



✓ State-of-the-art SEGRO Park to the west of Cologne

📍 Excellent location with a very good connection to motorways A1 and A4

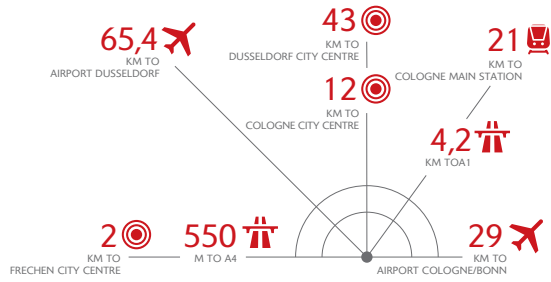
👤 First-class customer service by our property management team

📏 **m<sup>2</sup>** A total of approx. 16,000 sqm of flexible light industrial space

📅 Expected completion:  
Building 1: Completed December 2024  
Building 2: Completion July 2025



# SEGR0 PARK FRECHEN



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



## SUSTAINABLE ASPECTS

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

## SPECIFICATIONS

- **Warehouse height:**
  - Building 1: 10 m clear height (wooden beams)
  - Building 2: 6,50 m 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 3.00 m x H 4.30 m), 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/m<sup>2</sup>, a point load of 75 kN per rack post with a base plate of 150 x 150 mm, designed for the FL4 forklift class. Flatness according to DIN 18202, table 3, cell 3
  - Building 2: 50 kN/m<sup>2</sup> (≈ 5 t); point load: 30 kN (≈ 3 t) per rack post with a base plate of 12 x 12 cm; 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

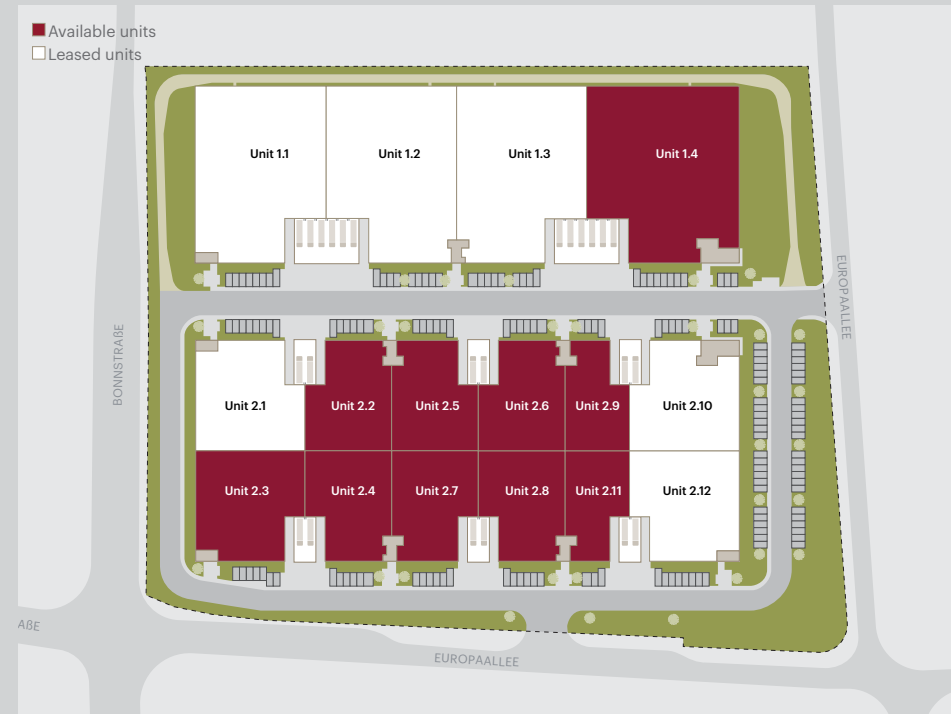
### Building 1

Unit	Warehouse	Office	Service	Total
1.4	3,348 sqm	352 sqm	-	3,700 sqm
<b>Total</b>	<b>3,348 sqm</b>	<b>352 sqm</b>	<b>-</b>	<b>3,700 sqm</b>

