

SEGRO PARK DÜSSELDORF SÜD

BONNER STRASSE 203–393, 40597 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

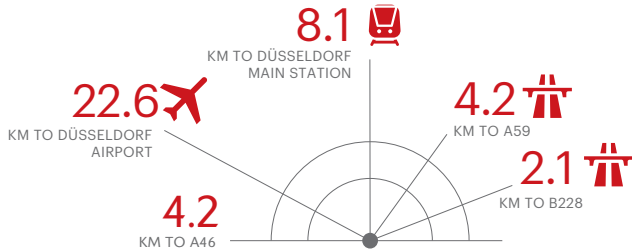


Modern warehouse & office space
Units from approx. 400 sqm



Availability
Phase 1.3, 5.2, 5.3: available now, Phase 10.2: from 11/2026
Phase 3.2, 4.1 & 5.5–5.8: from 07/2027 (earlier on request)

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„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



SPECIFICATIONS

- **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 (≈ 5t); Point load: 30 kN (≈ 3t) per shelf handle with a footplate of 12x12cm; Max. total weight of industrial trucks: 31kN (≈ 3.1t), 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

Additional Specifications Phase 10

- **Wooden structure** (columns and beams)
- **Windows:** Viewing window to the wooden construction
- **Green facade**
- **Roof:** Photovoltaic system
- **Charging stations** for electric vehicles
- **DGNB Gold certification** targeted

ACCOMMODATION

RENTAL SPACES PHASE 1.3

Unit	Warehouse	Office	Service	Total
S	225sqm	89sqm	59sqm	373sqm
Total	225sqm	89sqm	59sqm	373sqm

RENTAL SPACES PHASE 3.2

Unit	Warehouse	Office	Service	Total
3.2	2,913sqm	991sqm	660sqm	4,564sqm
Total	2,913sqm	991sqm	660sqm	4,564sqm

RENTAL SPACES PHASE 4.1

Unit	Warehouse	Office	Service	Total
CDGH	1,769sqm	809sqm	224sqm	2,802sqm
Total	1,769sqm	809sqm	224sqm	2,802sqm

RENTAL SPACES PHASE 5

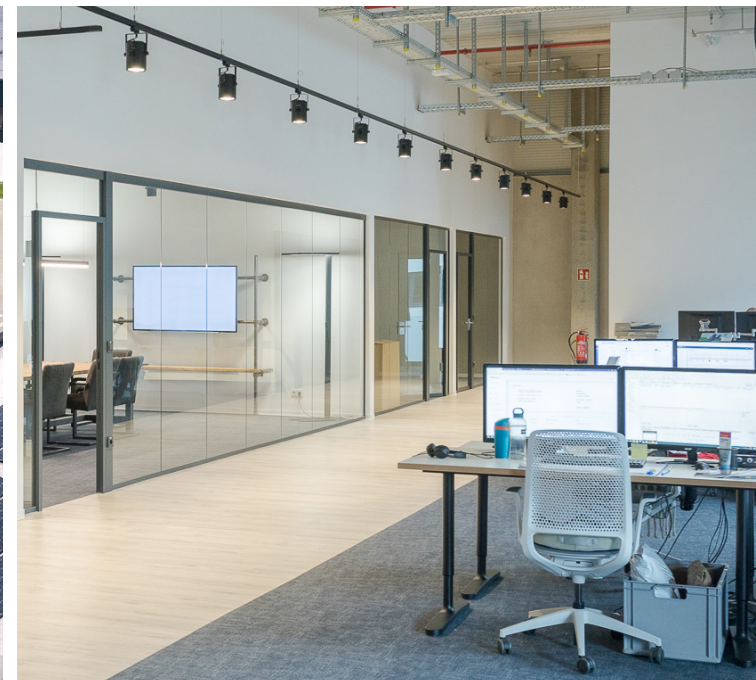
Unit	Warehouse	Office	Service	Total
5.2 + 5.3	1,024sqm	388sqm	253sqm	1,668sqm
5.5 – 5.8	2,240sqm	807sqm	342sqm	3,389sqm
Total	3,264sqm	1,195sqm	595sqm	5,057sqm

RENTAL SPACES PHASE 10

Unit	Warehouse	Office	Service	Total
10.2	1,844sqm	211sqm	211sqm	2,266sqm
Total	1,844sqm	211sqm	211sqm	2,266sqm



■ Available units



CONTACT

SEGRO

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BONNER STRASSE 203-393, 40597 DÜSSELDORF



Simon John von Freyend
Associate Director,
Asset Management,
Germany



Simon.JohnvonFreyend@segro.com
germany@segro.com



T: +49 211 88 234 687
M: +49 162 34 662 29



Scan here to get vCard
of your contact person



SEGRO Germany GmbH · Fichtenstraße 33 · 40233 Düsseldorf

www.SEGRO.com/duesseldorf-sued