



# Prologis Park Hamburg Waltershof DC7

Available as of April 1, 2023



## PROLOGIS PARK HAMBURG WALTERSHOF DC7

Prologis Park Hamburg Waltershof consists of eight logistics units with a total area of approximately 199,000 sqm. The nearby airport, the Port of Hamburg and the connection to the A1, A2 and A261 motorways make the park in the middle of Hamburg an attractive logistics location.



### DISTANCES

Port terminal:	0.5 km
City railway:	13 km
Freight terminal:	12 km
Ferry terminal:	14 km
Port of Hamburg:	9 km
Hamburg city center:	17 km
Hamburg airport:	21 km
Motorways:	A1, A7, A261



## SPECIFICATIONS DC7

Warehouse:	29,598 sqm
Office:	703 sqm
Mezzanine:	667 sqm
<b>Total:</b>	<b>30,968 sqm</b>

### Warehouse:

- Clear height: 10 m
- Column grid: 24.80 m x 28 m
- Fire alarm system: ESFR ceiling sprinklers
- Floor load capacity: 50 kN/sqm
- Ground level hall entrances: 3
- Loading docks (with dock levelers): 40
- Heating: 12 °C with gas-fired radiant tube heaters
  - Storage area: 7-10 °C
  - Picking zone: 18 °C
- Lighting: T8 linear fluorescent luminary
  - Warehouse: 200 lux
  - Picking zone: 300 lux

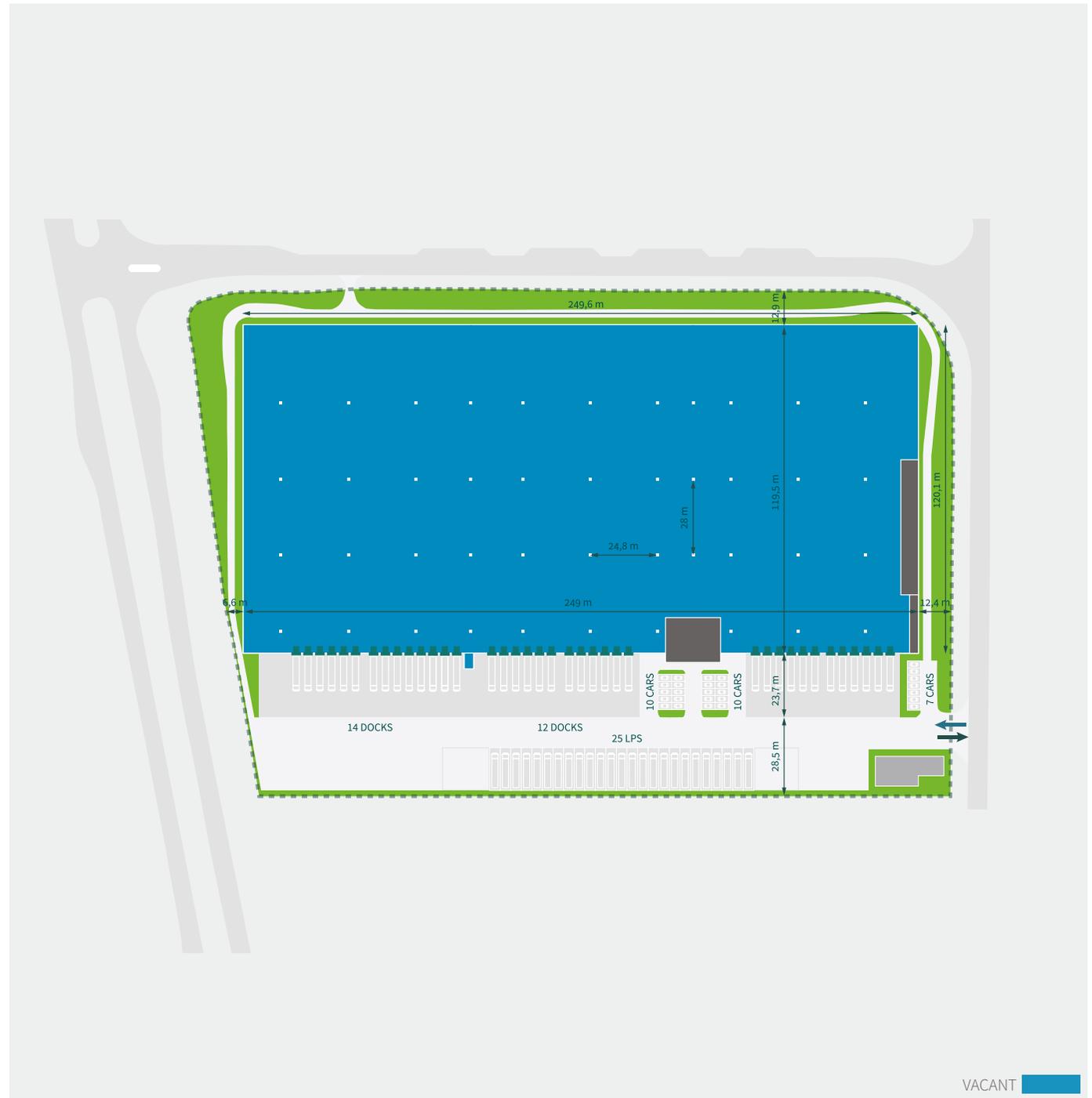
### Office:

- Flooring
  - Office rooms: needle felt, suitable for wheeled chairs
  - Reception and social area: porcelain tile
  - Break, changing and side rooms: tiles
- Lighting: grid lights
  - Office rooms: 500 lux
  - Foyer: 250 lux
  - Stairs, corridors, toilets: 100 lux
- Heating: flat thermostat-controlled radiators

### Exterior facilities:

- Property fence: h = 2 m
- Loading yards: concrete
- Parking spaces for cars: 27

- 24/7 use: yes
- WGK capability: no



## Your Prologis Essentials Marketplace

An ever-evolving range of essential products to support your warehouse operations. We ensure smooth delivery of your ready-to-occupy warehouse. Prologis Essentials Marketplace conveniently brings you all the setup and operational equipment needed for a quick and carefree start. Together with trusted vendor partners we'll take care of your setup sourcing - making life easier and giving you back valuable time.



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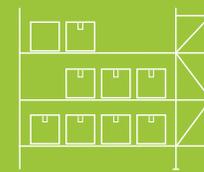


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## ABOUT PROLOGIS

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. Our success is based on our desire to help our clients to achieve success, and on our commitment to making a difference on a global scale. Approximately 1.7% of global GDP flows through our buildings, and thanks to our global reach, our corporate culture and our desire to make a difference in the areas where we are based and build in, we strive to create a better future.

### MORE

800,000

people work in Prologis buildings around the world

1.7%

of the global GDP flows through our buildings

listed

among the 100 most sustainable companies in the world

1,945

employees

92.3

million square meters

4,675

buildings

5,500

customers

19

countries

4

continents

\$176 Mrd.

managed portfolio

1983

founded

#93

S&P 500 member

The data refers to properties held by Prologis on a consolidated basis or through non-consolidated joint ventures, via shares in real estate and development projects owned as of June 30, 2021.

### PROLOGIS IN GERMANY

Prologis is a leading provider of industrial real estate in Germany, offering customers a wide range of high-quality warehouse and distribution centers. Key locations in or near Hamburg, Munich, Hannover, the Rhine-Ruhr and Rhine-Main areas give customers access to major transportation routes supplying all of Europe.

The company also holds land for development in Germany.



2.91

million square meters logistics space

116

buildings

12

hectare



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