

SEGRO PARK DÜSSELDORF FLINGERN

KÖNIGSBERGER STRASSE, 40231 DÜSSELDORF



PHASE 2



State-of-the-art SEGRO light industrial park directly adjacent to the Flingern district



Perfectly located in the immediate vicinity of the city centre and with excellent motorway access (A46)



Cross-dock capable
Up to 8 dock levellers and
11 van loading doors per unit

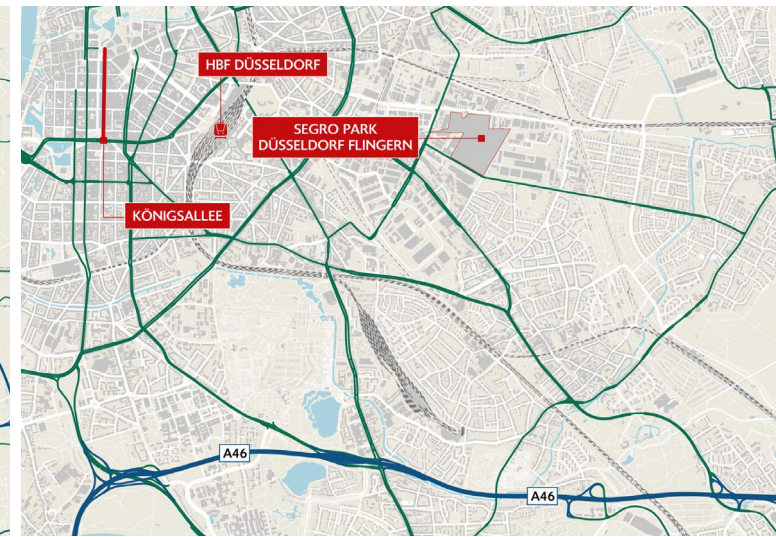
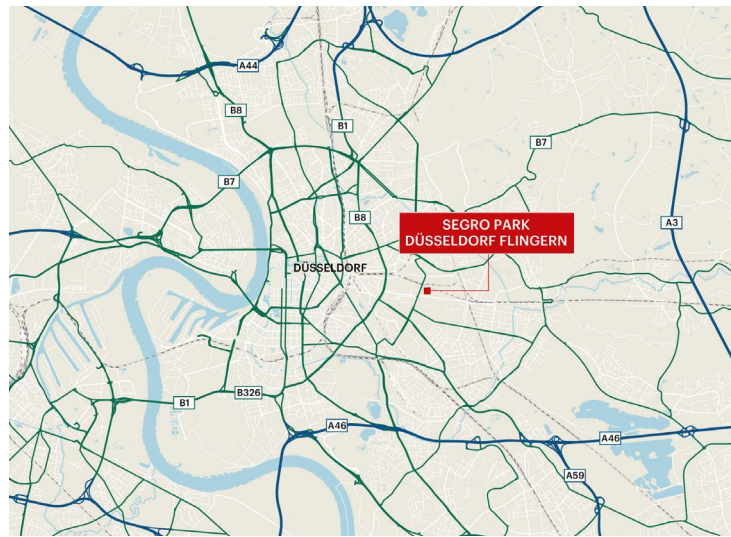
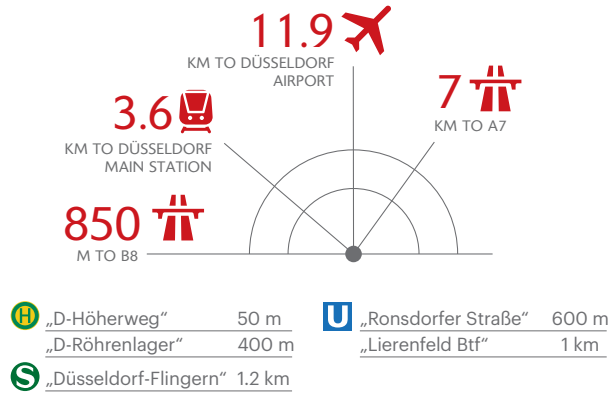


4 units
of approx. 5,588 sqm each



Completion
scheduled for Q2 2027

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SUSTAINABILITY FEATURES

- DGNB Platinum certification targeted
- Timber-framed structure
- BEG40 energy efficiency standard
- Green roofs on office buildings
- Facade greening
- Photovoltaic system
- EV charging points

SPECIFICATIONS

- **Warehouse height:** 12 m clear height beneath timber-framed structure
- **Roof:** warm roof with insulation according to current BEG40 standard
- **Windows:** insulated aluminium windows
- **Doors:** van doors, ground-level access and ramp loading
- **Floor:** steel-fibre reinforced concrete slab, low-joint, abrasion-resistant surface
- **Floor load:** designed for 50 kN/sqm area load and 75 kN point load (150 x 150 mm baseplate), suitable for FL4 forklift class; tolerances according to DIN 18202, Table 3, Line 4
- **Heating:** heat pump system designed for temperatures up to 17 °C (warehouse) / 20 °C (office/social areas)
- **Cross-dock option** (up to 8 dock levellers on one side and up to 11 van loading doors on the opposite side per unit)
- **133 car parking spaces and 73 van parking spaces**
- **WHG protective liner + sprinkler system** (battery storage permitted)
- **24/7 operating capability**

FUTURE LETTABLE SPACE

Unit	Warehouse	Office	Mezzanine	Total
1	5,098sqm	200sqm	290sqm	5,588sqm
2	5,098sqm	200sqm	290sqm	5,588sqm
3	5,098sqm	200sqm	290sqm	5,588sqm
4	5,098sqm	200sqm	290sqm	5,588sqm
Total	20,392sqm	800sqm	1,160sqm	22,352sqm





CONTACT

SEGRO

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DÜSSELDORF FLINGERN

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