

## SEGRO PARK MÖRFELDEN

HESSENRING 15-17, 64546 MÖRFELDEN-WALLDORF



✓ State-of-the-art SEGRO Park  
at the gates of Frankfurt Airport

📍 Excellent connections  
directly at the Langen / Mörfelden exit (A 5), with  
direct access to the A 3, A 67 and A 661 motorways

👤 First class customer service  
by our property management team

📏 Flexible rental units  
approx. 3,150sqm

📅 Unit A: Available 12/2024  
Unit J: Available 01/2025

# SEGR0 PARK MÖRFELDEN



	„Kurhessenstraße“	550 m
	Mörfelden	2.1 km
	Walldorf (Hess)	4.0 km

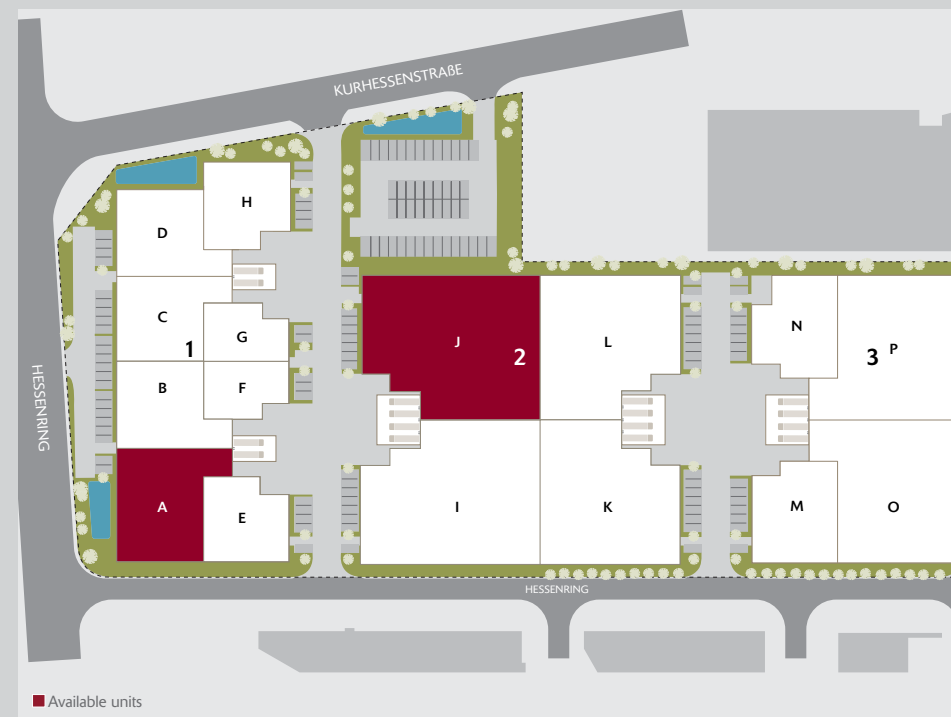


## SPECIFICATIONS

- **Warehouse height:** 6.5 m clear height
- **Roof:** Sheet insulated roof with 200 mm insulation according to valid EnEV
- **Windows:** Aluminium windows with insulating glazing
- **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 25 kN (≈ 2,5 t) with 100 cm/30 cm/100 cm distance between columns and 15 cm x 15 cm base plates evenness
- **Heating (district heating):** Gas fired radiant tube heaters, designed for room temperatures up to 17°C (warehouse) / 20° C (office/social)
- **Service area:** window strips, suitable for permanent workplaces, LED lighting.
- **DGNB Gold certified**
- **Car park with 300 parking spaces**

## AVAILABLE RENTAL UNITS

Building 1	Warehouse	Office	Service	Total
Unit A	581 sq m	296 sq m	255 sq m	1,132 sq m
<b>Total</b>	<b>581 sq m</b>	<b>296 sq m</b>	<b>255 sq m</b>	<b>1,132 sq m</b>
Building 2	Warehouse	Office	Service	Total
Unit J	1,558 sq m	264 sq m	195 sq m	2,017 sq m
<b>Total</b>	<b>1,558 sq m</b>	<b>264 sq m</b>	<b>195 sq m</b>	<b>2,017 sq m</b>
<b>Total</b>	<b>2,139 sq m</b>	<b>560 sq m</b>	<b>450 sq m</b>	<b>3,149 sq m</b>









CONTACT

SEGRO

SEGRO PARK  
**MÖRFELDEN**

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Janina Kaya  
Associate Director, Development,  
Light Industrial, Frankfurt



Janina.Kaya@segro.com  
germany@segro.com



T: 0211- 497 65 340  
M: 0171- 22 12 531



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SEGRO Germany GmbH · Fichtenstraße 33 · 40233 Düsseldorf

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