

# SEGRO PARK FRECHEN

BONNSTRASSE 59-61, 50226 FRECHEN



✓ State-of-the-art SEGRO Park to the west of Cologne

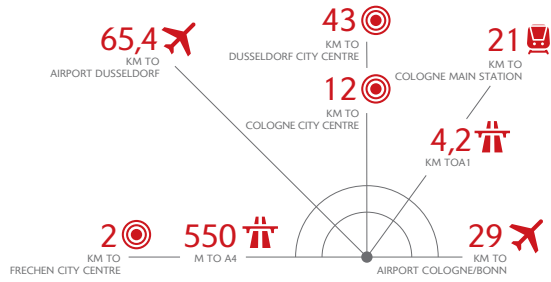
📍 Excellent location with a very good connection to motorways A1 and A4

👤 First-class customer service by our property management team

m<sup>2</sup> A total of 30,900 sqm of flexible light industrial space

📅 Expected completion: Building 1: Q4 2024 Building 2: 07/2025

# SEGRO PARK FRECHEN



📍 „Frechen Gut Neuenhof“ 260 m    📍 „Frechen Euro Park/Nord“ 450 m



## SUSTAINABLE ASPECTS

- DGNB Gold certification
- Energy standard BEG40
- Green roofs on office buildings
- Facade greening
- Photovoltaic system
- Charging stations for electric vehicles

## SPECIFICATIONS

- Warehouse height:
  - Building 1: 10m clear height (wooden beams)
  - Building 2: 6,50m clear height (wooden beams)
- Roof: Sheet insulated roof with heat insulation according to applicable EnEV
- Windows: Plastic windows with insulated glazing
- Doors: Ground-level sectional doors (approx. W 3.00m x H 4.30m), combined with ramp access
- Warehouse floor: Steel fiber reinforced concrete slab, jointless, with abrasion-resistant surface.
- Surface load:
  - Building 1: Floor slab is designed for a surface load of 50 kN/m<sup>2</sup>, a point load of 75 kN per rack post with a base plate of 150 x 150mm, designed for the FL4 forklift class. Flatness according to DIN 18202, table 3, cell 3.
  - Building 2: 50 kN/m<sup>2</sup> (≈ 5 t); point load: 30 kN (≈ 3 t) per rack post with a base plate of 12 x 12cm; max. total weight of forklifts: 31 kN (≈ 3.1 t). Flatness according to DIN 18202, table 3, row 3
- Heating: heat pump, designed for room temperatures up to 17° C (warehouse) / 20° C (office/social)

