

SEGRO PARK FRANKFURT CITY

GAUGRAFENSTRASSE 20-24, 60489 FRANKFURT AM MAIN



State-of-the-art SEGRO CityPark in a prime location close to the city centre



Conveniently situated between motorways A5, A66 and A648



Successful regeneration of a 14.5 hectare site, formerly a US Army storage depot



Committed to customer care

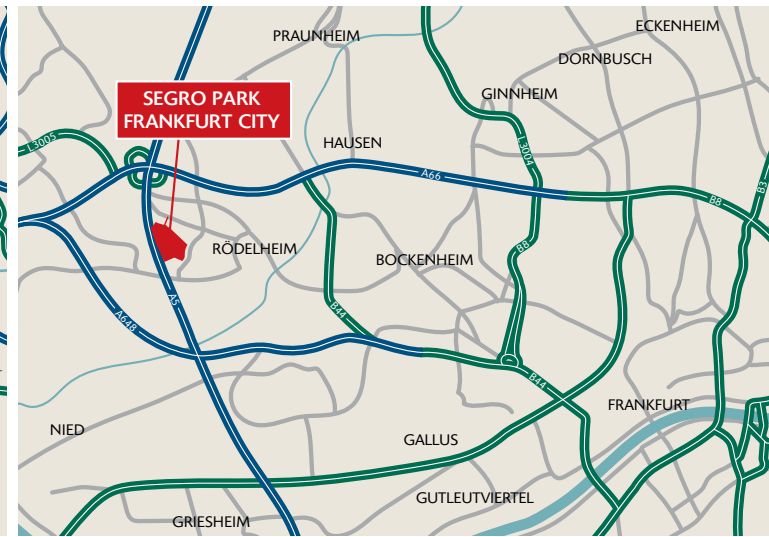
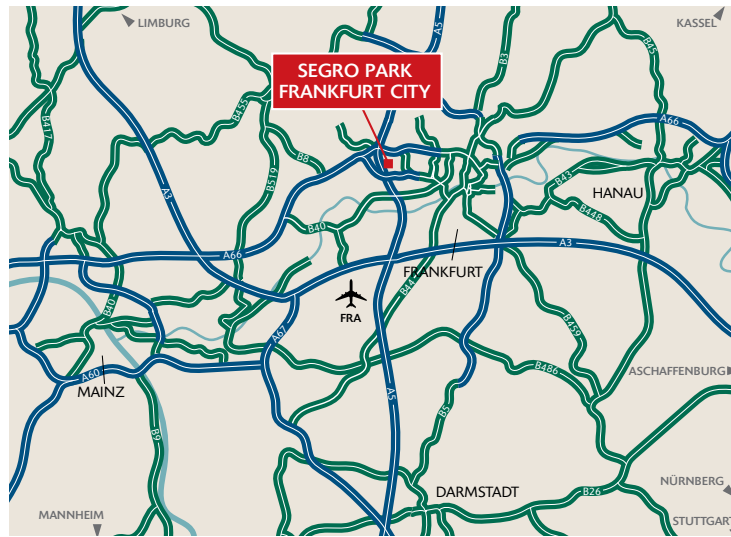
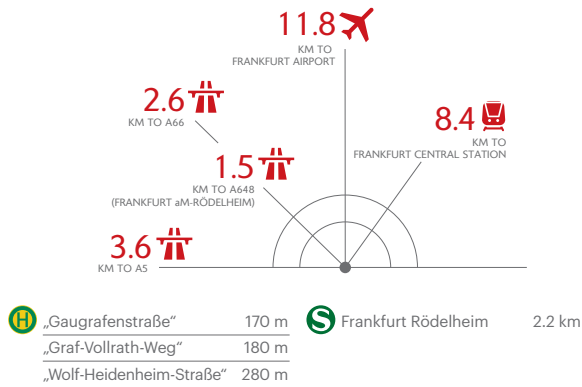


Flexible rental units approx. 989 sq m



Available from April 2025

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SPECIFICATIONS

- **Warehouse height:** 6.5 m clear height
- **Roof:** Sheet insulated roof
- **Windows:** Double glazed windows (solar glass). Entrance and stairwell glazing with aluminium construction.
- **Warehouse floor:** Reinforced concrete floor with joint-free hard aggregate spread. Designed for maximum permitted forklift loads of 50 kN (≈ 5 t) overall weight and concentrated loads of racking posts of 30 kN (≈ 3.0 t) with 12 cm x 12 cm base plates evenness
- **Warehouse heating:** Gas-fired radiant heaters, designed for room temperatures up to 17° C
Office heating: Condensing boiler with heat pump, 20° C
- **Service area:** window bands, suitable for permanent workplaces, LED lighting
- **DGNB Gold certification**

