

FOR RENT, NO COMMISSION

BROCHURE

RUHR

Logistikpark

Klöcknerstr. 55 · 44579 Castrop-Rauxel

Total area

8,505 m²

Modern standalone warehouse
for sole occupancy

DGNB Gold targeted



TOTAL AREA (APPROX.)

8,505 m²

7,575 m²

Warehouse

580 m²

Office/Social

350 m²

Mezzanine

Keyfacts

Modern standalone warehouse for sole occupancy

RUHR Logistikpark in Castrop-Rauxel is designed as a modern corporate property for sole occupancy. The approximately 18,300 m² plot offers approx. 7,575 m² of warehouse space, around 580 m² of office and social areas, and approx. 350 m² of mezzanine space.

The property combines functional space layouts with modern technical equipment and, thanks to its generous outdoor areas and high number of car parking spaces, offers good conditions for efficient operations. Its convenient location in the Ruhr region, with fast access to the A2 and A42 motorways, allows short distances within the metropolitan region.

Location Klöcknerstr. 55, 44579 Castrop-Rauxel
North Rhine-Westphalia, Germany

Zoning Commercial area (GE)

Availability Available at short notice

Energy certificate Energy certificate available for viewing

Specifications



DGNB Gold

Certification targeted



GEG 40

Sustainable construction

RUHR Logistikpark follows a sustainable overall concept. The property meets the highest energy efficiency requirements in accordance with the GEG 40 standard and complies with the EU taxonomy. A certification by the German Sustainable Building Council (DGNB) at the "Gold" standard is also being pursued.



9.50 m

Clear height



50 kN/m²

Floor load capacity



9

Electric loading docks



1

Ground-level gate
(4.00 m x 4.50 m)



90

Car parking spaces



Green roof

Ecological and efficient



Heat pump

Fossil-free heating



LED lighting

Energy-efficient



FM Global

Sprinkler system



PV system

Planned



EV charging

For cars



Wellbeing

Area for employees

Excellent Connectivity

Location

RUHR Logistikpark is conveniently located in the Ickern-Süd district: direct access to the A2 motorway and, further on, to the A40, A42, A43 and A45 arterial roads provides the fastest routes to the conurbations of North Rhine-Westphalia as well as the neighbouring countries of the Netherlands and Belgium. Local shops and public transport are nearby.