## ACCOMMODATION

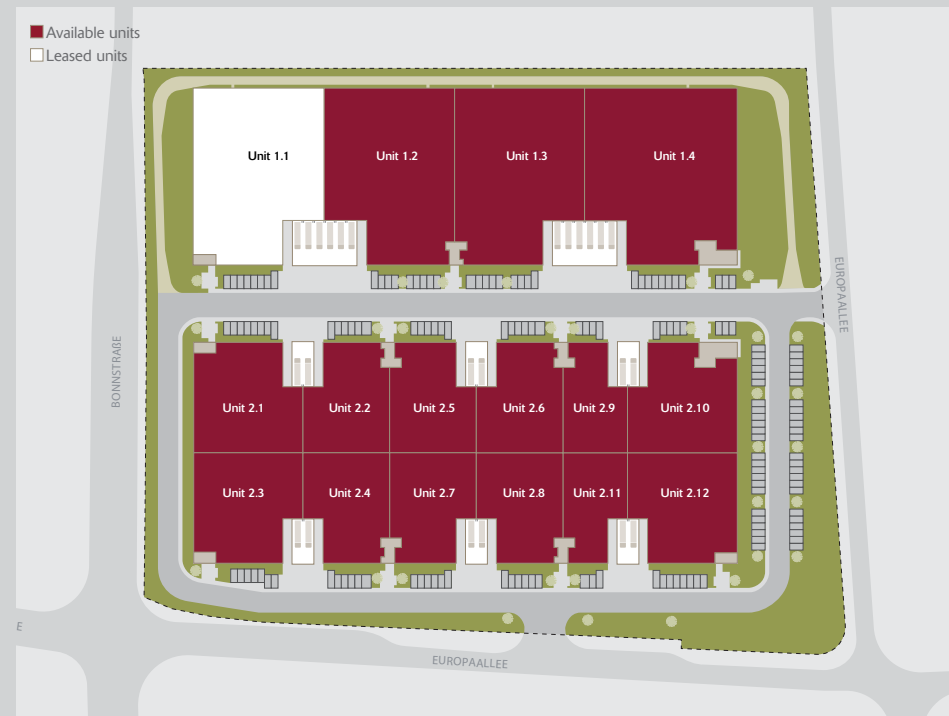
### Building 1

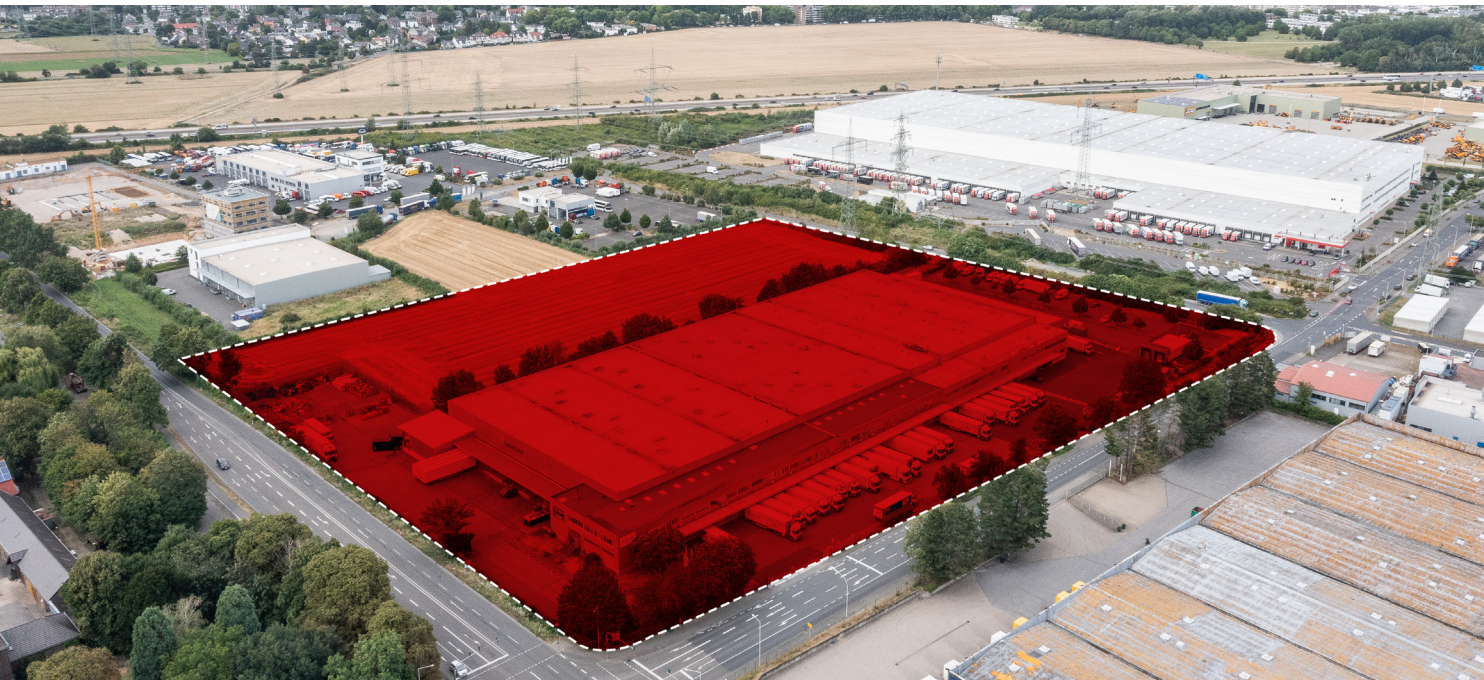
| Unit         | Warehouse         | Office           | Service  | Total             |
|--------------|-------------------|------------------|----------|-------------------|
| 1.2          | 2,905 sqm         | 282 sqm          | -        | 3,186 sqm         |
| 1.3          | 2,896 sqm         | 277 sqm          | -        | 3,173 sqm         |
| 1.4          | 3,348 sqm         | 352 sqm          | -        | 3,700 sqm         |
| <b>Total</b> | <b>12,087 sqm</b> | <b>1,194 sqm</b> | <b>-</b> | <b>13,280 sqm</b> |

### Building 2

| Unit         | Warehouse         | Office           | Service          | Total             |
|--------------|-------------------|------------------|------------------|-------------------|
| 2.1          | 1,250 sqm         | 290 sqm          | 277 sqm          | 1,817 sqm         |
| 2.2          | 975 sqm           | 220 sqm          | 211 sqm          | 1,406 sqm         |
| 2.3          | 1,250 sqm         | 290 sqm          | 277 sqm          | 1,817 sqm         |
| 2.4          | 975 sqm           | 220 sqm          | 211 sqm          | 1,406 sqm         |
| 2.5          | 974 sqm           | 217 sqm          | 208 sqm          | 1,400 sqm         |
| 2.6          | 975 sqm           | 220 sqm          | 211 sqm          | 1,406 sqm         |
| 2.7          | 974 sqm           | 217 sqm          | 208 sqm          | 1,400 sqm         |
| 2.8          | 975 sqm           | 220 sqm          | 211 sqm          | 1,406 sqm         |
| 2.9          | 718 sqm           | 147 sqm          | 140 sqm          | 1,005 sqm         |
| 2.10         | 1,202 sqm         | 205 sqm          | 330 sqm          | 1,737 sqm         |
| 2.11         | 718 sqm           | 147 sqm          | 140 sqm          | 1,005 sqm         |
| 2.12         | 1,250 sqm         | 291 sqm          | 277 sqm          | 1,818 sqm         |
| <b>Total</b> | <b>12,236 sqm</b> | <b>2,682 sqm</b> | <b>2,703 sqm</b> | <b>17,621 sqm</b> |

(All figures are approximate values and may differ.)





# CONTACT



## SEGRO PARK FRECHEN

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