

EXPOSÉ

Modern Single-Tenant Logistics Property in Castrop-Rauxel,
Europe's Green Industrial City



RUHR Logistikpark

Klöcknerstr. 55, 44579 Castrop-Rauxel

Available at short notice

Sustainable construction
according to GEG 40

DGNB Gold
Certification targeted

Keyfacts

Location	Klöcknerstr. 55, 44579 Castrop-Rauxel North Rhine-Westphalia, Germany	
Property Area	Total area	approx. 8,505 m ²
	Warehouse area	approx. 7.575 m ²
	Office- and Social area	approx. 580 m ²
	Mezzanine area	approx. 350 m ²
Zoning	Commercial area (GE)	
Energy Certificate	Available on request	
Availability	Available at short notice	

Specifications

Warehouse clear height	approx. 9,50 m
Floor loading	50 kN/m ²
Loading	9 Dock level loading door with electric drive 1 Level access doors (4,00 m x 4,50 m)
Parking	90 car parking spaces
Heating	Heat pump
Features	Sprinkler system according to FM Global
	Photovoltaik system planned
	Green roof
	LED Lighting
	Well-Being area
	Electric car charging points
Certification	Targeting DGNB Gold Certification

Prime Location

The RUHR Logistics Park is conveniently located in the Ickern-Süd district: With direct access to the A2 motorway and, subsequently, to the main traffic arteries A40, A42, A43, and A45, the metropolitan areas in North Rhine-Westphalia as well as the neighboring countries Netherlands and Belgium can be reached quickly. Local retailers and public transport are nearby.

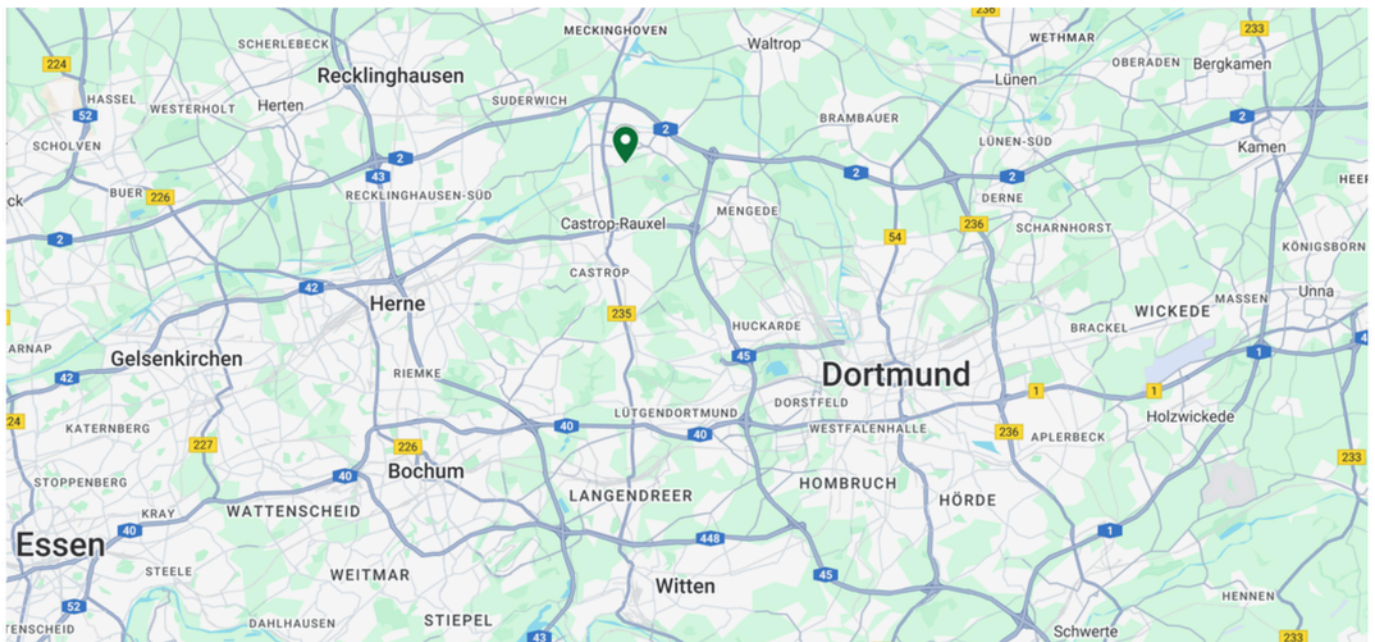
3 km to motorway A2 (Heinrichenburg junction)

