

COLOGNE CITY

VITALISSTRASSE 158 – 212, 50827 KÖLN

✓ State-of-the-art SEGRO Park
attractively located in Cologne-Bickendorf

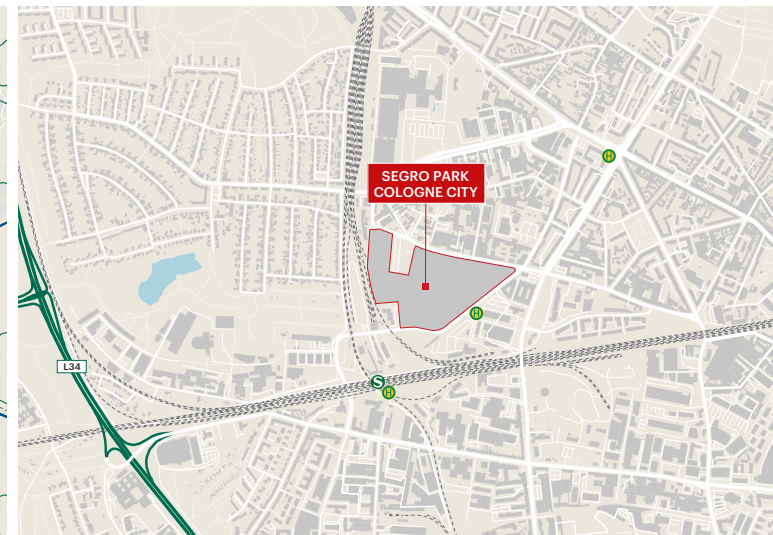
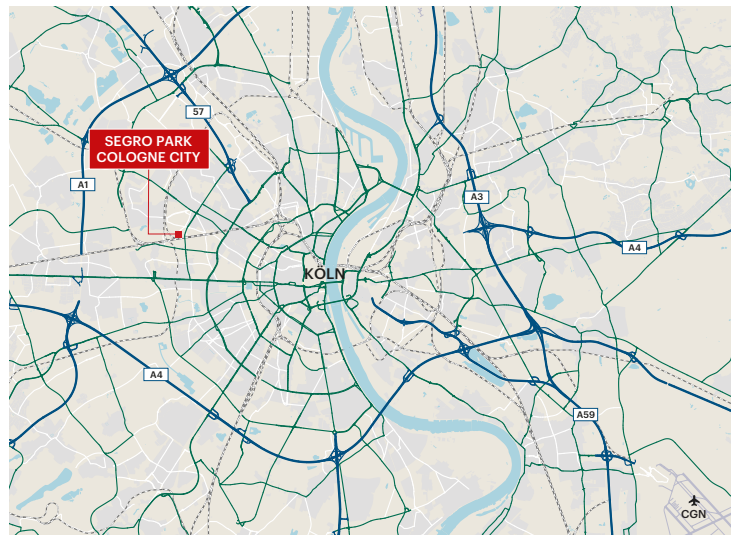
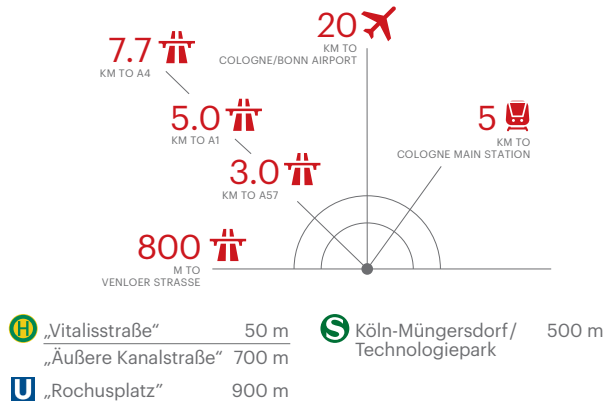
📍 Perfectly located
between motorways A1,
A4 and A57

✓ Successful revitalisation
of 11 ha industrial spaces,
formerly Herbol/AkzoNobel

📏 Rental units
from 787 sqm

🏢 Building 2: available now
Building 3: available from 06/2027
Building 4: available from 05/2027

SEGro PARK COLOGNE CITY



SPECIFICATIONS

- **Warehouse clear height:** 6.5 m (Light industrial), 10.0 m (Urban Logistics)
- **Roof:** Foil insulated roof with insulation according to valid EnEV
- **Windows:** PVC windows with insulated glazing
- **Gates:** Ground-level sectional doors (approx. W 3.00 m x H 4.30 m), combined with ramp access
- **Warehouse floor:** Steel fiber-reinforced concrete slab, minimal joints, with abrasion-resistant surface
- **Area load:**
 - Light Industrial: 50 kN / m² (≈ 5 t); Point load: 30 kN (≈ 3 t) per rack upright with a 12 x 12 cm base plate, max. total weight of forklifts: 31 kN (≈ 3.1 t). Flatness according to DIN 18202, Table 3, line 3
 - Urban Logistics: 50 kN / m² (≈ 5 t); Point load: 75 kN (≈ 7.5 t) per rack upright with 15 x 15 cm base plate, designed for forklift class FL4. Flatness according to DIN 18202, Table 3, line 3
- **Charging stations for electric cars**
- **Green roofs on office buildings (Light Industrial)**
- **DGNB Gold certification**

ACCOMMODATION

Building 2 - Logistics

Unit	Warehouse	Office	Service	Total
2.2	2,308sqm	417sqm	386sqm	3,111sqm
Total	2,308sqm	417sqm	386sqm	3,111sqm

Building 3 - Light Industrial

Unit	Warehouse	Office	Service	Total
3.1	485sqm	191sqm	110sqm	787sqm
Total	485sqm	191sqm	110sqm	787sqm

Building 4 - Light Industrial

Unit	Warehouse	Office	Service	Total
4.8	522sqm	144sqm	142sqm	808sqm
4.9	523sqm	146sqm	144sqm	813sqm
Total	1,045sqm	146sqm	430sqm	1,621sqm





CONTACT

SEGro

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