

SEGRO PARK MÖRFELDEN

HESSENRING 15-17, 64546 MÖRFELDEN-WALLDORF



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

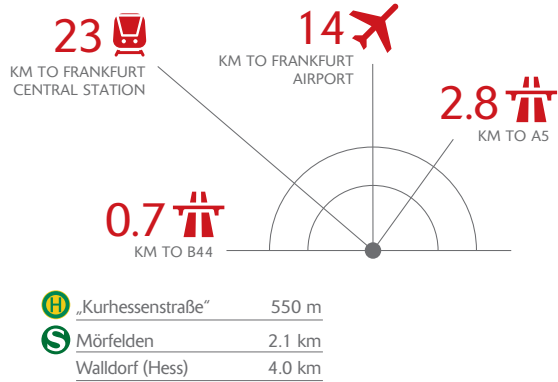
📍 Excellent connections
directly at the Langen / Mörfelden exit (A 5), with
direct access to the A 3, A 67 and A 661 motorways

👤 First class customer service
by our property management team

📏 Flexible rental units
approx. 1,130sqm

🚗 Available on request

SEGR0 PARK MÖRFELDEN

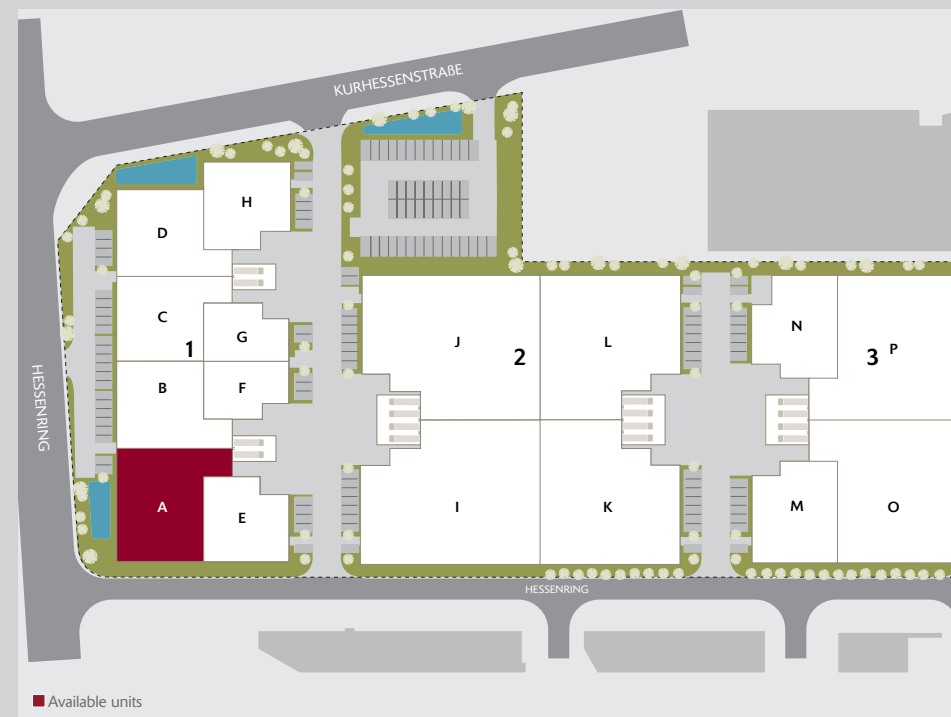


SPECIFICATIONS

- **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 ($\approx 5t$) overall weight and concentrated loads of racking posts of 25 kN ($\approx 2,5t$) 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
Total	581 sq m	296 sq m	255 sq m	1,132 sq m





CONTACT

SEGRO

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