

SEGRO LOGISTICS PARK OBERHAUSEN

IM LEKKERLAND 2, 46147 OBERHAUSEN



✓ State-of-the-art SEGRO Logistics Park in the heart of the Ruhr area.

📍 Excellent connectivity with very good access to motorways A2/A3 and the Duisburg inland port.

👤 First-class customer support provided by our Property Management Team.

🏠 A total of 40,000 sq m available now

SEGRO LOGISTICS PARK OBERHAUSEN



- „Im Leckerland“ 80 m
- Oberhausen-Holten 200 m



SUSTAINABLE ASPECTS

- Air source heat pump
- PV system

SPECIFICATIONS

- **Warehouse height:** 11.83 m clear height
- **Roof:** Sheet insulated roof with insulation according to applicable EnEV standards
- **Windows:** Aluminum windows with insulated glazing
- **Warehouse floor:** Steel fiber-reinforced concrete slab, low-joint design. Designed for forklift traffic with a maximum load of 50 kN (≈ 5 t)
- **Doors:** 40 dock levellers and 4 ground-level access doors
- **Lighting:** LED
- **Fire protection:**
 - Ceiling sprinkler system according to FM Global
 - Automatic fire alarm system
- **Office equipment:** Needle felt carpeting, suspended ceilings with integrated LED lighting, external electric sun protection
- **DGNB Gold certification**

RENTAL UNITS

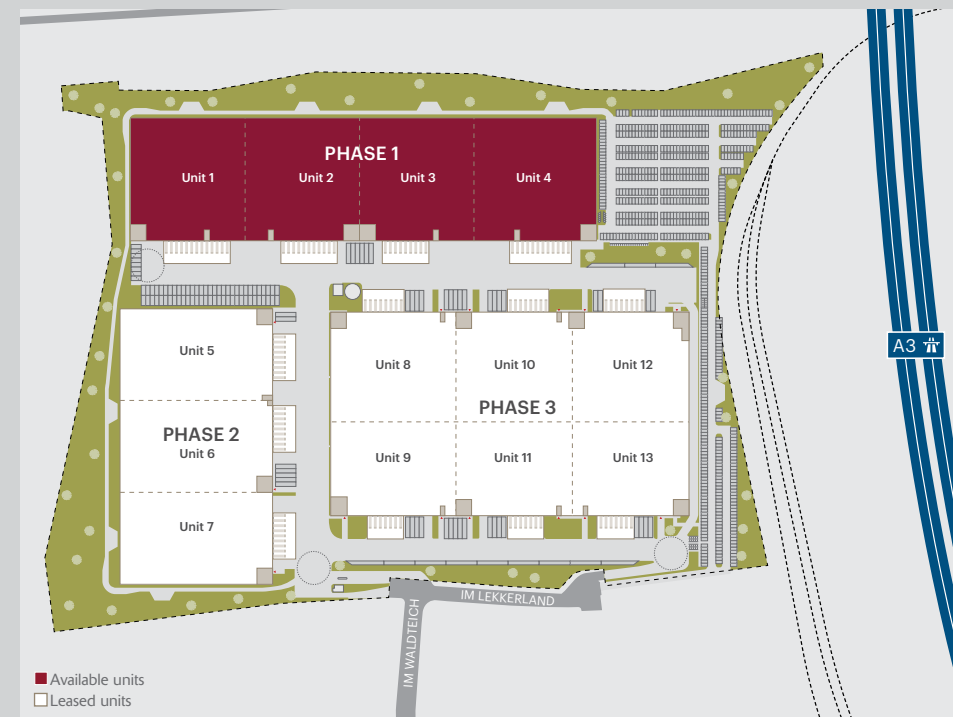
PHASE 1

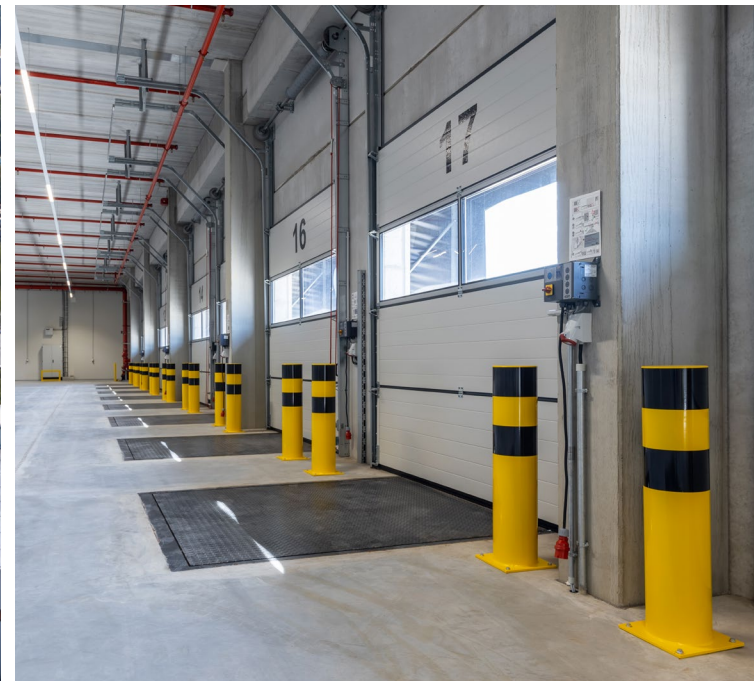
Unit	Warehouse	Office	Mezzanine	Total
Unit 1	8.638 sqm	85 sqm	1.094 sqm	9.817 sqm
Unit 2	8.480 sqm	223 sqm	1.089 sqm	9.792 sqm
Unit 3	8.415 sqm	1.381 sqm	-	9.796 sqm
Unit 4	9.110 sqm	1.351 sqm	-	10.461 sqm
Total	34.643 sqm	3.040 sqm	2.183 sqm	39.866 sqm

- **Parking Spaces:** Cars: 175, Trucks: 22
- **Swap Bodies:** 66

SPRINTER-FEE

If a legally effective contract is concluded without any suspensive/resolutive conditions by March 31, 2025, you will receive an effective rent in addition to the commission that would otherwise be due.





CONTACT

SEGRO

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