

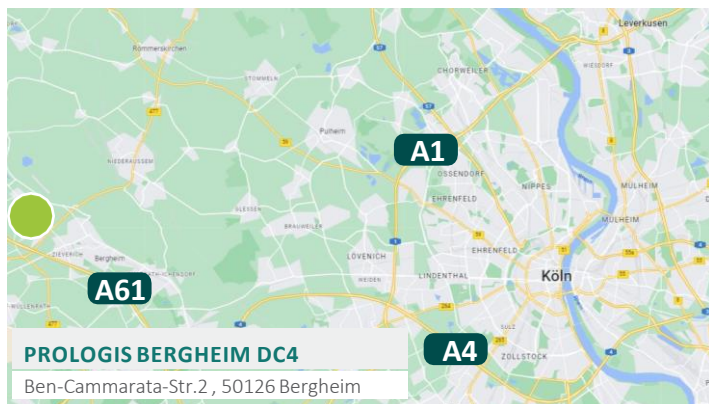


Prologis Bergheim DC1

Available as of 1. October 2023

PROLOGIS BERGHEIM DC1

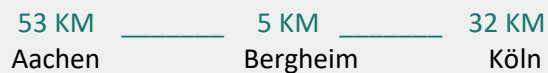
The Bergheim DC1 distribution center is located in the west of Cologne, close to the A 61 freeway. The Rhine metropolis of Cologne is only 30 kilometers away and can be reached quickly via the very well-developed freeway and road network. The district of Bergheim currently has a population of just under 66,000. At this location a total area of 41,555 sqm (thereof 35,039 sqm hall, 1,253 sqm mezzanine, 5,623 sqm office) is available from 01.10.2023. The hall offers a variety of extras for future employees and is therefore an attractive workplace. In addition to the proximity to the Rhineland, the proximity to the BENELUX countries also makes the location attractive.



DISTANCES

- Station: 5 km
- Motorways: A61, A4, A1
- Busstop: 100 m
- Bergheim Center: 5 km
- Airport Cologne/Bonn: 47 km
- Freightterminal Cologne Eifeltor: 31 km

METROPOLITAN AREA



SPECIFICATIONS

Area	Size
Warehouse	35.039 m ²
Mezzanine	1.253 m ²
Office	5.263 m ²
Total	41.555 m ²

Warehouse:

