



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

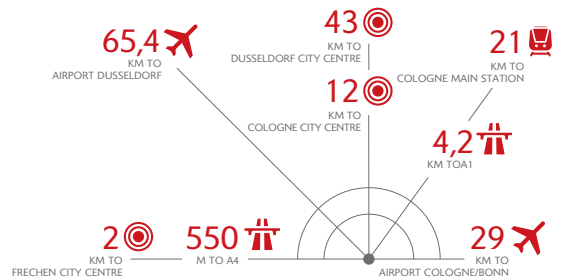


A total of 30,900 sqm
of flexible light industrial space



Expected completion:
Building 1: Q3 2024
Building 2: Q2 2025

SEGro PARK FRECHEN



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



SUSTAINABLE ASPECTS

- DGNB Gold certification
- Energy standard BEG40
- Green roofs on office buildings
- Facade greening
- Photovoltaic system
- Charging stations for electric vehicles

SPECIFICATIONS

- Warehouse height:
 - Building 1: 10m clear height (wooden beams)
 - Building 2: 6,50m clear height (wooden beams)
- Roof: Sheet insulated roof with heat insulation according to applicable EnEV
- Windows: Plastic windows with insulated glazing
- Doors: Ground-level sectional doors (approx. W 3.00m x H 4.30m), combined with ramp access
- Warehouse floor: Steel fiber reinforced concrete slab, jointless, with abrasion-resistant surface.
- Surface load:
 - Building 1: Floor slab is designed for a surface load of 50 kN/m², a point load of 75 kN per rack post with a base plate of 150 x 150mm, designed for the FL4 forklift class. Flatness according to DIN 18202, table 3, cell 3.
 - Building 2: 50 kN/m² (≈ 5 t); point load: 30 kN (≈ 3 t) per rack post with a base plate of 12 x 12cm; max. total weight of forklifts: 31 kN (≈ 3.1 t). Flatness according to DIN 18202, table 3, row 3
- Heating: heat pump, designed for room temperatures up to 17° C (warehouse) / 20° C (office/social)

ACCOMMODATION

Building 1

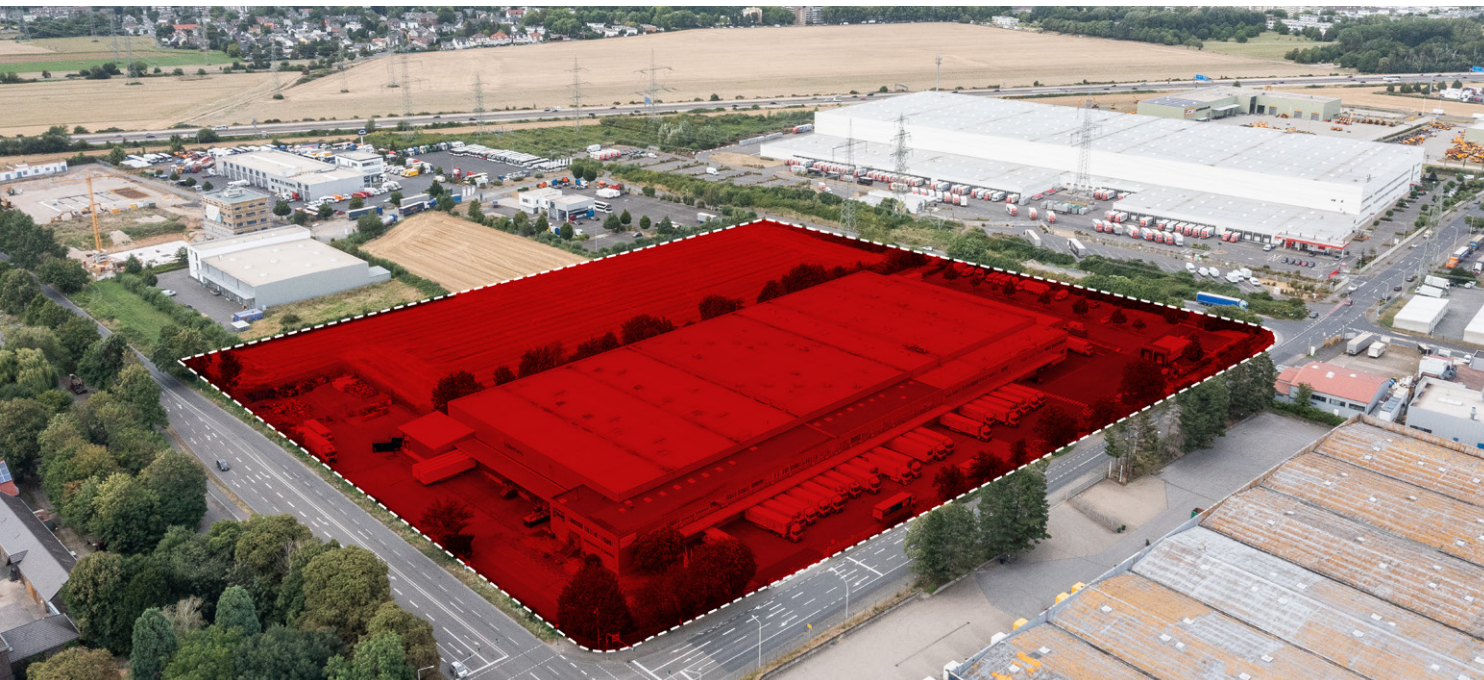
Unit	Warehouse	Office	Total
1.1	2,944 sqm	290 sqm	3,235 sqm
1.2	2,908 sqm	288 sqm	3,197 sqm
1.3	3,169 sqm	284 sqm	3,453 sqm
1.4	3,392 sqm	361 sqm	3,753 sqm
Total	12,145 sqm	1,223 sqm	13,369 sqm

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

SEGRO PARK FRECHEN

BONNSTRASSE 59-61, 50226 FRECHEN



Simon Czerwinski
Associate Director, Development,
Light Industrial



Simon.Czerwinski@segro.com
germany@segro.com



Tel. 0211- 49 76 51 47
Fax 0211- 49 76 51 11



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SEGRO Germany GmbH • Fichtenstraße 33 • 40233 Düsseldorf

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