optimal connections in all directions.



4 km
City center
Neu Ulm



5,2 km
City center
Ulm



A7, A8, B30



78 km
Airport Augsburg



1,9 km
Busstop



3,2 km
Station



1,7 km
Supermarket



550 m
Restaurant



Clear height
11 m



Floor load capacity
Na kN/qm



Lighting
LED



Trafo-Capacity
800 kVA



PV/Solar
Planned



WPC
Planned



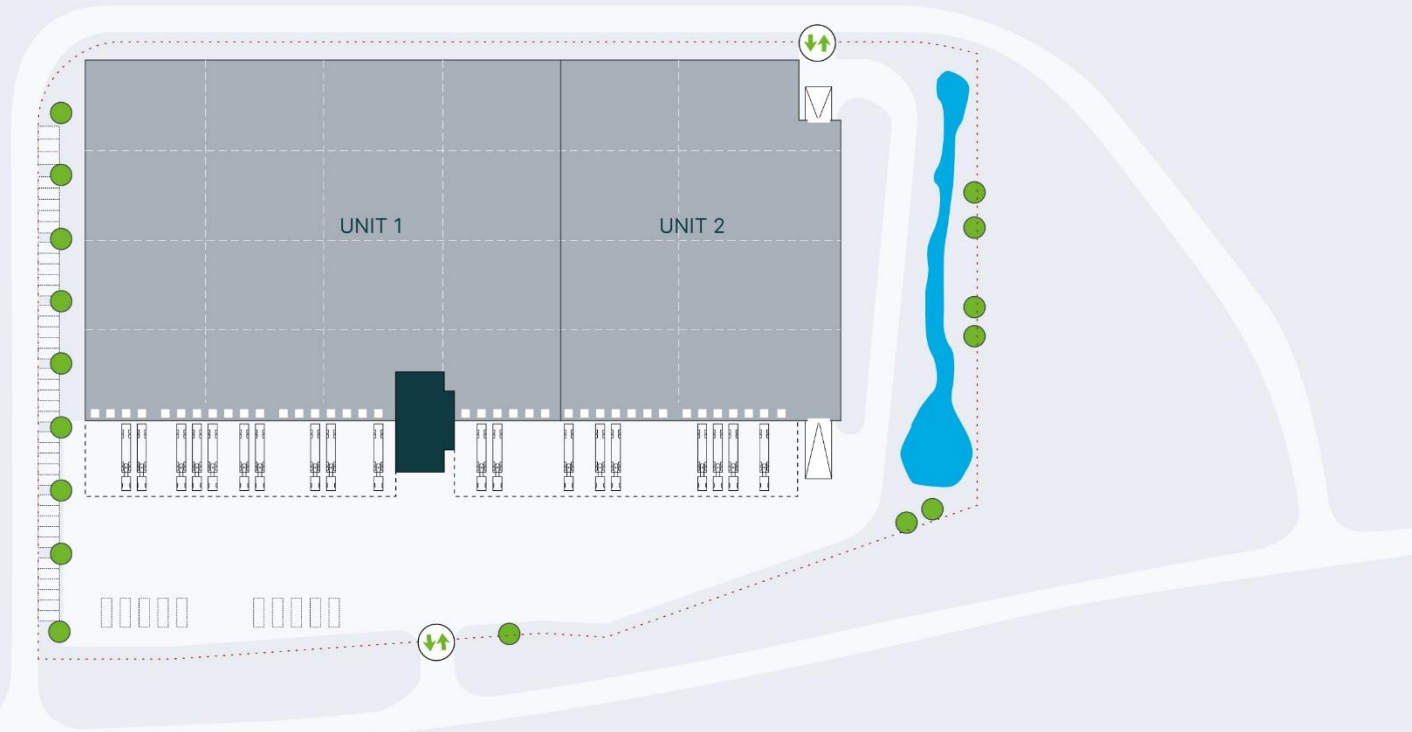
24/7
No
Service limited
between 10 PM
and 6 AM



WGK
No



Battery storage/tire storage
Each individual case must be
examined by an expert.



DC1

Warehouse	15.143 m ²
Office	810 m ²
Car parking places	15

Total
15.953 m²

Specifications

Building description

Warehouse:

- Clear height: 11 m
- Fire alarm system
- Floorload: na kN/m²
- Dockdoors (with doorlevelers): 38
- Hall entrances : yes
- Heating: Gas radiant heater and gas-fired boiler
- Lighting: LED
Warehouse: 200 lux
Picking zone: 250 lux

Office:

- Flooring:
Officerooms: c a r p e t
Reception and social area: tiles
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
- Car parking places : 15
- Usage limited between 10:00 PM and 6:00 AM



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 31. December 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

5,882

Buildings

120.7 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

2,802

Employees

1.1 Mio.

People work in Prologis buildings worldwide

Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity — so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

Why It Matters

- **Operational Expertise:**
Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:**
Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:**
A clear view of your options - upfront, phased, or included in rent, with no surprises.



Prologis Essentials

Simplify and optimize everyday warehouse operations in your business



Please visit our website for more information:
<https://www.prologisgermany.de/essentials-solutions>

Our in-house team of experts will assist you with the complete setup of your warehouse. From the initial consultation to procurement and successful implementation, we will ensure that your property is up and running quickly, efficiently, and sustainably.

Your 3 top benefits:

- 1 Quick start:** Everything you need is available immediately—no delays when moving in.
- 2 Everything from a single source:** Consulting, procurement, and implementation coordinated by our team of experts.
- 3 Future-proof & sustainable:** Manufacturer-neutral solutions, tested to the highest standards.



Package 1: Consulting

- Manufacturer-neutral planning in accordance with Global FM Standard (block storage, storage systems, or automation)
- Development of customized concepts based on your goods
- Implementation of approval procedures
- Creation of fire protection concepts based on fire protection classes Escape route plans



Package 2: Procurement

- Efficient and economical equipment with clear savings advantages
- Calls for bids & tender procedures (e.g., warehouse technology, IT structure, security technology, special user installations)
- Technical review of all bids in coordination with building specifications (e.g., structural analysis)



Package 3: Implementation

- Smooth implementation until full operational readiness
- Comprehensive project management from a single source
- Safety coordination during implementation

Contact

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