

SEGRO PARK DORTMUND

URBAN LOGISTICS



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

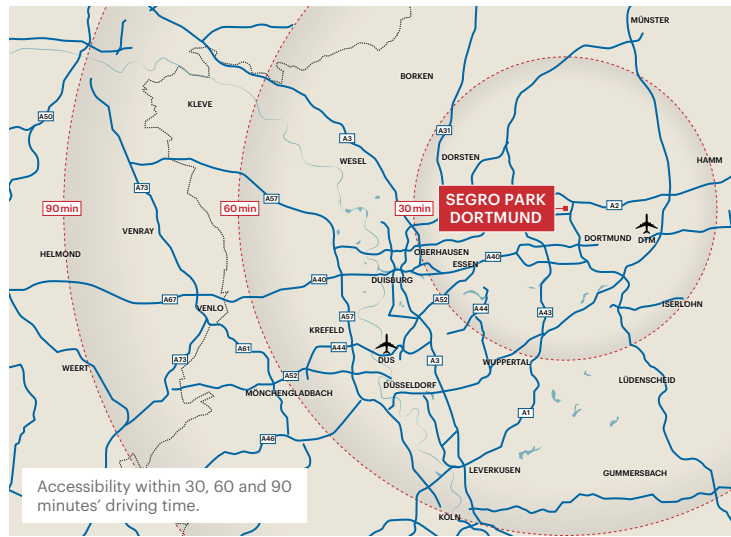
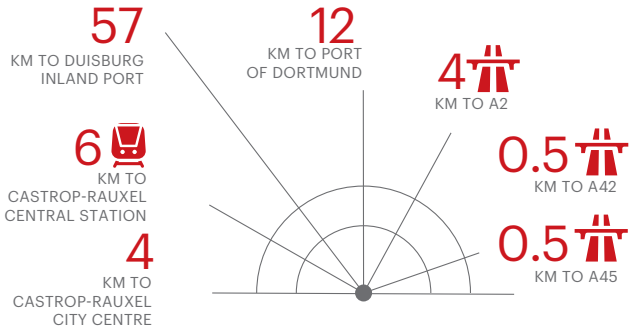


Strategic location in the heart of the Ruhr area with optimal transport connections (A2, A42, A45)



8 units with a total of approx. 30,000 sqm of high-quality light industrial space

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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: 8m clear height
- Offices and social areas: high quality furnishings, room layout according to tenant requirements, LED lighting

PLANNED LETTABLE SPACE

Urban Logistics B1

Unit	Total
Unit 1	5.789 sq m
Unit 2	2.886 sq m
Unit 3	4.156 sq m
Unit 4	4.358 sq m
Total	17.190 sq m

Urban Logistics B2

Unit	Warehouse	Mezzanine/ Office (FF)	Service (GF)	Social	Total
Unit 1	2,678sq m	245sq m	209sq m	87sq m	3,220sq m
Unit 2	2,698sq m	261sq m	254sq m	51sq m	3,264sq m
Unit 3	2,699sq m	258sq m	244sq m	61sq m	3,262sq m
Unit 4	2,719sq m	246sq m	248sq m	88sq m	3,300sq m
Total	10,794sq m	1,010 sqm	955 sqm	287 sqm	13,046 sqm

(All figures are approximate)





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