

BONNSTRASSE 59-61, 50226 FRECHEN



✓ State-of-the-art SEGRO Park to the west of Cologne

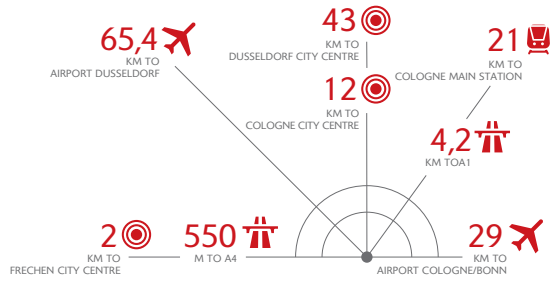
📍 Excellent location with a very good connection to motorways A1 and A4

👤 First-class customer service by our property management team

m² A total of 30,800 sqm of flexible light industrial space

📅 Expected completion: Building 1: Q1 2024 Building 2: Q2 2024

SEGRO PARK FRECHEN



„Frechen Gut Neuenhof“ 260m „Frechen Euro Park/Nord“ 450m



SPECIFICATIONS

- **Warehouse height:** 8 m clear height (building 1)
- **Roof:** Sheet insulated roof with heat insulation and partially green roof according to valid EnEV
- **Windows:** Aluminium windows with double glazing
- **Warehouse floor:** Reinforced concrete floor with joint-free hard aggregate spread. Designed for maximum permitted forklift loads of 50 kN (≈5 t) overall weight and concentrated loads of racking posts of 25kN (≈ 2,5t) with 100cm/30cm/100cm distance between columns and 15cm x 15cm base plates evenness
- **Heating:** Radiant tube heaters, designed for room temperatures up to 17°C (warehouse) / 20°C (office / social rooms)
- **Service area:** window bands suitable for permanent workplaces, LED lighting
- **Aiming for DGNB Gold certification**

All areas will be delivered according to building regulations.

