

SEGRO PARK DORTMUND

FORMER COAL-FIRED POWER PLANT



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High-quality revitalisation of a former coal-fired power plant site between Castrop-Rauxel and Dortmund

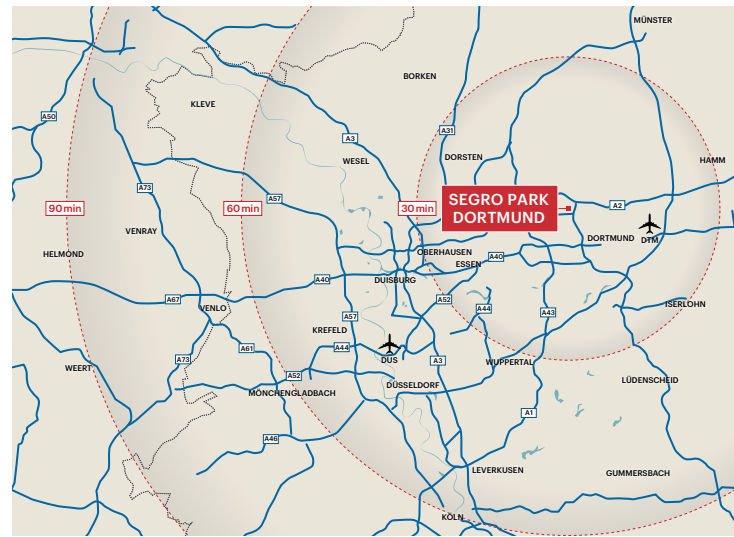
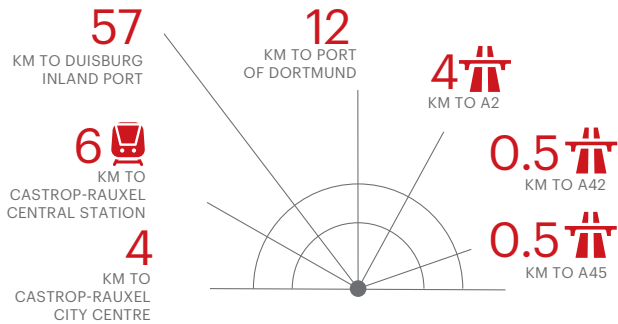


Strategic location in the heart of the Ruhr area with optimal transport connections (A2, A42, A45)



Approx. 215,500 sq.m energy-efficient logistics and light industrial space

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SUSTAINABLE ASPECTS

- Green roofs
- Green facades (parking decks)
- PV plants
- EV charging stations
- Rainwater tank
- Fossil-free energy supply
- High energy building standard
- Light coloured asphalt
- Low carbon concrete
- Designated species protection areas
- Well-being: Recreation and sports areas, rest areas for truck drivers
- Aiming for DGNB Platinum certification

SPECIFICATIONS

- Warehouse height Logistics: 12m clear height
- Flexible design
- Built-to-suit developments possible
- Car park with 900 parking spaces
- Offices and social areas: high quality furnishings, room layout according to tenant requirements, LED lighting
- Rail connection possible

FUTURE LETTABLE SPACE

Unit	Warehouse	Office	Mezzanine	Total
Logistics A	15,197 sq m	696 sq m	2,596 sq m	18,489 sq m
Logistics B	76,780 sq m	5,496 sq m	4,128 sq m	86,404 sq m
Logistics C	32,895 sq m	983 sq m	3,438 sq m	37,316 sq m
Logistics D	26,970 sq m	1,021 sq m	2,663 sq m	30,654 sq m
Total	151,842 sq m	8,196 sq m	12,825 sq m	172,863 sq m

Unit	Warehouse	Office	Mezzanine (A) Service (B)	Total
Light Industrial A	9,732 sq m	1,500 sq m	600 sq m	11,832 sq m
Light Industrial B	24,833 sq m	3,171 sq m	2,808 sq m	30,812 sq m
Total	34,565 sq m	4,671 sq m	3,408 sq m	42,644 sq m

(All figures are approximate)

AVAILABILITY

- Logistic A & C: from Q4 2025 (early Access)
- Logistic B: from Q2 2027
- Logistic D: upon request
- Light Industrial A & B: upon request





FROM A **COAL-FIRED POWER PLANT**
TO A MODERN LOGISTICS AND LIGHT INDUSTRIAL LOCATION



Watch video

KONTAKT

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