

SEGRO PARK DÜSSELDORF FLINGERN

HÖHERWEG, 40231 DÜSSELDORF



State-of-the-art SEGRO light industrial park directly adjacent to the Flingern district



Perfectly located in the immediate vicinity of the city centre and with excellent motorway access (A46)



First-class customer service by our property management team

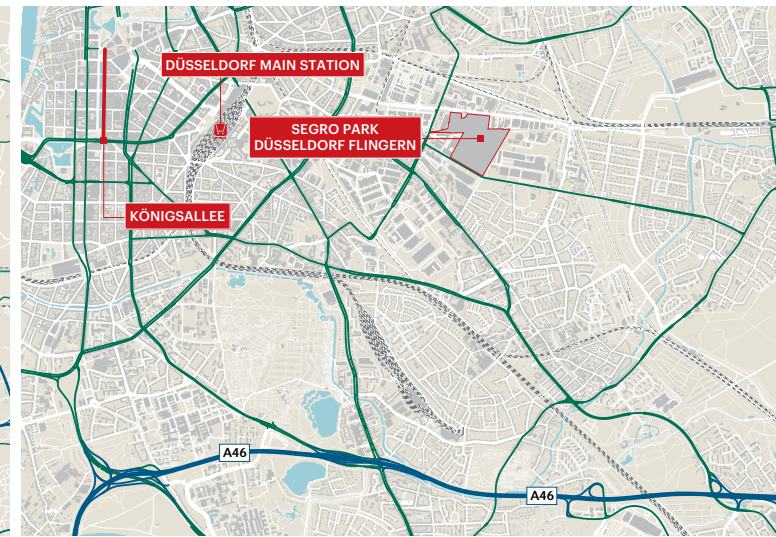
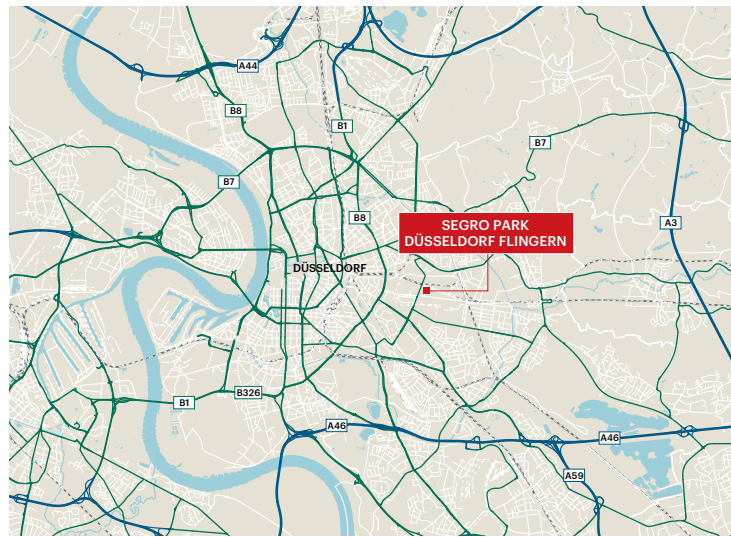
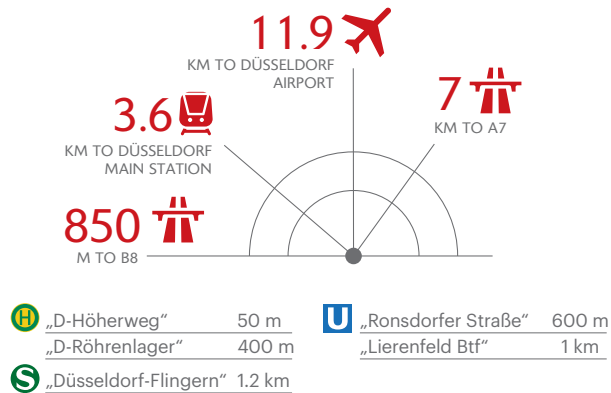


Total lettable space approx. 18,800 sqm



Completions
Building 1: Q4 2025,
Buildings 3 and 4: Q3 2025

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SUSTAINABILITY ASPECTS

- Energy standard BEG40
- Green roofs on office buildings
- Facade greening
- Photovoltaic system
- Charging stations for electric vehicles

SPECIFICATIONS

- **Warehouse heights:** Building 1: 8.0 m clear height, Building 3: 6.5 m clear height, Building 4: 5.4 m clear height
- **Roof:** Buildings 1 and 3: Warm foil roof with thermal insulation in accordance with the current EnEV and partially green roofs
Building 4: Flat roof with thermal insulation on solid wood ceiling or solid trapezoidal steel sheet in accordance with the valid EnEV, partially greened
- **Windows:** Aluminium windows with insulating glazing
- **Warehouse floor:** Steel fibre-reinforced concrete floor made of CO₂-reduced concrete, with hard aggregate infill, with few joints. Designed for loads from forklift traffic with max. 50 kN (≈ 5 t) permissible total weight and point loads from rack uprights of 30 kN (≈ 3 t) at 100 cm / 30 cm / 100 cm upright spacing and 15 cm x 15 cm base plate evenness
- **Heating:** District heating, designed for room temperatures up to 17 °C (warehouse) / 20 °C (office/social areas)
- **Service area:** Window strips, suitable for permanent workstations, LED lighting.
- **Building 4 only:** Load-bearing structure + façade: timber construction with columns and timber trusses, external cladding rock wool composite panels