4 km to main train station

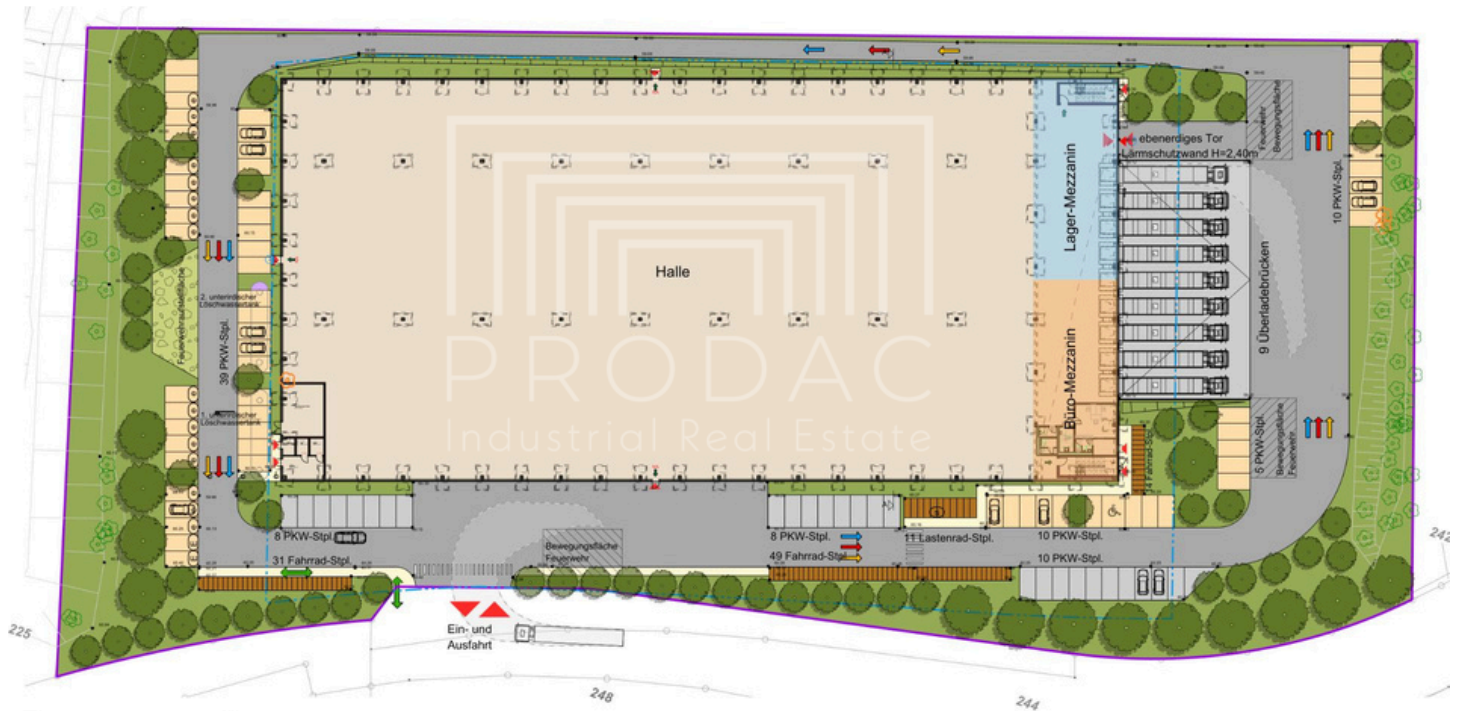
3 km to motorway A42

1 km to retail

7 km to motorway A45



Floorplan



Impressions



Your Contact for questions



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About PRODAC

PRODAC Industrial Real Estate GmbH is an owner-managed company focusing on the acquisition, development, construction, and marketing of modern, sustainable logistics and industrial properties. We attach great importance to high-quality equipment and multifunctional construction to provide our customers with maximum flexibility and sustainable planning at each location. PRODAC combines many years of experience with the expertise of a first-class network – always aiming to achieve the best possible result for all project partners. As an independent project developer, we place great value on long-term and trustworthy cooperation with our business partners.

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