

SEGRO PARK COLOGNE CITY

VITALISSTRASSE 158 – 204, 50827 COLOGNE



✓ State-of-the-art SEGRO Park attractively located in Köln-Bickendorf

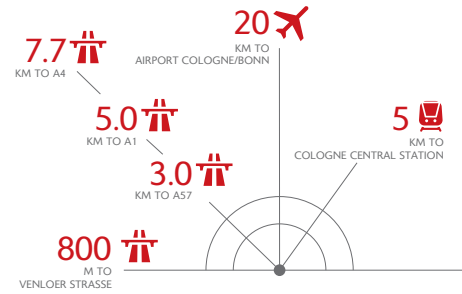
📍 Perfectly located between motorways A1, A4 and A57

✓ Successful revitalisation of 11 ha industrial spaces, formerly Herbol/AkzoNobel

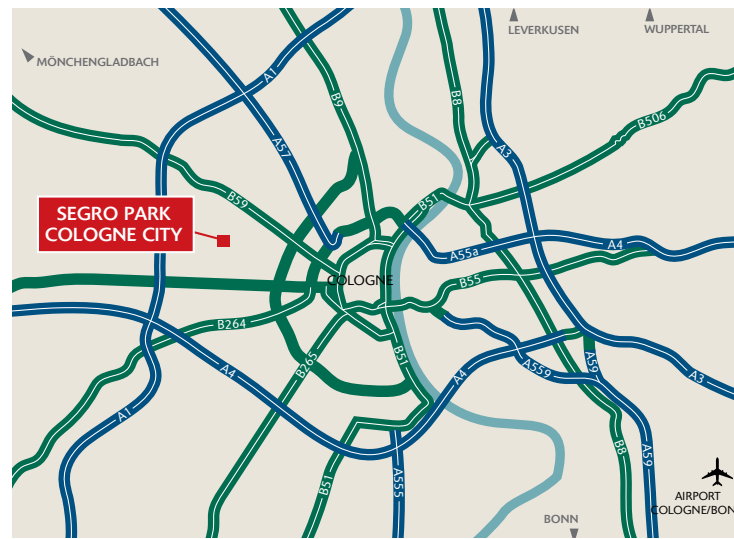
🏠 m^2 Flexible rental units from approx. 1,600 – 4,100 sqm

📅 Phase 3 Available from Q3/2023

SEGR0 PARK COLOGNE CITY



„Vitalisstraße“	50 m	Köln-Müngersdorf/ Technologiepark	500 m
„Äußere Kanalstraße“	700 m		
„Rochusplatz“	900 m		



SPECIFICATIONS

- **Warehouse height:** 10.00m clear height
- **Roof:** Sheet insulated roof with heat insulation according to valid ENEC
- **Windows:** aluminium windows with double glazing
- **Gates:** ground-floor sectional doors (approx. W 3.00m x H 4.30m), 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 (≈ 3t) per shelf handle with a footplate of 12 x 12cm; Max. total weight of industrial trucks: 31kN (≈ 3.1t), flatness according to DIN 18202, Table 3, line 3
- **Heating:** Heat pump
- **Energie standard BEG40**

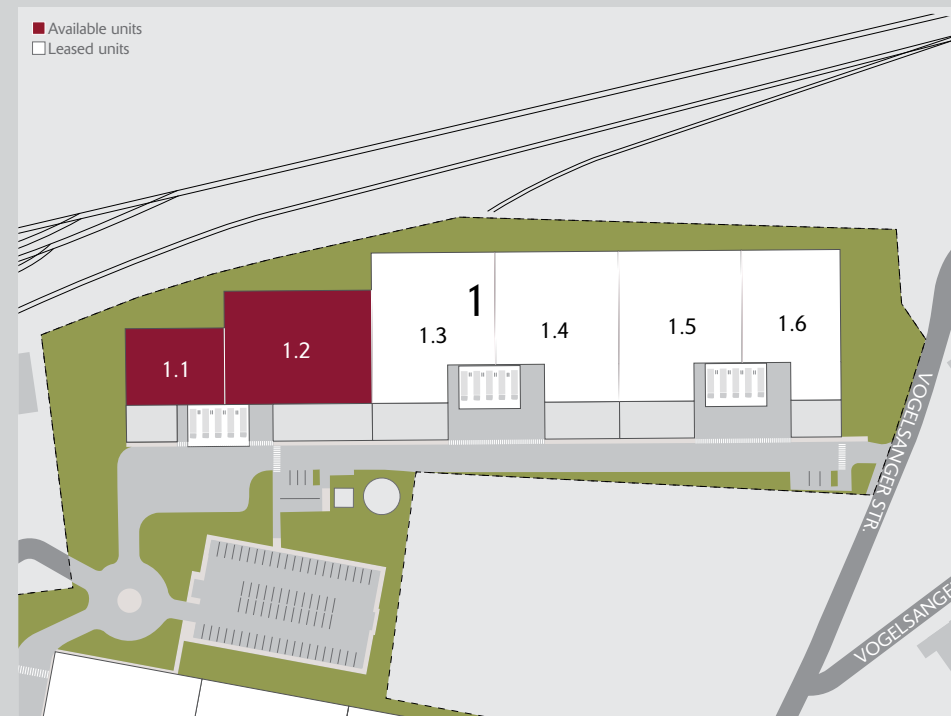
All areas will be delivered according to German building regulations.

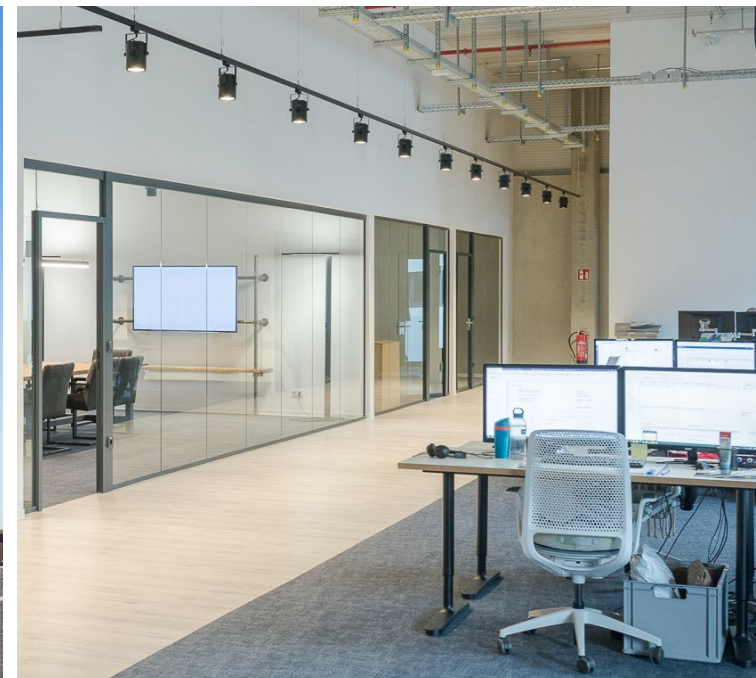
FURTHER RENTAL UNITS

Building 1 - Light Industrial

Unit	Warehouse	Office	Mezzanine	Total
1.1	1,304 sqm	213 sqm	99 sqm	1,616 sqm
1.2	2,168 sqm	214 sqm	198 sqm	2,580 sqm
Total	3,472 sqm	427 sqm	297 sqm	4,196 sqm

(All figures are approximate values.)





CONTACT

SEGRO

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