

# SEGRO PARK DORTMUND



## CUSTOMISED PLANNING & DESIGN

We shape your property entirely according to your requirements.

## MAXIMUM FLEXIBILITY

Adaptable layouts, features, and technology.

## TURNKEY DELIVERY

Move in and get started – your property is fully completed and ready for use.



High-quality revitalisation of a former coal-fired power plant site between Castrop-Rauxel and Dortmund



Strategic location in the heart of the Ruhr area with optimal transport connections (A2, A42, A45)

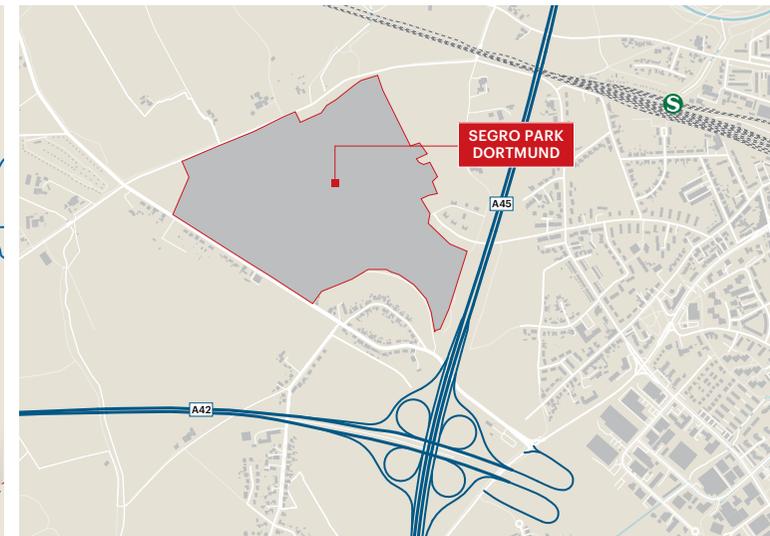
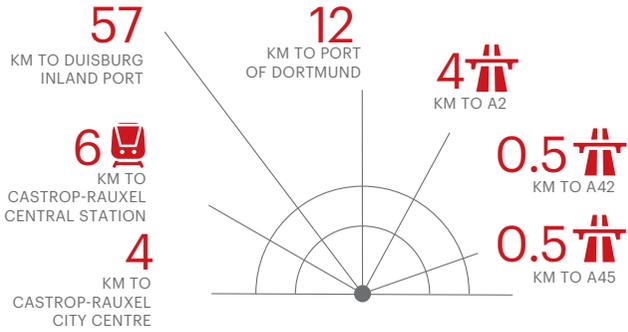


High-quality light industrial space tailored to individual requirements



Built-to-suit development with maximum flexibility

# SEGRO PARK DORTMUND



## SUSTAINABLE ASPECTS

- Green roofs
- PV plants
- EV charging stations
- Rainwater tank
- Fossil-free energy supply
- High energy building standard
- Light coloured asphalt
- Low carbon concrete
- Designated species protection areas
- Aiming for DGNB Platinum certification

## SPECIFICATIONS

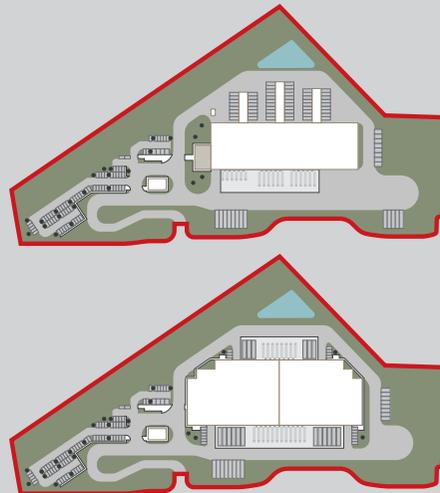
- Warehouse height: 10m clear height
- Flexible design
- Built-to-suit developments possible
- Offices and social areas: high quality furnishings, room layout according to tenant requirements, LED lighting

## POTENTIAL LETTABLE SPACE

Unit	Halle	Büro	Mezzanine	Total
Urban Logistics A	9.732sqm	1.500sqm	600sqm	11.832sqm
<b>Total</b>	<b>9.732sqm</b>	<b>1.500sqm</b>	<b>600sqm</b>	<b>11.832sqm</b>

(All figures are approximate)

## FURTHER DEVELOPMENT OPTIONS





CONTACT

SEGRO

SEGRO PARK  
DORTMUND



Julian Kux  
Director, Logistics,  
Germany



Julian.Kux@segro.com  
germany@segro.com



T: +49 211- 882 346 54  
M: +49 151- 544 554 33



Scan here for vCard  
of your contact person.



SEGRO Germany GmbH · Fichtenstraße 33 · 40233 Düsseldorf

[www.SEGRO.com/dortmund](http://www.SEGRO.com/dortmund)