

SEGRO PARK DÜSSELDORF SÜD

BONNER STRASSE 203, 40589 DÜSSELDORF



State-of-the-art SEGRO Park attractively located in Düsseldorf-Benrath



Optimal connection to the city centre, the motorway network and the airport



Successful revitalisation of industrial spaces, formerly Papierfabrik Feldmühle, later Stora Enso

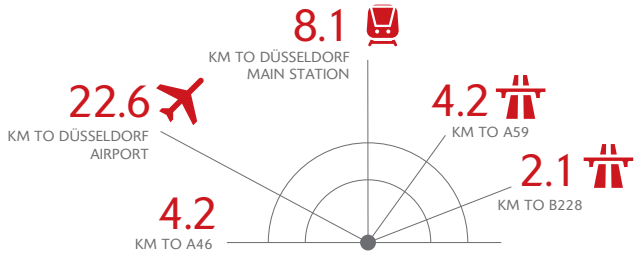


Flexible rental units from approx. 410 - 5,700 sq m



Phase 9 available now

SEGRO PARK DÜSSELDORF SÜD



„Am Trippelsberg“	300 m	„Am Trippelsberg“	350 m
„Schöne Aussicht“	500 m	„Schöne Aussicht“	500 m
„Sportpark Niederheid“	950 m	Düsseldorf-Benrath	3,0 km



SPEZIFIKATIONEN

- **Warehouse height:** 6.50m clear height
- **Roof:** Sheet insulated roof with 200mm insulation according to valid ENEC
- **Windows:** aluminium windows with double glazing
- **Gates:** ground-floor sectional doors (approx. W 3.00m x H 4.30m), combined with loading ramps
- **Warehouse floor:** steel fiber-reinforced concrete slab, with abrasion-resistant surface
- **Area load:** 50 kN / m² (≈ 5 t); Point load: 30 kN (≈ 3 t) per shelf handle with a footplate of 12 x 12 cm; Max. total weight of industrial trucks: 31 kN (≈ 3.1 t), flatness according to DIN 18202, Table 3, line 3
- **Heating (gas):** designed for room temperatures up to 17°C (warehouse) / 20°C (office / social)
- **Service area:** window bands suitable for permanent workplaces, linear lighting

All areas will be delivered according to German building regulations.

ACCOMMODATION

RENTAL SPACES PHASE 4

Unit	Warehouse	Service	Office 1st floor	Total
A/B	-	-	410 sqm	410 sqm
Total	-	-	410 sqm	410 sqm

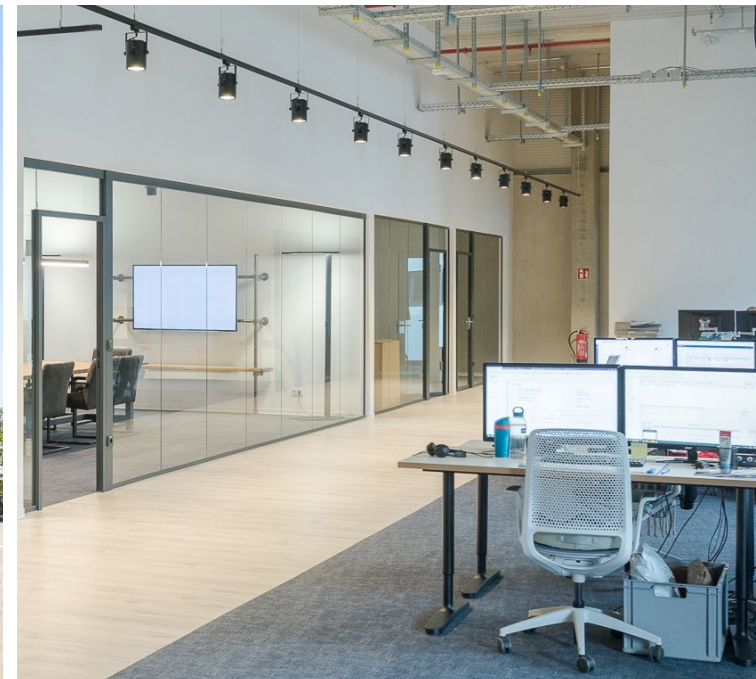
RENTAL SPACES PHASE 9

Unit	Warehouse	Service	Office 1st floor	Total
9.09	707 sqm	124 sqm	162 sqm	993 sqm
9.10	515 sqm	124 sqm	162 sqm	801 sqm
9.11	707 sqm	121 sqm	159 sqm	987 sqm
9.12	515 sqm	121 sqm	159 sqm	795 sqm
9.13	707 sqm	124 sqm	162 sqm	993 sqm
Total	3,151 sqm	614 sqm	804 sqm	4,569 sqm

(All figures are approximate values and may differ. Units can be rented separately or together.)



Available units



CONTACT

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