

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

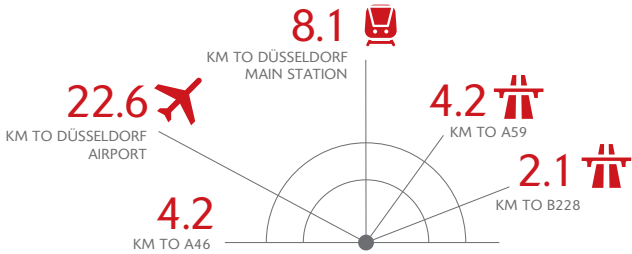


Modern warehouse & office space from 2.000 sq m



Unit C: Available now
Unit T: Available 10/2024
Unit 9.1: Available on request

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	„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:** 6.50 m clear height
- **Roof:** Sheet insulated roof with 200 mm insulation according to valid ENEC
- **Windows:** aluminium windows with double glazing
- **Gates:** ground-floor sectional doors (approx. W 3.00 m x H 4.30 m), combined with loading ramps
- **Warehouse floor:** steel fiber-reinforced concrete slab, with abrasion-resistant surface
- **Area load:** 50 kN / m² (≈ 5 t); Point load: 30 kN (≈ 3 t) per shelf handle with a footplate of 12 x 12 cm; Max. total weight of industrial trucks: 31 kN (≈ 3.1 t), 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

All areas will be delivered according to German building regulations.

ACCOMMODATION

RENTAL SPACES PHASE 1.1

Unit	Warehouse	Office GF	Office FF	Service	Total
C	-	-	185sqm	-	185sqm
Total	-	-	185sqm	-	185sqm

RENTAL SPACES PHASE 1.3

Unit	Warehouse	Office GF	Office FF	Service	Total
T	224sqm	-	147sqm	-	371sqm
Total	224sqm	-	147sqm	-	371sqm

RENTAL SPACES PHASE 9

Unit	Warehouse	Office GF	Office FF	Service	Total
9.1	848sqm	128sqm	375sqm	185sqm	1,536sqm
Total	848sqm	128sqm	375sqm	185sqm	1,536sqm



Available units



CONTACT

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