ACCOMMODATION

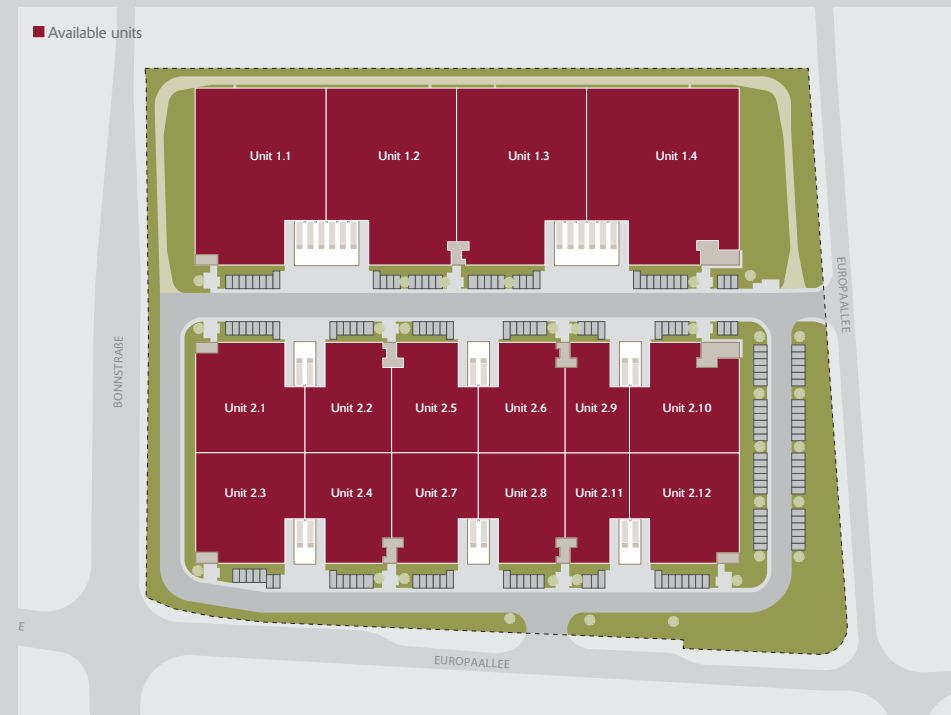
Building 1

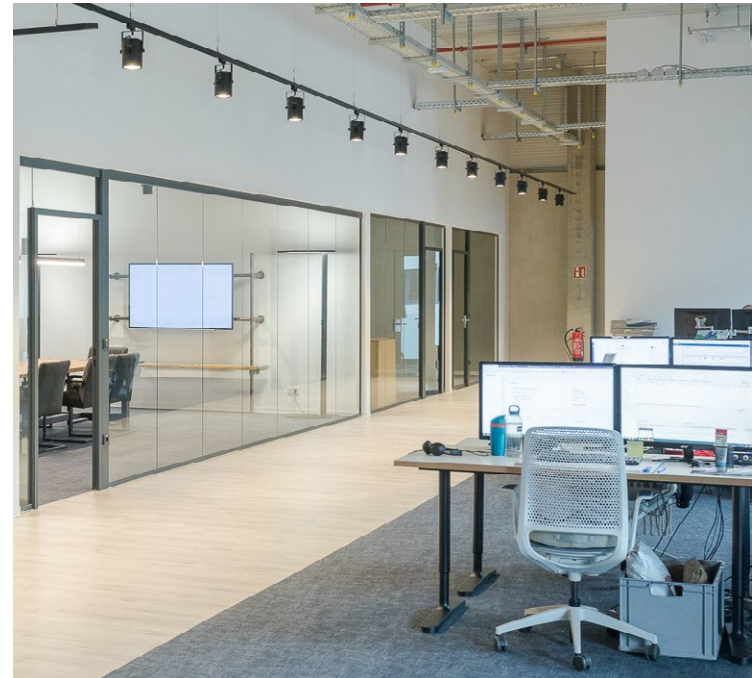
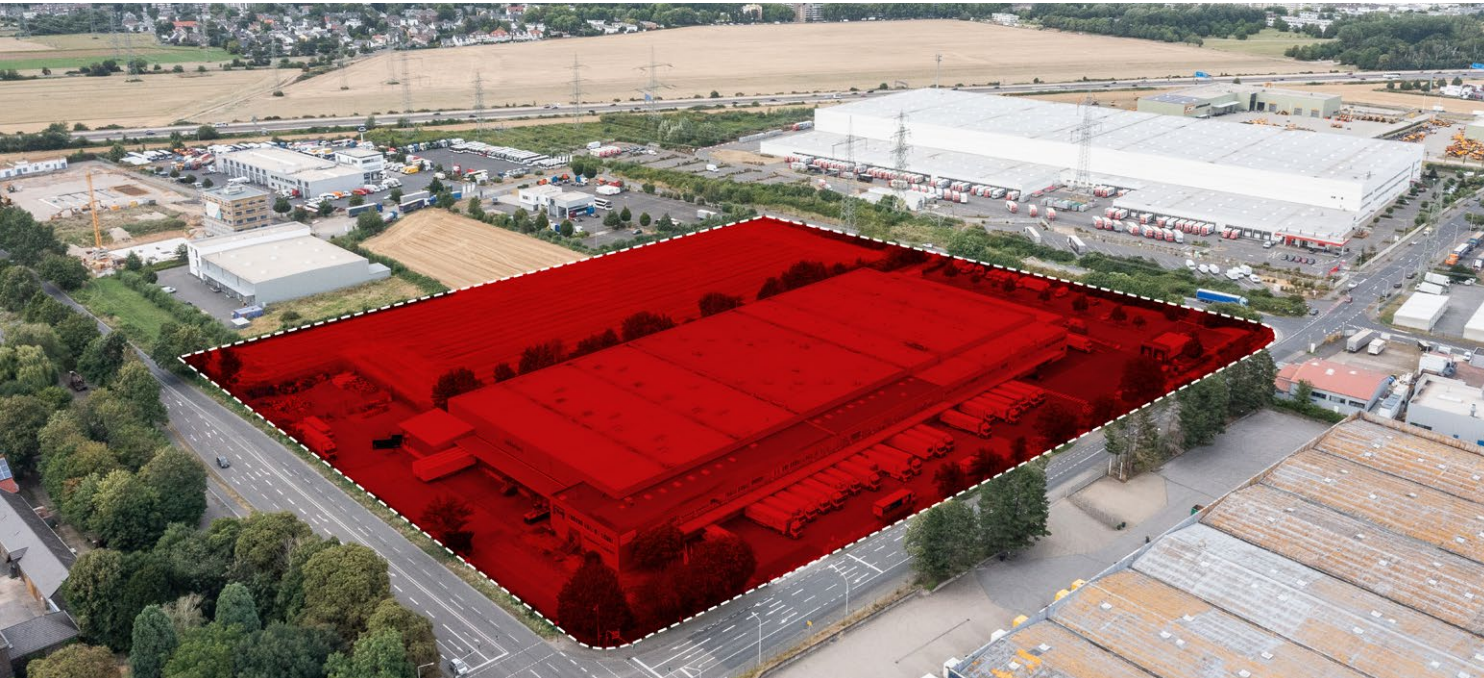
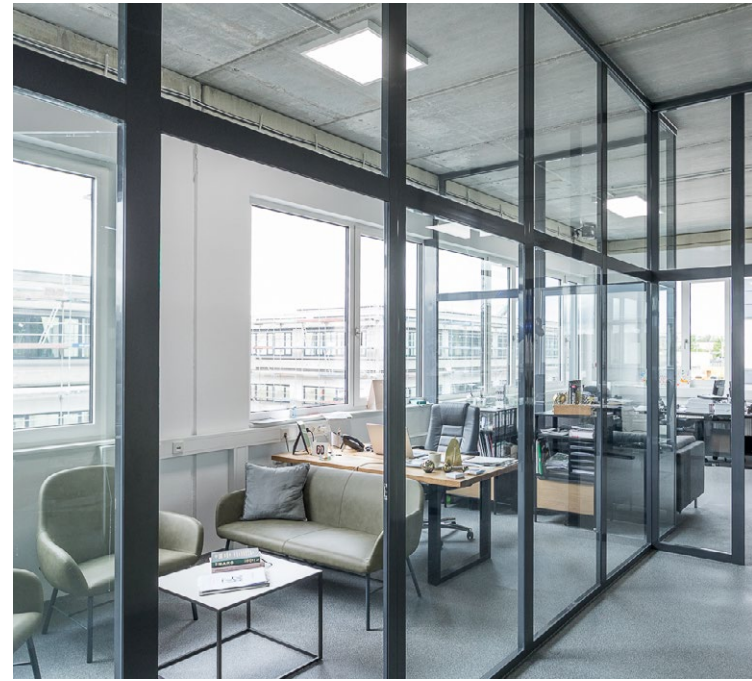
Unit	Warehouse	Office	Service	Total
1.1	2.643 sqm	290 sqm	257 sqm	3.190 sqm
1.2	2.608 sqm	288 sqm	266 sqm	3.162 sqm
1.3	2.608 sqm	284 sqm	258 sqm	3.150 sqm
1.4	3.166 sqm	361 sqm	254 sqm	3.781 sqm
Total	11.025 sqm	1.223 sqm	1.035 sqm	13.283 sqm

Building 2

Unit	Warehouse	Office	Service	Total
2.1	1.259 sqm	290 sqm	257 sqm	1.806 sqm
2.2	981 sqm	217 sqm	192 sqm	1.390 sqm
2.3	1.259 sqm	290 sqm	257 sqm	1.806 sqm
2.4	981 sqm	217 sqm	192 sqm	1.390 sqm
2.5	981 sqm	214 sqm	193 sqm	1.388 sqm
2.6	981 sqm	217 sqm	192 sqm	1.390 sqm
2.7	981 sqm	214 sqm	193 sqm	1.388 sqm
2.8	981 sqm	217 sqm	192 sqm	1.390 sqm
2.9	728 sqm	144 sqm	123 sqm	995 sqm
2.10	1.330 sqm	290 sqm	185 sqm	1.805 sqm
2.11	728 sqm	144 sqm	123 sqm	995 sqm
2.12	1.259 sqm	290 sqm	257 sqm	1.806 sqm
Total	12.449 sqm	2.744 sqm	2.356 sqm	17.549 sqm

(All figures are approximate values and may differ.)





CONTACT



SEGRO PARK FRECHEN

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