


DORTMUND-WEST (CASTROP-RAUXEL) LOGISTICS CENTRE


44577 Castrop-Rauxel
Germany


Clear height
10m


23,973


258,043



Available
Q4 2025

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DORTMUND-WEST (CASTROP-RAUXEL) LOGISTICS CENTRE

RHINE-RUHR ECONOMIC REGION

The Rhine-Ruhr economic region is centrally located in Europe, and with approximately 10 million inhabitants the most populated metropolitan area in Germany. A broad mix of international conglomerates and medium-sized businesses support the formation of industry networks along the value chain. The proximity to renowned universities and the availability of qualified labour offers an extraordinary potential for logistics and distribution.

Located in the pulsating Ruhr area the site offers excellent travel connections to the A2, A42 and A4. Due to its central position with fast connections to the western neighbouring states and the Rhein-Ruhr-Area it is considered as a strong and central site in the region.

Both the Düsseldorf and Cologne international airports are accessible within a 30- to 60-minute drive time. Numerous inland ports and commercial airports (Weeze and Monchengladbach) provide additional connectivity along the Rhine.



Strategic Location

A strategically excellent location with direct access to the A2, A42 and A4.

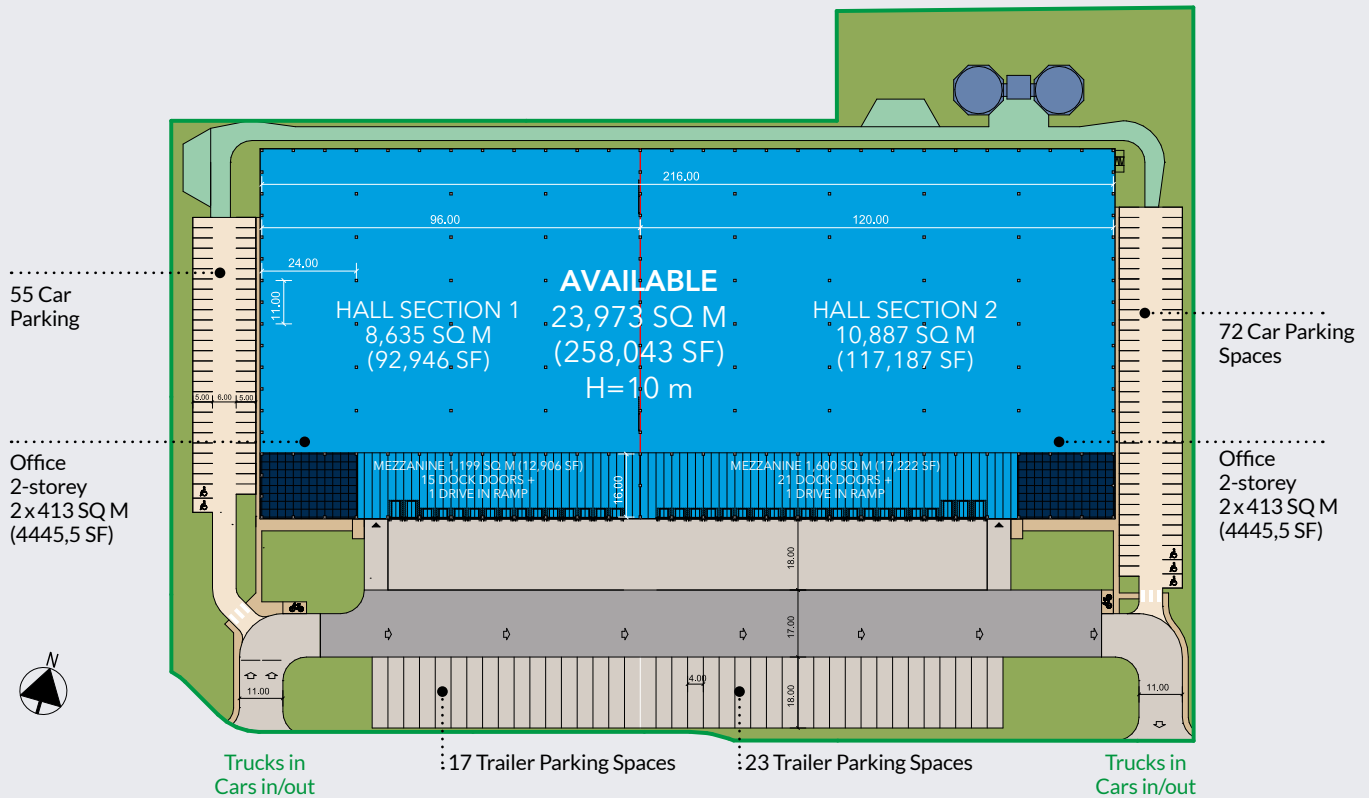
LOCATION AND TRAVEL DISTANCES



| Destination | Km |
|------------------------|----|
| Freeway access (A42) | 4 |
| Freeway junction (A2) | 5 |
| Freeway junction (A45) | 5 |
| Dortmund | 18 |



| Destination | Km |
|------------------|-----|
| Duisburg-Harbour | 51 |
| Duesseldorf | 72 |
| Cologne | 104 |
| Hamburg | 305 |



SITE SPEC



20,123



216,602



High spec

| | |
|------------------------|--------------------------|
| Total Size of Property | 42,875 SQ M (461,503 SF) |
| Warehouse | 19,522 SQ M (210,133 SF) |
| Office /Social Rooms | 1,652 SQ M (30,128 SF) |
| Mezzanine | 2,799 SQ M (11,782 SF) |
| Hall sections | 2 |
| Car parking spaces | 127 |
| Trailer parking spaces | 40 |
| Dock Doors | 36 |
| Drive in Ramps | 2 |
| Floor loading capacity | 5t / m ² |
| Clear height | 10 m |
| ESFR-Sprinkler-System | |



Dortmund West Logistics Centre
Deininghauser Weg 99
44577 Castrop-Rauxel
Germany



SUSTAINABLE EXCELLENCE



GLP's logistics- and distribution properties meet high sustainability criteria worldwide through environmentally sound building solutions.

All new developments in Germany are certified to at least the DGNB Gold standard, making them more cost-effective to operate and maintain. In addition to reducing operating costs for users, GLP contributes to sustainability by improving the CO₂ balance, reducing energy and water consumption, and selecting certified and recyclable building materials.

GLP EUROPE

GLP is a leading global business builder, owner and operator of logistics real estate, data centers and renewable energy technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global manager for alternative investments with approximately \$126 billion in assets under management as of 31 December 2023, is the exclusive investment and asset manager of GLP.

Our European operating portfolio consists of more than 9.7 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.7 million SQM.



**approx. 9,7 million sq m
(104 sq ft) portfolio**



**Leading with
innovation**



**European
market leader**



**Award winning
developments**

For more information about GLP or the property, please visit our homepage or contact us:



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