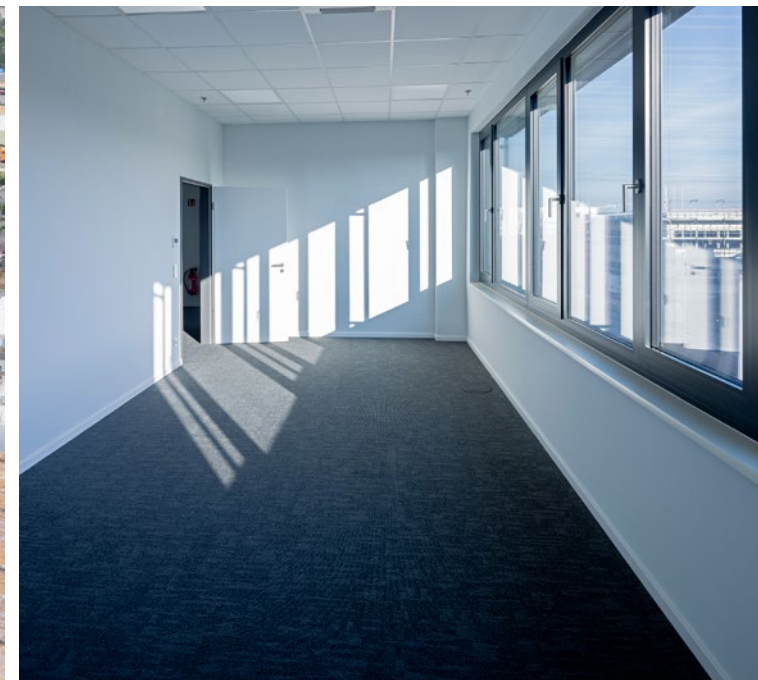
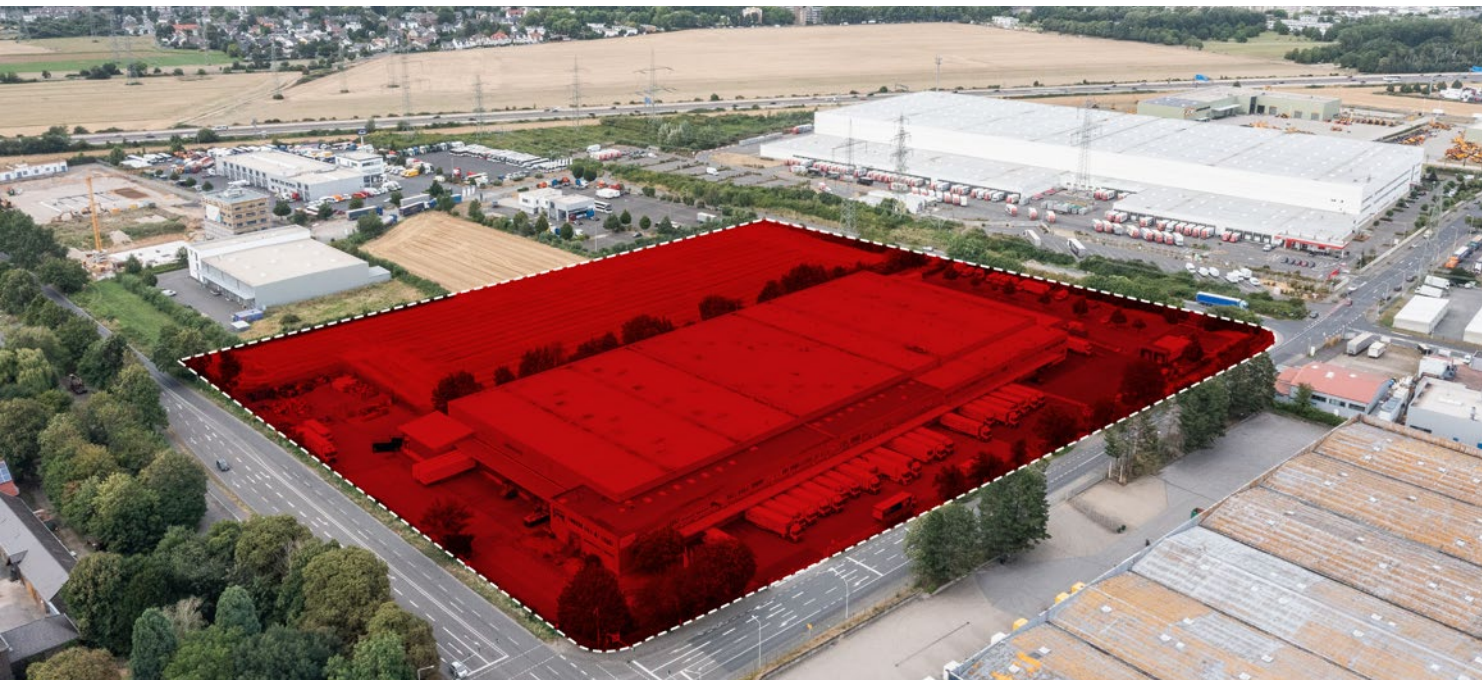
### Building 2

Unit	Warehouse	Office	Service	Total
2.1	1,250 sqm	290 sqm	277 sqm	1,817 sqm
2.2	975 sqm	220 sqm	211 sqm	1,406 sqm
2.3	1,250 sqm	290 sqm	277 sqm	1,817 sqm
2.4	975 sqm	220 sqm	211 sqm	1,406 sqm
2.5	974 sqm	217 sqm	208 sqm	1,400 sqm
2.6	975 sqm	220 sqm	211 sqm	1,406 sqm
2.7	974 sqm	217 sqm	208 sqm	1,400 sqm
2.8	975 sqm	220 sqm	211 sqm	1,406 sqm
2.9	718 sqm	147 sqm	140 sqm	1,005 sqm
2.11	718 sqm	147 sqm	140 sqm	1,005 sqm
<b>Total</b>	<b>8,534 sqm</b>	<b>1,896 sqm</b>	<b>1,819 sqm</b>	<b>12,249 sqm</b>

(All figures are approximate values and may differ.)









# CONTACT



## SEGRO PARK FRECHEN

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