

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

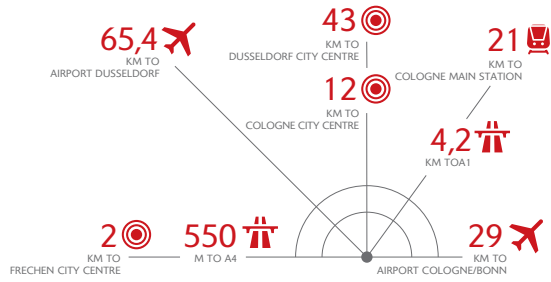


A total of 27,300 sqm of flexible light industrial space



Expected completion:
Building 1: Completed December 2024
Building 2: Completion July 2025

SEGR0 PARK FRECHEN



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



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: 10 m clear height (wooden beams)
 - Building 2: 6,50 m 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 3.00 m x H 4.30 m), 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/m², a point load of 75 kN per rack post with a base plate of 150 x 150 mm, designed for the FL4 forklift class. Flatness according to DIN 18202, table 3, cell 3
 - Building 2: 50 kN/m² (≈ 5 t); point load: 30 kN (≈ 3 t) per rack post with a base plate of 12 x 12 cm; 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

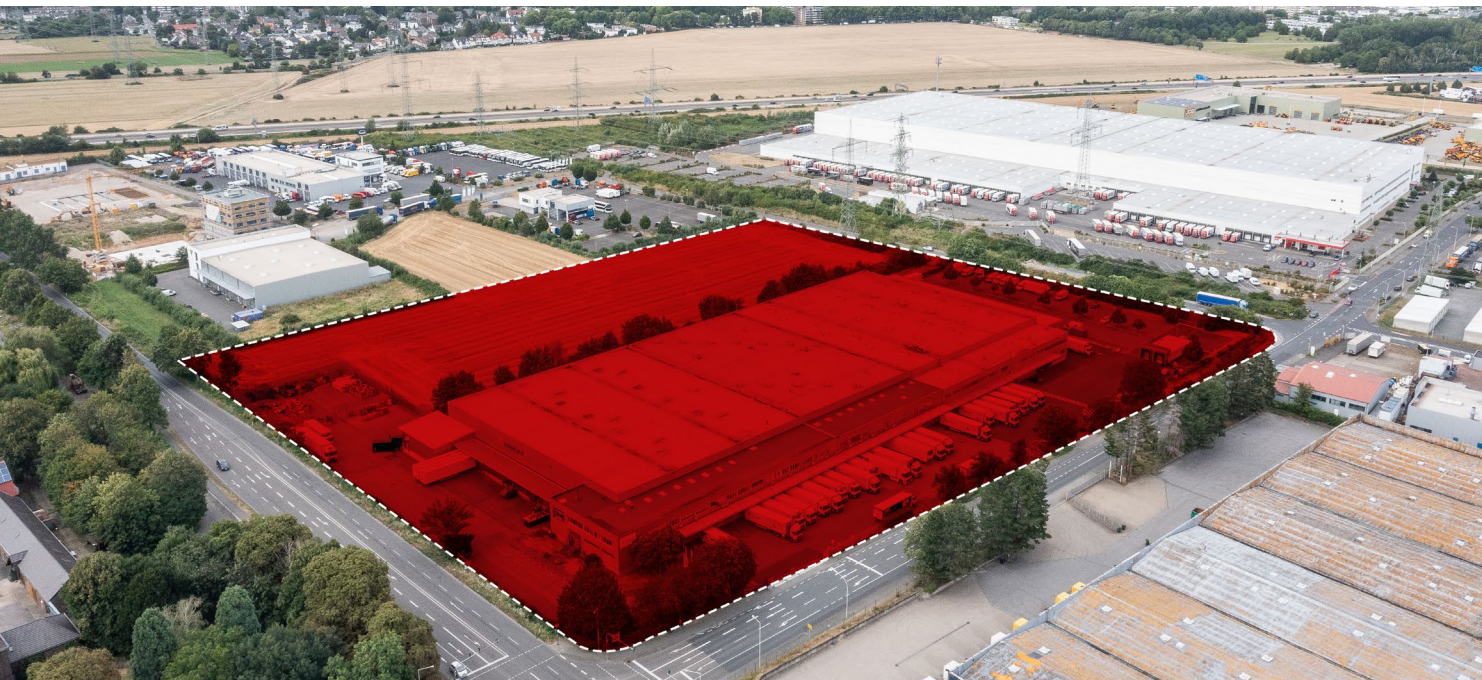
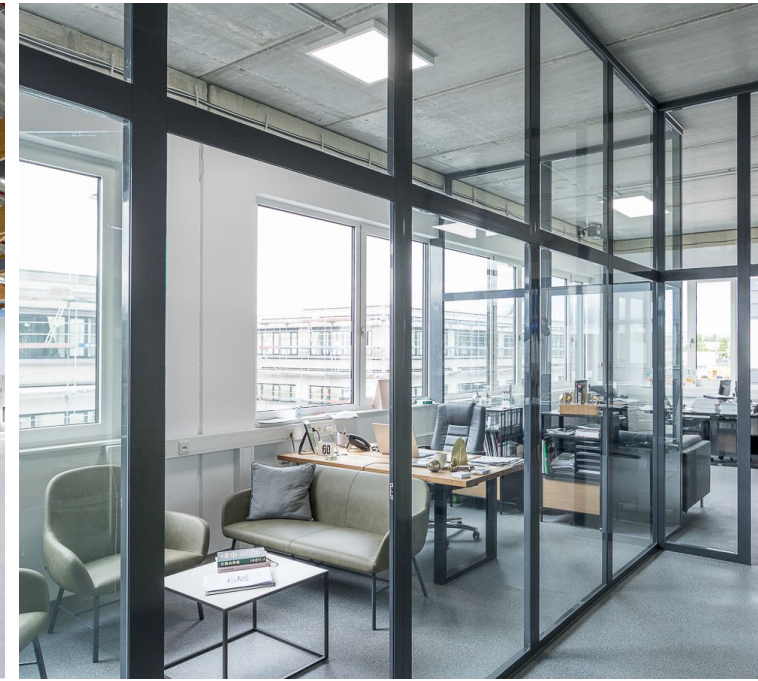
Unit	Warehouse	Office	Service	Total
1.2	2,905 sqm	282 sqm	-	3,186 sqm
1.3	2,896 sqm	277 sqm	-	3,173 sqm
1.4	3,348 sqm	352 sqm	-	3,700 sqm
Total	12,087 sqm	1,194 sqm	-	13,280 sqm

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
2.11	718 sqm	147 sqm	140 sqm	1,005 sqm
2.12	1,250 sqm	291 sqm	277 sqm	1,818 sqm
Total	9,784 sqm	2,187 sqm	2,096 sqm	14,067 sqm

(All figures are approximate values and may differ.)





CONTACT



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