SEGRO

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SEGRO PARK

DÜSSELDORF FLINGERN

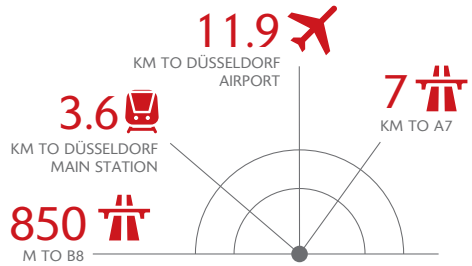
HÖHERWEG, 40231 DÜSSELDORF



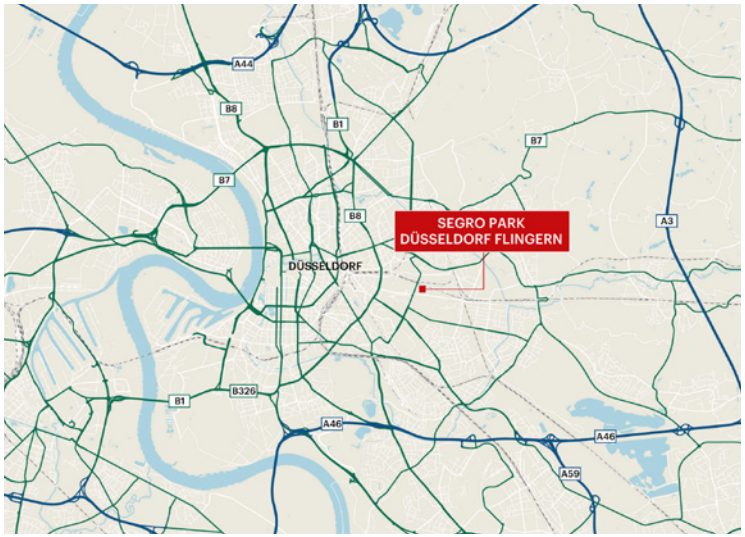
- State-of-the-art SEGRO light industrial park directly adjacent to the Flingern district
- Perfectly located in the immediate vicinity of the city centre and with excellent motorway access (A46)
- First-class customer service by our property management team
- 9 units of approx. 457 sqm each
- Completion scheduled for 06/2027

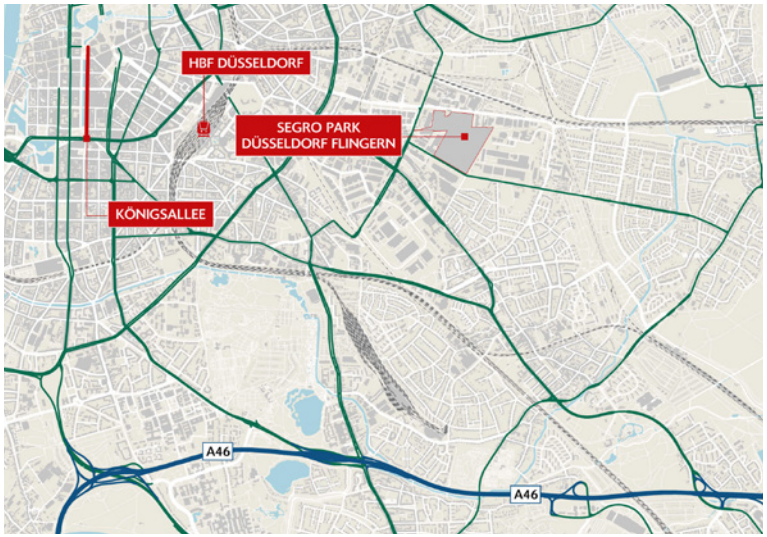
SEGRO PARK

DÜSSELDORF FLINGERN



„D-Höherweg“	50 m	„Ronsdorfer Straße“	600 m
„D-Röhrenlager“	400 m	„Lierenfeld Btf“	1 km
„Düsseldorf-Flingern“	1.2 km		





SUSTAINABILITY ASPECTS

- **Energy standard BEG40**
- **Green roofs on office buildings**
- **Photovoltaic system**
- **Charging stations for electric vehicles**

SPECIFICATIONS

- **Warehouse height:** 5.4 m
- **Roof:** Flat roof with thermal insulation on solid wood ceiling or solid trapezoidal steel sheet in accordance with the valid EnEV, partially greened
- **Windows:** Aluminium windows with insulating glazing
- **Warehouse floor:** Steel fibre-reinforced concrete floor made of CO_2-reduced concrete, with hard aggregate infill,with few joints. Designed for loads from forklift traffic with max. 50 kN (≈ 5 t) permissible total weight and point loads from rack uprights of 30 kN (≈ 3 t) at 100 cm / 30 cm / 100 cm upright spacing and 15 cm x 15 cm base plate evenness
- **Loading/Doors:** 1 ground-level gate per unit (3.50 m x 3.50 m)
- **Load-bearing structure + façade:** timber construction with columns and timber trusses, external cladding rock wool composite panels
- **Heating:** District heating, designed for room temperatures up to 17 °C (warehouse) / 20 °C (office/social areas)
- **Service area:** Window strips, suitable for permanent workstations, LED lighting

FUTURE LETTABLE SPACE

Phase 1.1

Unit	Warehouse	Office	Total
2.01	399 sq m	74 sq m	473 sq m
2.02	388 sq m	70 sq m	457 sq m
2.03	388 sq m	70 sq m	457 sq m
2.04	401 sq m	70 sq m	470 sq m
2.05	388 sq m	70 sq m	458 sq m
2.06	399 sq m	74 sq m	474 sq m
2.07	388 sq m	70 sq m	457 sq m
2.08	388 sq m	70 sq m	457 sq m
2.09	399 sq m	74 sq m	473 sq m
Total	3,538 sq m	642 sq m	4,176 sq m



in development

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LOCATE US WITH Google Maps


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CONTACT

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DÜSSELDORF FLINGERN

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