

Prologis Park Pforzheim DC1 Pforzheim DC2

Germany

Available as of Q2 2027





Motorways
A8 – 4 km



Airport
Stuttgart - 40 km



City Centers
Pforzheim – 5 km
Karlsruhe – 35 km
Stuttgart – 42 km
Heilbronn – 77 km



Public Transport
Bus stop - 50 m



Clear Height
12,20 m



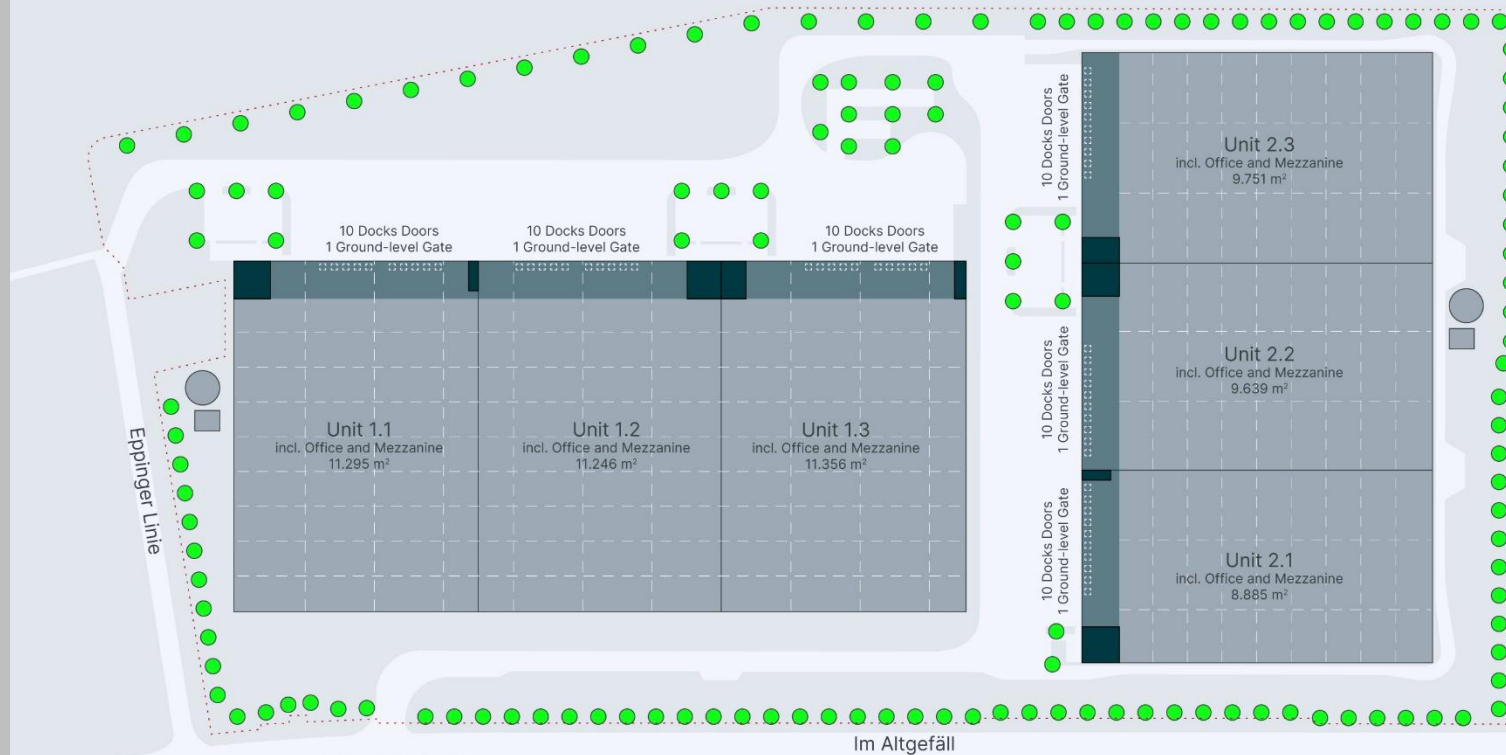
Floor load capacity
50 kN/m²



Location

Prologis Park Pforzheim DC1 & DC2 will be developed on a 27.4 acre brownfield site. The site is located in the eastern part of Pforzheim, near the A8 motorway with easy access to the A5 and A81.

Prologis plans to complete two logistics halls within two years: DC1 with approximately 30,000 square meters and DC2 with approximately 25,000 square meters. The logistics halls will be available from the second quarter of 2027.



Siteplan

- Plot size 110,970 m²
- Two warehouses with an approx. size of 30,000 m² und 25,000 m²
- ESFR-Sprinkler
- LED-Lighting
- 30 dockdoors in DC1
- 30 dockdoors in DC2
- 3 ground level hall entrances per DC
- Property fence: h = 2 m
- Parking places: 106
- Construction phase: 2026 to 2027

Warehouse

DC1 30.000 m²
DC2 24.905 m²

Mezzanine

DC1 2.093 m²
DC2 1.755 m²

Office

DC1 1.151 m²
DC2 1.151 m²

Total

DC1 33.244 m²
DC2 27.810 m²
Total: 61.054 m²

Specifications

Building description

Warehouse:

- Clear Height: 12,20 m
- Column spacing: 12 x 24 m
- Heating: air heat pump
- Fire alarm system: ESFR- ceiling sprinklers
- Floorload capacity: 50 kN/qm
- Dockdoors
 - 60 dockdoors for lorries
 - 6 ground level hall entrances
- Lighting: LED
 - Warehouse: 200 lux
 - Picking zone: 300 lux

Office:

- Floor covering:
 - Rooms: needelfelt, suitable for chair castors
 - Reception, social area, staircase and kitchen: tiles
 - Toilets and showers: porcelain tiles
- Lighting: LED
 - Offices: 500 lux
 - Entrance area: 300 lux
- Heating: heat pump

Outdoor facilities:

- Property fence: h = 2 m
- Loading yards: concrete
- Truck parking places: 7
- Car parking places: 106
- WGK-capability: on request
- PV-System
- Fully electric building



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 December 31, 2024.

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

5.866

Buildings

119,7 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

2.703

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.

Prologis Essentials

Operations



For more information, please visit our website:
<https://www.prologisgermany.de/essentials-solutions>

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)

Your Contact

Hans Seckler
Director, Capital Deployment
hseckler@prologis.com

+49 (0) 162 262 52 38

Prologis Germany Management GmbH

Oskar-Schlemmer-Str. 15
80807 Munich
Germany

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