FUTURE LETTABLE SPACE

Building 1

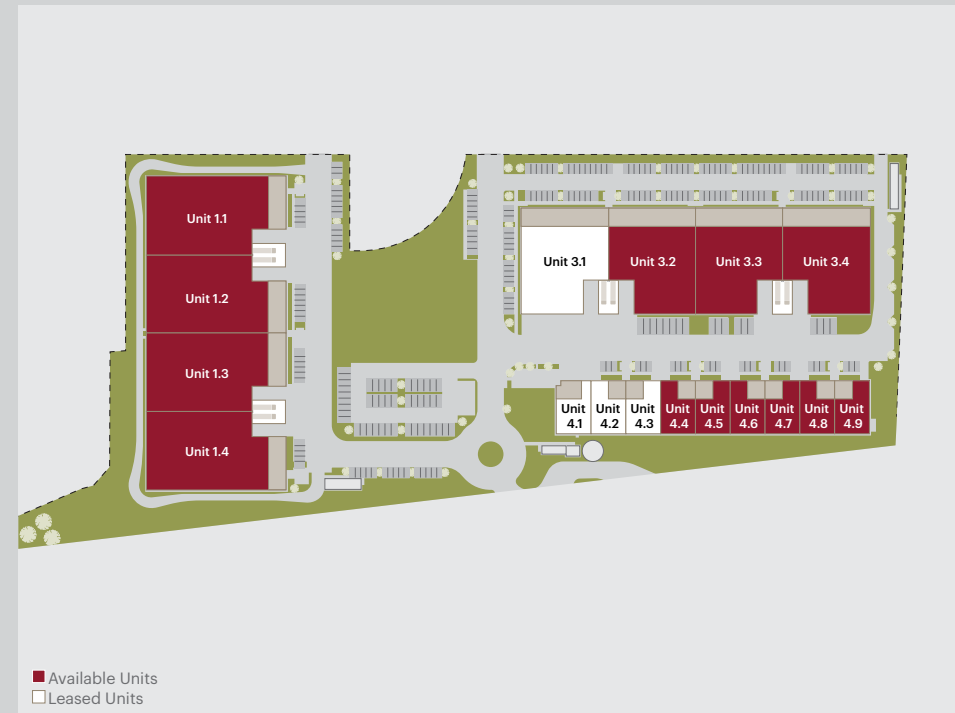
Unit	Warehouse	Office	Service	Total
1.1	1,964 sq m	220 sq m	216 sq m	2,400 sq m
1.2	1,939 sq m	213 sq m	210 sq m	2,362 sq m
1.3	1,939 sq m	218 sq m	216 sq m	2,373 sq m
1.4	1,965 sq m	220 sq m	216 sq m	2,401 sq m
Total	7,807 sq m	871 sq m	858 sq m	9,536 sq m

Building 3

Unit	Warehouse	Office	Service	Total
3.2	1,425 sq m	353 sq m	353 sq m	2,131 sq m
3.3	1,423 sq m	350 sq m	350 sq m	2,123 sq m
3.4	1,445 sq m	357 sq m	358 sq m	2,160 sq m
Total	4,292 sq m	1,060 sq m	1,061 sq m	6,413 sq m

Building 4

Unit	Warehouse	Office	Service	Total
4.4	324 sq m	77 sq m	72 sq m	473 sq m
4.5	324 sq m	77 sq m	72 sq m	473 sq m
4.6	324 sq m	77 sq m	72 sq m	473 sq m
4.7	324 sq m	77 sq m	72 sq m	473 sq m
4.8	324 sq m	77 sq m	72 sq m	473 sq m
4.9	337 sq m	77 sq m	72 sq m	486 sq m
Total	1,957 sq m	462 sq m	432 sq m	2,851 sq m





CONTACT

SEGRO

SEGRO PARK
DÜSSELDORF FLINGERN

HÖHERWEG, 40231 DÜSSELDORF



Simon Weitzel
Associate Director, Development,
Light Industrial



Simon.Weitzel@segro.com
germany@segro.com



T: +49 211 882 346 88
M: +49 172 282 21 83



Scan here for vCard
of your contact person



SEGRO Germany GmbH · Fichtenstraße 33 · 40233 Düsseldorf

www.SEGRO.com/flingern