

SEGRO PARK DÜSSELDORF SÜD

BONNER STRASSE 203 & 361, 40597 DÜSSELDORF



State-of-the-art SEGRO Park attractively located in Düsseldorf-Benrath



Optimal connection to the city centre, the motorway network and the airport



Successful revitalisation of industrial spaces, formerly Papierfabrik Feldmühle, later Stora Enso

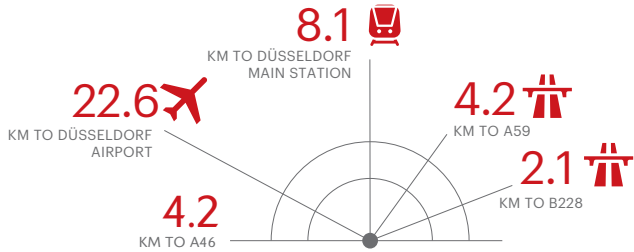


Modern warehouse & office space from 8.000 sqm



Unit 1.1: Available 05/2025
Unit 3.2: Available 05/2025
Unit 10.1: Available 12/2025

SEGRO PARK DÜSSELDORF SÜD



„Am Trippelsberg“	300 m	„Am Trippelsberg“	350 m
„Schöne Aussicht“	500 m	„Schöne Aussicht“	500 m
„Sportpark Niederheid“	950 m	Düsseldorf-Benrath	3,0 km



SPECIFICATIONS

- **Warehouse height:** 6.50m clear height
- **Roof:** Sheet insulated roof with 200mm insulation according to valid ENEC
- **Windows:** aluminium windows with double glazing
- **Gates:** ground-floor sectional doors (approx. W 3.00 m x H 4.30m), combined with loading ramps
- **Warehouse floor:** steel fiber-reinforced concrete slab, with abrasion-resistant surface
- **Area load:** 50 kN / m² (≈ 5t); Point load: 30 kN (≈ 3t) per shelf handle with a footplate of 12x12 cm; Max. total weight of industrial trucks: 31kN (≈ 3.1t), flatness according to DIN 18202, Table 3, line 3
- **Heating (gas):** designed for room temperatures up to 17°C (warehouse) / 20°C (office / social)
- **Service area:** window bands suitable for permanent workplaces, linear lighting

Additional Specifications Phase 10

- **Wooden structure** (columns and beams)
- **Windows:** Viewing window to the wooden construction
- **Green facade**
- **Roof:** Photovoltaic system
- **Charging stations** for electric vehicles
- **DGNB Gold certification** targeted

ACCOMMODATION

RENTAL SPACES PHASE 1.1

Unit	Warehouse	Office	Service	Total
A, B, E, F	1,659sqm	832sqm	597sqm	3,088sqm
Total	1,659sqm	832sqm	597sqm	3,088sqm

