

# SEGRO PARK DORTMUND

FORMER COAL-FIRED POWER PLANT



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High-quality revitalisation of a former coal-fired power plant site between Castrop-Rauxel and Dortmund



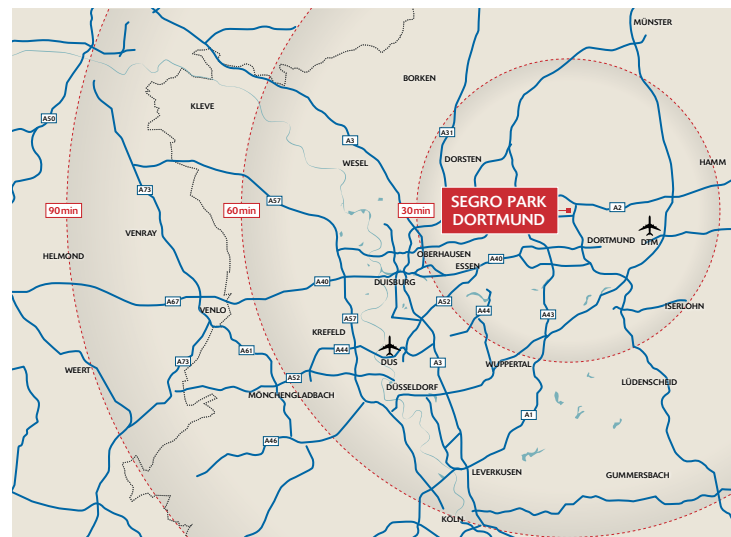
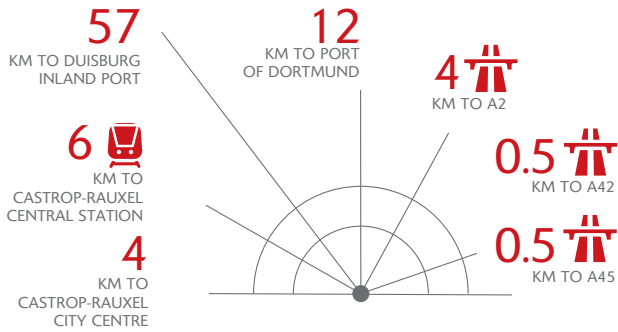
Strategic location in the heart of the Ruhr area with optimal transport connections (A2, A42, A45)



Approx. 215,000 sq.m energy-efficient logistics and light industrial space



# SEGRO PARK DORTMUND



## SUSTAINABLE ASPECTS

- Green roofs
- Green facades (parking decks)
- PV plants
- EV charging stations
- Rainwater tank
- Fossil-free energy supply
- High energy building standard
- Light coloured asphalt
- Low carbon concrete
- Designated species protection areas
- Well-being: Recreation and sports areas, rest areas for truck drivers
- Aiming for DGNB Platinum certification

## SPECIFICATIONS

- Warehouse height Logistics: 12m clear height
- Flexible design
- Built-to-suit developments possible
- Car park with 900 parking spaces
- Offices and social areas: high quality furnishings, room layout according to tenant requirements, LED lighting
- Rail connection possible

## FUTURE LETTABLE SPACE

Unit	Warehouse	Office	Mezzanine	Total
Logistics A	15,332 sq m	1,131 sq m	2,118 sq m	18,581 sq m
Logistics B	76,780 sq m	5,496 sq m	4,128 sq m	86,404 sq m
Logistics C	32,986 sq m	1,396 sq m	2,835 sq m	37,217 sq m
Logistics D	26,970 sq m	1,021 sq m	2,663 sq m	30,654 sq m
<b>Total</b>	<b>152,068 sq m</b>	<b>9,044 sq m</b>	<b>11,744 sq m</b>	<b>172,856 sq m</b>

Unit	Warehouse	Office	Mezzanine (A) Service (B)	Total
Light Industrial A	9,732 sq m	1,500 sq m	600 sq m	11,832 sq m
Light Industrial B	24,833 sq m	3,171 sq m	2,808 sq m	30,812 sq m
<b>Total</b>	<b>34,565 sq m</b>	<b>4,671 sq m</b>	<b>3,408 sq m</b>	<b>42,644 sq m</b>

(All figures are approximate)







**FROM** A **COAL-FIRED POWER PLANT**  
**TO** A MODERN LOGISTICS AND LIGHT INDUSTRIAL LOCATION

 Watch video



KONTAKT

SEGRO

SEGRO PARK  
DORTMUND

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