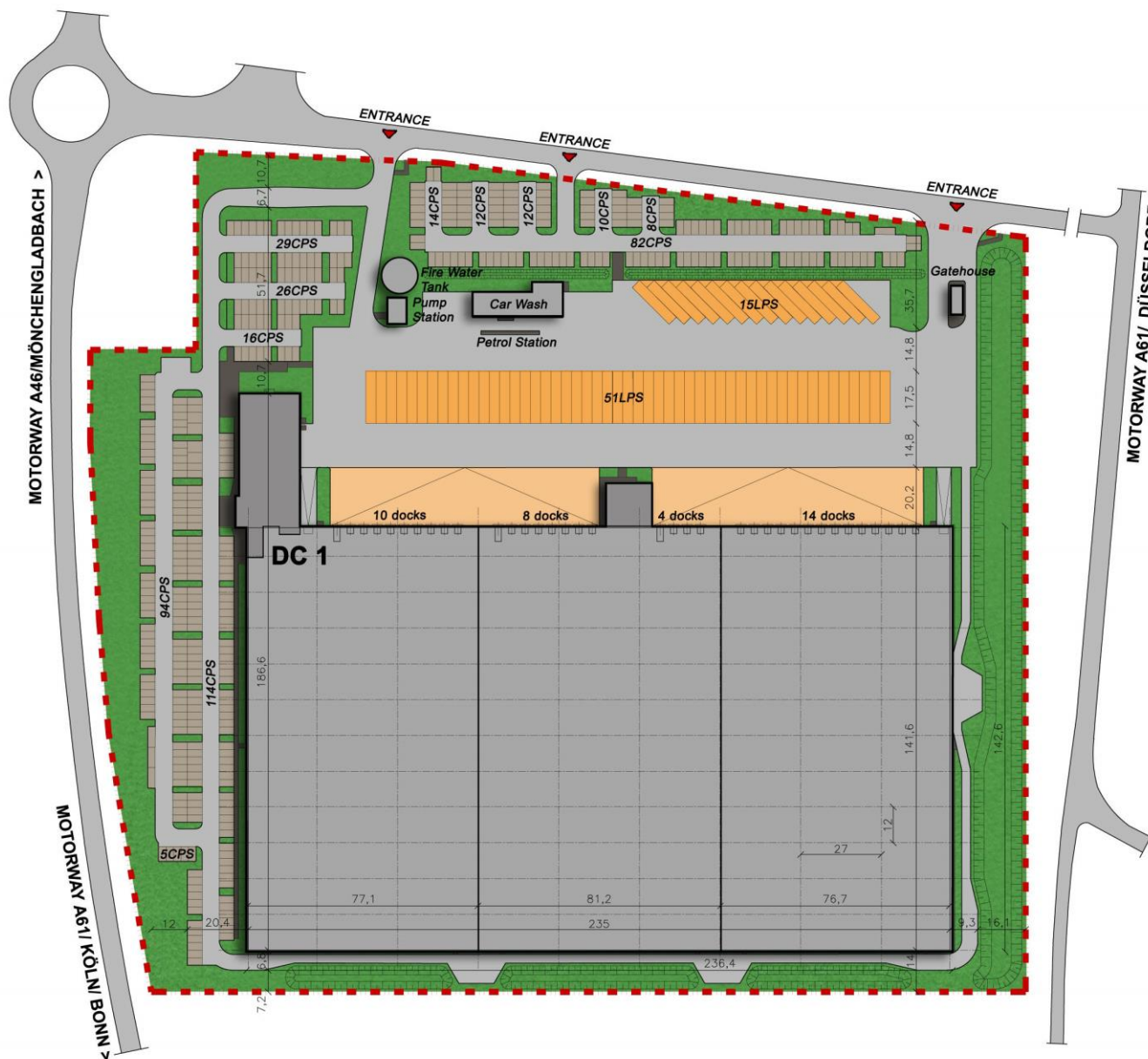
- Clear height: 12 m
- Fire alarm system: ESFR ceiling sprinklers (FM-Global)
- Floor load capacity: 50 kN/qm
- Dock doors: 36
- Access Gates: 2
- Heating: 12° C – direkt befeuerte Gasdunkelstrahler
- Lighting: LED
 - Warehouse: 200 lux
 - Picking zone: 300 lux
- Preparation for canteen installation

Office:

- Flooring:
 - Office rooms: needle felt suitable for wheeled office chairs
 - Reception and social area: tile
 - WC and washrooms: tile
- Lighting: LED
 - Office rooms: 500 lux
 - Foyer: 250 lux
 - Staircases, Toilets: 100 lux
- Heating: flat/valve radiator

Exterior facilities:

- Property fence: 2 m, gatehouse secured
- Loading yards: concrete
- Truck parking spaces: 15
- Car parking spaces: 498
- 24/7-use: yes
- WGK-Capabilities
- DGNB Gold certified
- Filling station and car wash available



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Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want.

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



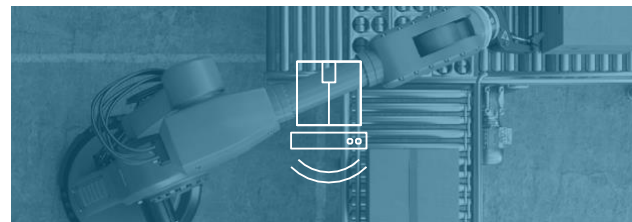
SOLARSMART

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