

DUESSELDORF SOUTH 1 (DORMAGEN) LOGISTICS CENTRE



41541
Dormagen



Clear height
10m



32,713



352,120



Available
AUG. 2025

glp.com

DUESSELDORF SOUTH 1 (DORMAGEN) 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 important trade and logistics centre of the Rhine district of Neuss, the property has extremely attractive transport links to the A1, A3, A46, A57 and A59 as well as a very well-developed rail network.

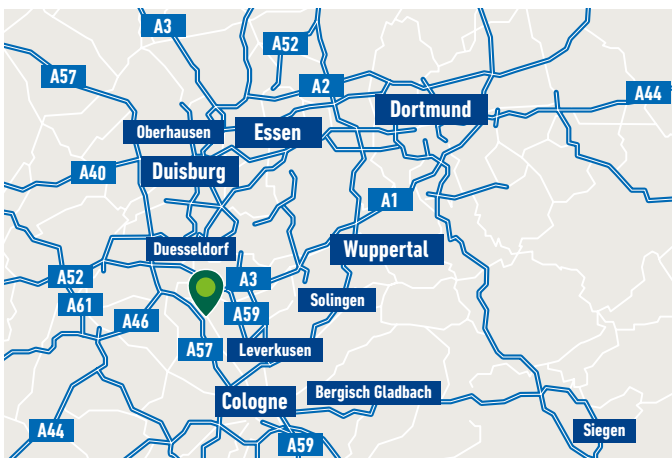
With their international airports, Duesseldorf and Cologne can be reached in just 30 minutes by car. Additional connectivity is provided by numerous inland harbours along the Rhine and the commercial airports of Weeze and Mönchengladbach.



Strategic Location

A strategically excellent location with direct access to the A1, A3, A46, A57 and A59

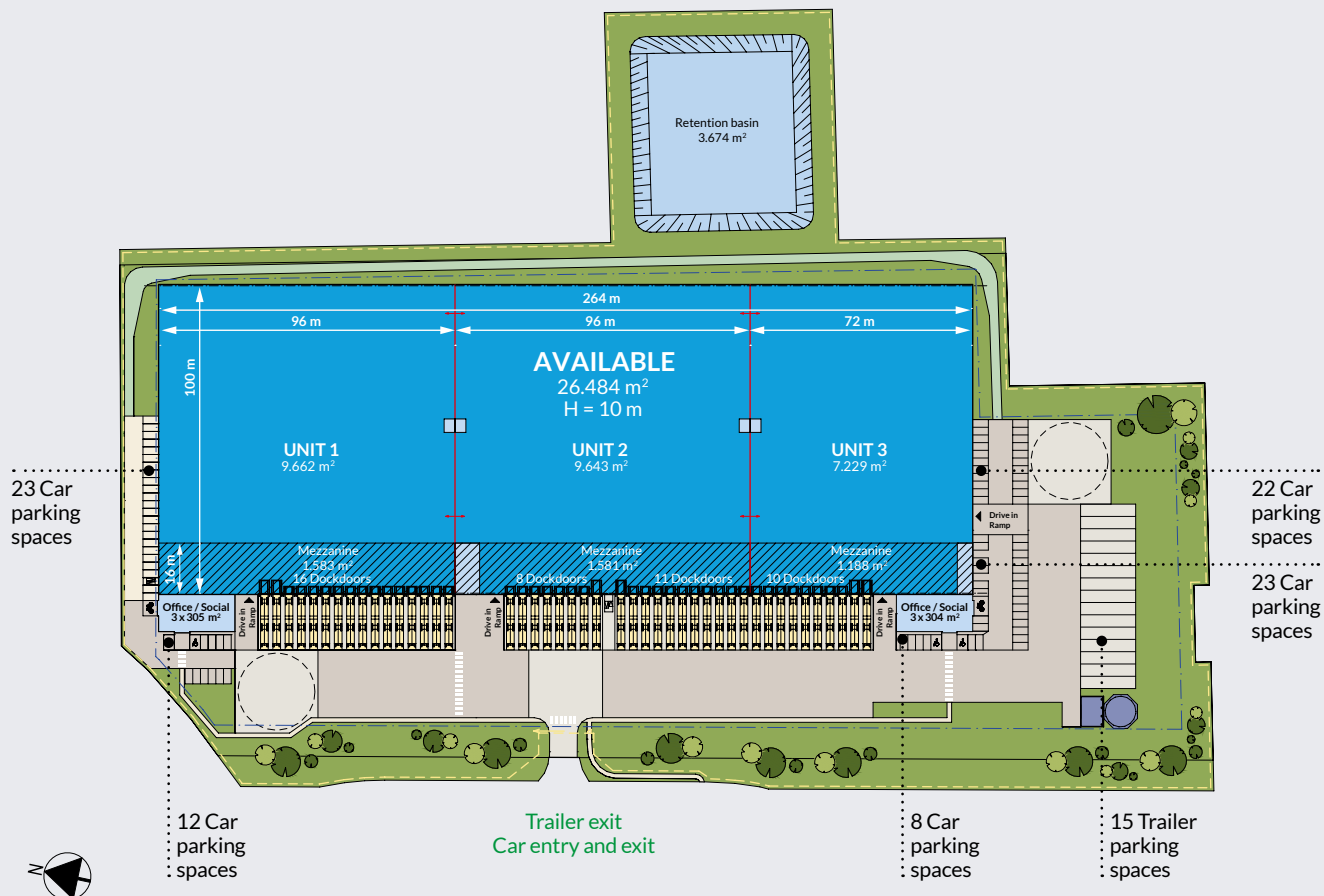
LOCATION AND TRAVEL DISTANCES



Destination	Km
Freeway access A46	5
Freeway access (A57 / A46)	6
Freeway access (A57 / A1)	19
Freeway access (A46 / A3)	19



Destination	Km
Duesseldorf	12
Cologne	30
Duisburg Harbour	55
Dortmund	90



SITE SPEC



32,713



352,120



High spec

Total Size of Property	63,873 SQ M (687,523 SF)
Warehouse	26,534 SQ M (258,610 SF)
Office / Social Rooms	1,827 SQ M (19,666 SF)
Mezzanine	4,352 SQ M (46,845 SF)
Hall sections	3
Car parking spaces	88
Trailer parking spaces	15
Dock Doors	45
Drive in Ramps	4
Floor loading capacity	5t / m ²
Clear height	10 m
ESFR-Sprinkler-System	✓



**Duesseldorf South 1
Logistics Centre**
Duesseldorfer Str. 118
41541 Dormagen
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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