



SEGRO PARK
DÜSSELDORF CITY

FICHTENSTRASSE, 40233 DÜSSELDORF



 State-of-the-art SEGRO light industrial park in a prime inner-city location

 Successful regeneration of a 10 ha area rich in engineering & manufacturing (formerly Hein Lehmann)

 Perfectly located between main station and "Automeile Höherweg"

 Available on request

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	„Piniestraße“	100 m		„Kettwiger Straße“	700 m
	„Fichtenstraße“	500 m		„Ronsdorfer Straße“	750 m
	„Düsseldorf Oberbilk“	1.6 km			



SPECIFICATIONS

- **Warehouse height:** 6.5 m clear height
- **Roof:** Sheet insulated roof according to valid ENEC
- **Windows:** aluminium windows with double glazing
- **Loading doors:** ground-floor loading doors (approx. w 3.00 m x h 4.30 m), partly combined with loading ramps & doors
- **Warehouse floor:** Reinforced concrete floor with joint-free hard aggregate spread. Designed for maximum permitted forklift loads of 50 kN (≈5 t)
- **Lighting warehouse:** T5 linear luminaires, 200 lux
- **Service area:** window bands, suitable for permanent workplaces, linear lighting

All areas will be delivered according to German building regulations.

RENTAL UNITS

PHASE 1
Loft-Office: ca. 584 sqm
 Price on request.





CONTACT

SEGRO

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SEGROBlog

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