

SEGRO PARK DÜSSELDORF SÜD

BONNER STRASSE 203–393, 40597 DÜSSELDORF



State-of-the-art SEGRO Park attractively located in Düsseldorf-Benrath



Optimal connection to the city centre, the motorway network and the airport



Successful revitalisation of industrial spaces, formerly Papierfabrik Feldmühle, later Stora Enso

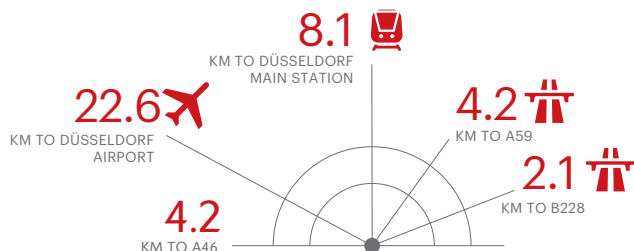


Modern warehouse & office space from 8.000 sqm



Availability
Phases 1.1 & 1.2: available now
Phases 5 & 10: from Q1 2026

SEGro PARK DÜSSELDORF SÜD



„Am Trippelsberg“	300 m	„Am Trippelsberg“	350 m
„Schöne Aussicht“	500 m	„Schöne Aussicht“	500 m
„Sportpark Niederheid“	950 m	Düsseldorf-Benrath	3,0 km



SPECIFICATIONS

- **Warehouse height:** 6.50m clear height
- **Roof:** Sheet insulated roof with 200mm insulation according to valid ENEV
- **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 (≈ 5t); Point load: 30kN (≈ 3t) per shelf handle with a footplate of 12x12cm; Max. total weight of industrial trucks: 31kN (≈ 3.1t), flatness according to DIN 18202, Table 3, line 3
- **Heating (gas):** designed for room temperatures up to 17°C (warehouse) / 20°C (office / social)
- **Service area:** window bands suitable for permanent workplaces, linear lighting

Additional Specifications Phase 10

- **Wooden structure** (columns and beams)
- **Windows:** Viewing window to the wooden construction
- **Green facade**
- **Roof:** Photovoltaic system
- **Charging stations** for electric vehicles
- **DGNB Gold certification** targeted

ACCOMMODATION

RENTAL SPACES PHASE 1.1

Unit	Warehouse	Office	Service	Total
A, B, E, F	1,659sqm	832sqm	597sqm	3,088sqm
Total	1,659sqm	832sqm	597sqm	3,088sqm
Divisible from				
AE	620sqm	320sqm	156sqm	1,096sqm

RENTAL SPACES PHASE 1.2

Unit	Warehouse	Office	Service	Total
M	565sqm	193sqm	146sqm	904sqm
Total	565sqm	193sqm	146sqm	904sqm

RENTAL SPACES PHASE 5

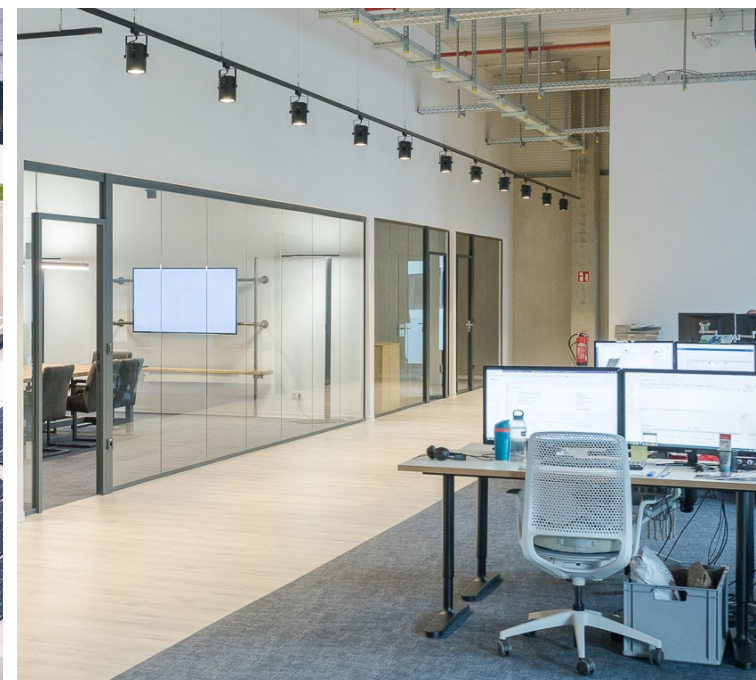
Unit	Warehouse	Office GF	Service	Total
5.2 + 5.3	1,024sqm	388sqm	253sqm	1,668sqm
Total	1,024sqm	388sqm	253sqm	1,668sqm

RENTAL SPACES PHASE 10

Unit	Warehouse	Office GF	Service	Total
10.1	1,849sqm	221sqm	216sqm	2,286sqm
Total	1,849sqm	221sqm	216sqm	2,286sqm



■ Available units



CONTACT

SEGRO

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Sophia Hansmann
Associate Director,
Development,
Light Industrial



Sophia.Hansmann@segro.com
germany@segro.com



T: +49 211-882 346 89
M: +49-162 340 80 52



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SEGRO Germany GmbH · Fichtenstraße 33 · 40233 Düsseldorf

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