3 km

to BAB 2

3 km

to BAB 42

7 km

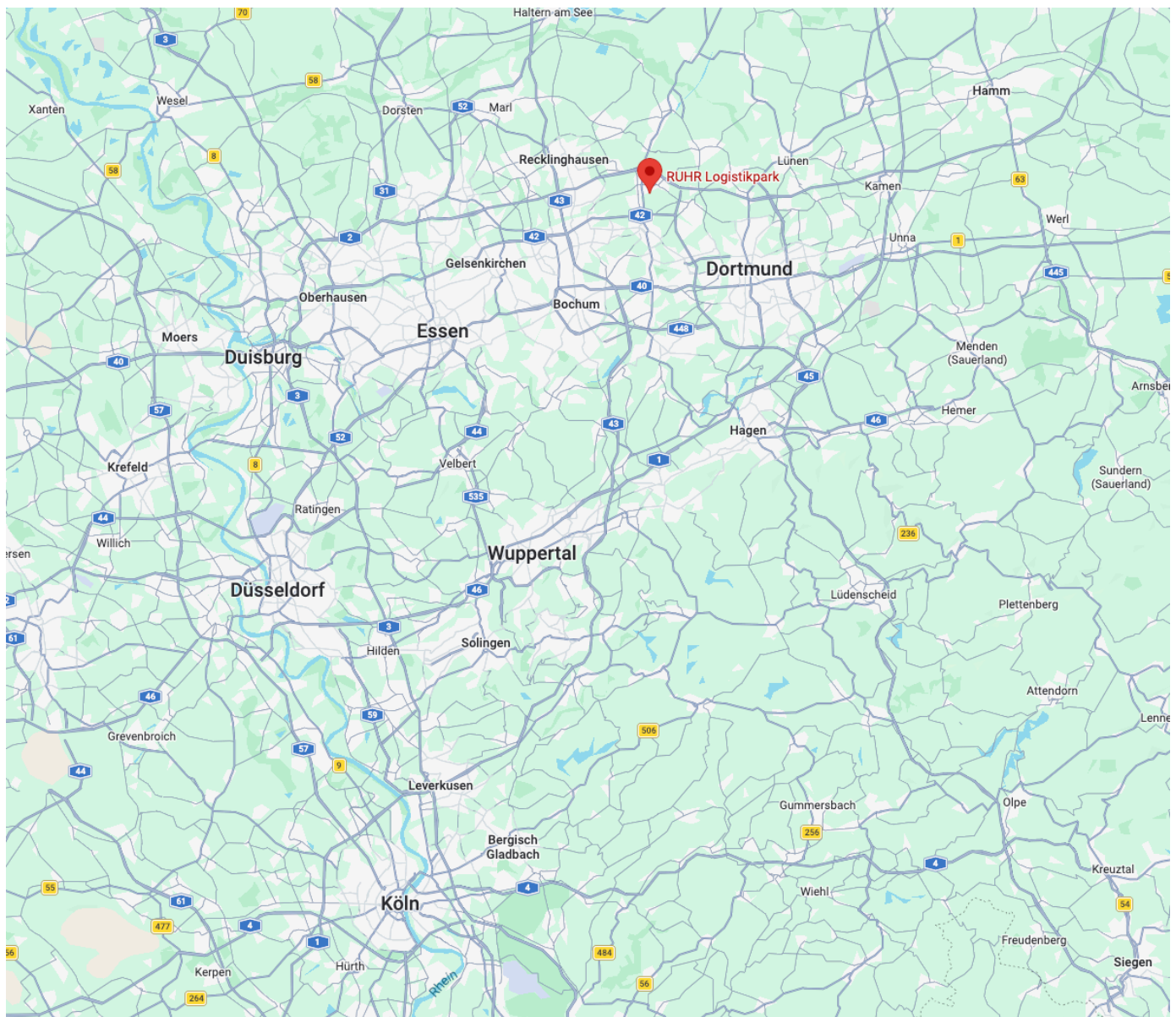
to BAB 45

4 km

to main station

1 km

to retail



Site Plan

approx. 7,575 m² Warehouse

approx. 580 m² Office/Social

approx. 350 m² Mezzanine



Office and Social Areas

Floor plans of the ground floor and mezzanine level

Ground Floor

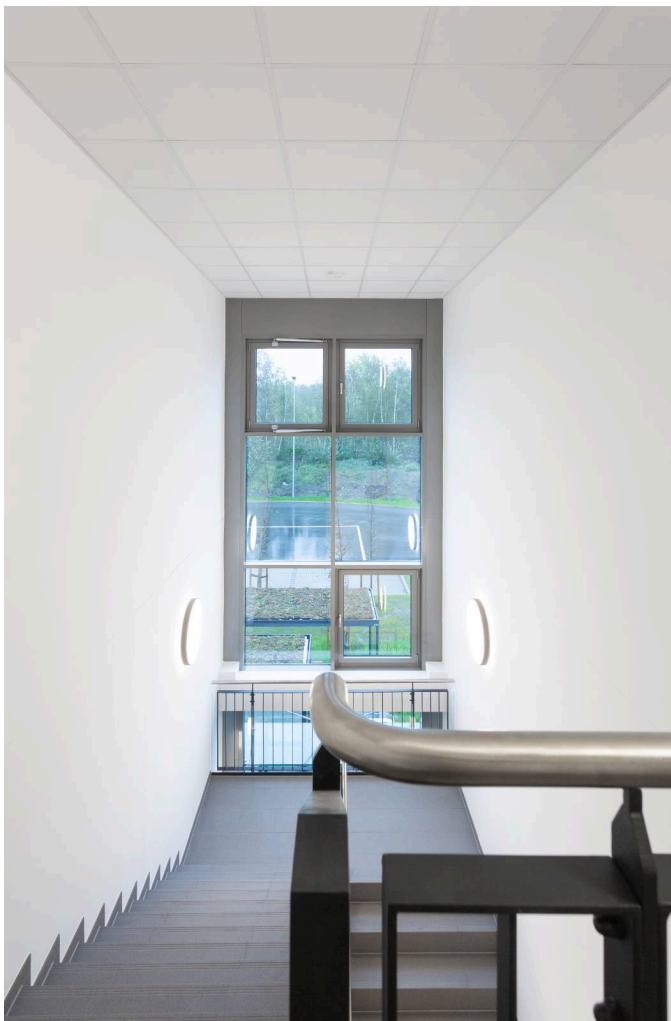


Mezzanine Level



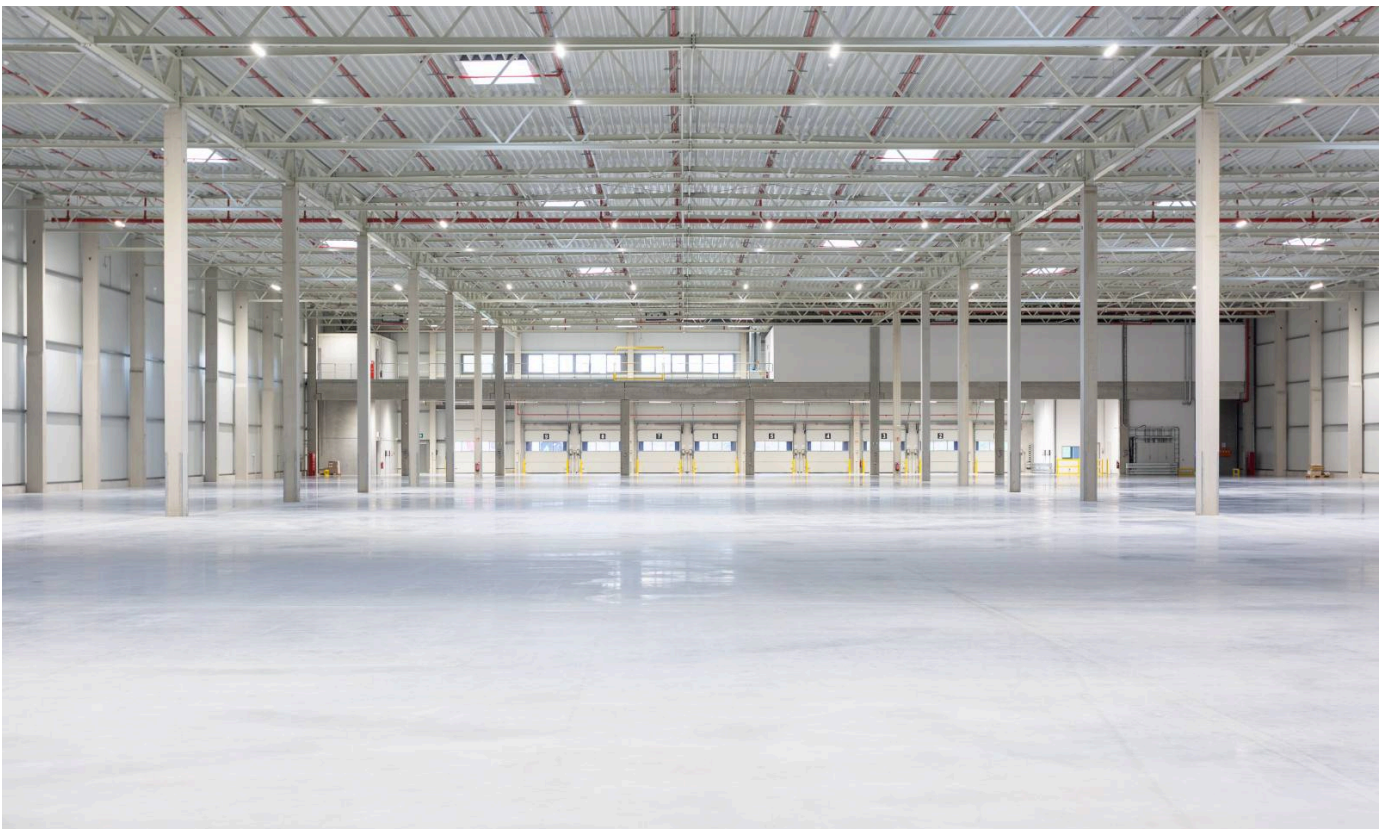
Representative Corporate Property for Sole Occupancy

Impressions



Warehouse

Impressions



Kitchenette • Office Areas

Impressions



Storage Mezzanine · Loading Area

Impressions



Get in touch with us!



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About PRODAC

PRODAC Industrial Real Estate GmbH is an owner-managed company focused on the acquisition, development, construction and marketing of modern, sustainable logistics and industrial properties. The company places great importance on high-quality fit-out and multifunctional construction to give its clients maximum flexibility and sustainable planning at each location. PRODAC combines many years of experience with the expertise of a first-class network – always with the goal of achieving the best outcome for all project partners. As an independent developer, PRODAC places great value on long-term, trusted cooperation with its business partners.

Further information can be found at: www.prodac-ire.de