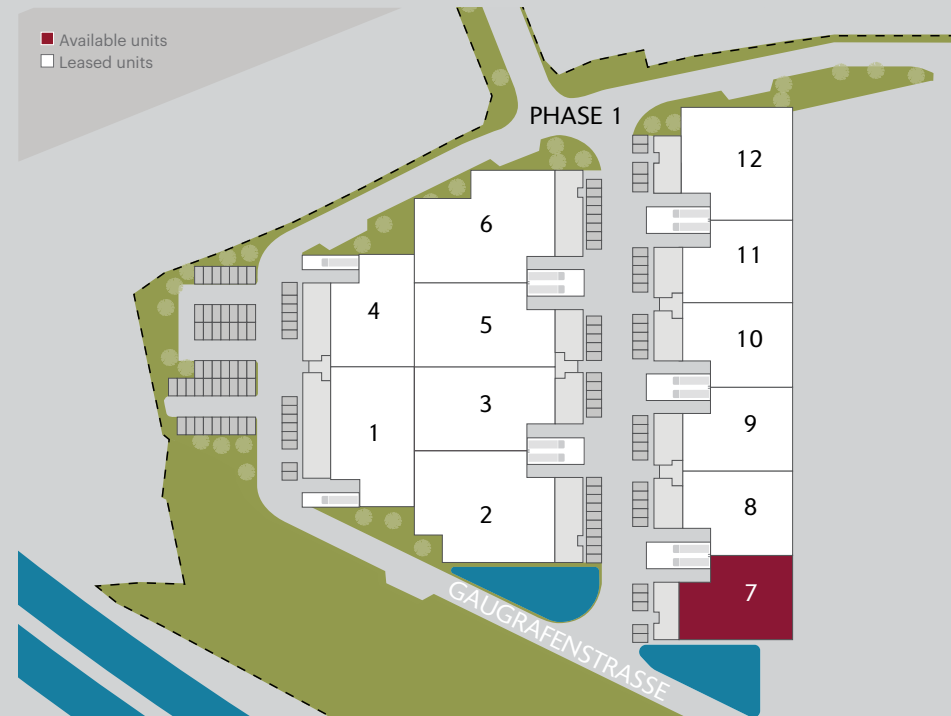
All areas will be delivered according to German building regulations.

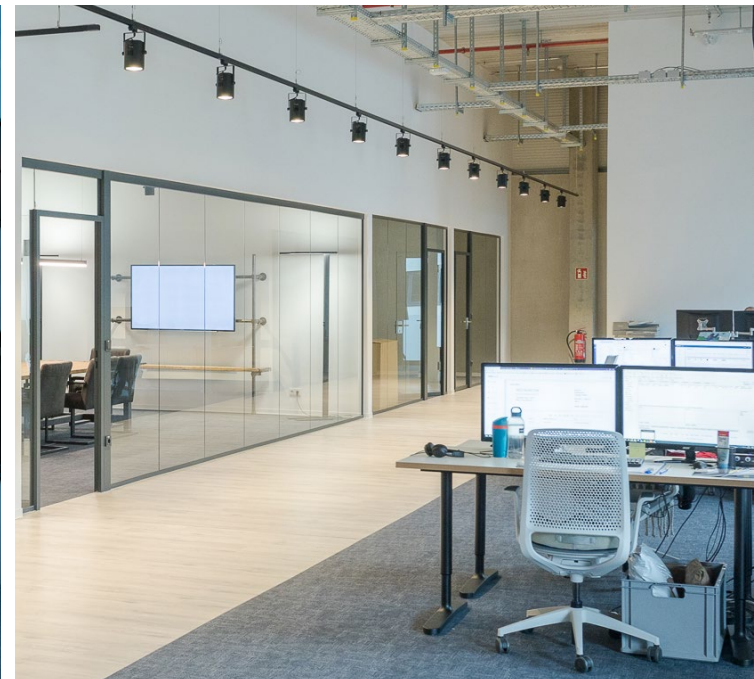
ACCOMMODATION PHASE 1

Building 2

Unit	Warehouse	Service	Office 1st floor	Total
7	716 sq.m	112 sq.m	161 sq.m	989 sq.m
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(All figures are approximate values and may differ. Units can be rented separately or together.)





CONTACT

SEGRO

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