Divisible from

AE	620sqm	320sqm	156sqm	1,096sqm
----	--------	--------	--------	----------

RENTAL SPACES PHASE 1.2

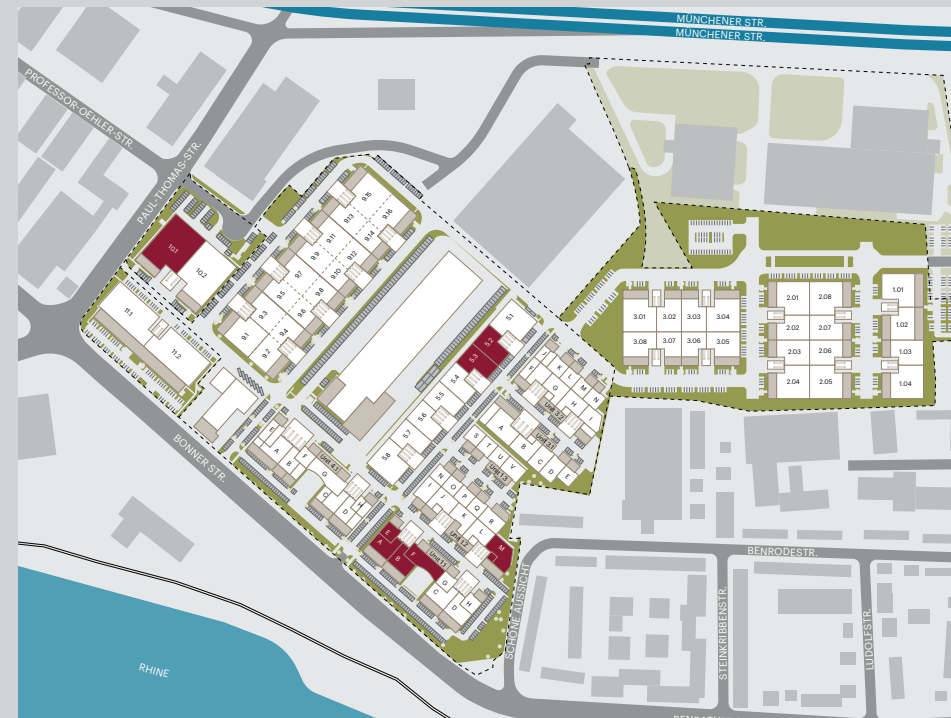
Unit	Warehouse	Office	Service	Total
M	565sqm	193sqm	146sqm	904sqm
Total	565sqm	193sqm	146sqm	904sqm

RENTAL SPACES PHASE 5 (divisible from 767 sqm)

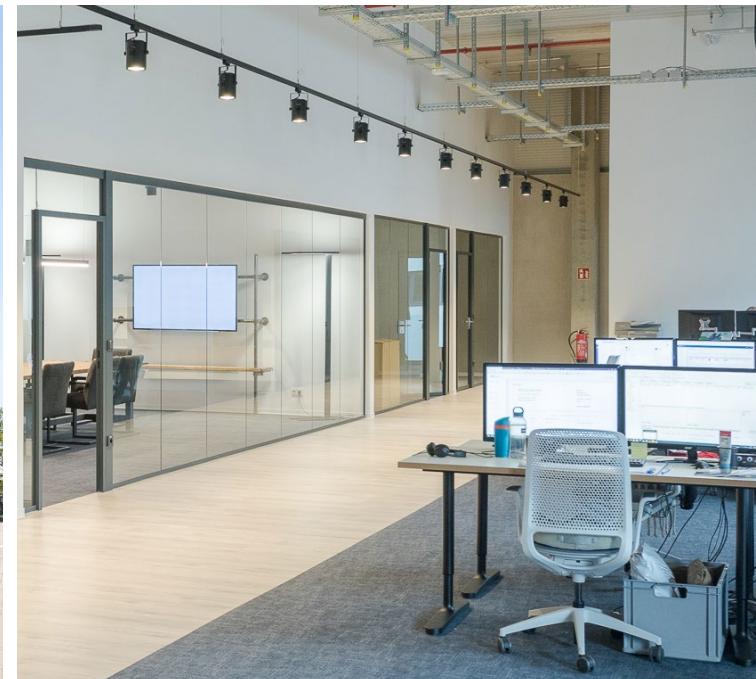
Unit	Warehouse	Office GF	Service	Total
5.2 + 5.3	896sqm	649sqm	128sqm	1,673sqm
Total	896sqm	649sqm	128sqm	1,673sqm

RENTAL SPACES PHASE 10

Unit	Warehouse	Office GF	Service	Total
10.1	1,849sqm	221sqm	216sqm	2,286sqm
Total	1,849sqm	221sqm	216sqm	2,286sqm



Available units



CONTACT

SEGRO

SEGRO PARK
DÜSSELDORF SÜD

BONNER STRASSE 203 & 361, 40597 DÜSSELDORF



Sophia Hansmann
Associate Director,
Development,
Light Industrial



Sophia.Hansmann@segro.com
germany@segro.com



T: +49 211-882 346 89
M: +49-162 340 80 52



Click here for more
information



Hier scannen für vCard
Ihres Ansprechpartners



SEGRO Germany GmbH · Fichtenstraße 33 · 40233 Düsseldorf

www.SEGRO.com/duesseldorf-sued