

# Prologis Park Dortmund DC4

Germany



Move Forward





# The Beginning of a New Era » DC4WARD

Move Forward

Located in Germany's Ruhr region, Prologis Park Dortmund DC4WARD is currently our second largest development in Europe. Built on a remediated former industrial site, the park combines logistics, light industry, and commercial units — all designed for multi-user flexibility.

With excellent public transport links and a focus on diverse job creation, DC4 supports urban growth while setting new benchmarks in sustainability. From green roofs to energy-efficient systems and circular construction, the park is targeting DGNB Platinum certification — a model for future-ready, responsible development.





# Dortmund DC4 – Where Connections Drive the Future

Located in Dortmund-Dorstfeld – in the heart of the Ruhr region, one of Europe's largest metropolitan areas – DC4 benefits from a central position, high population density, and excellent transport connectivity.



## Highways:

A40: 1.5 km  
A45: 5 km  
A2: 10 km



## Inland Ports:

Dortmund: 7 km  
Duisburg: 55 km  
Cologne: 95 km



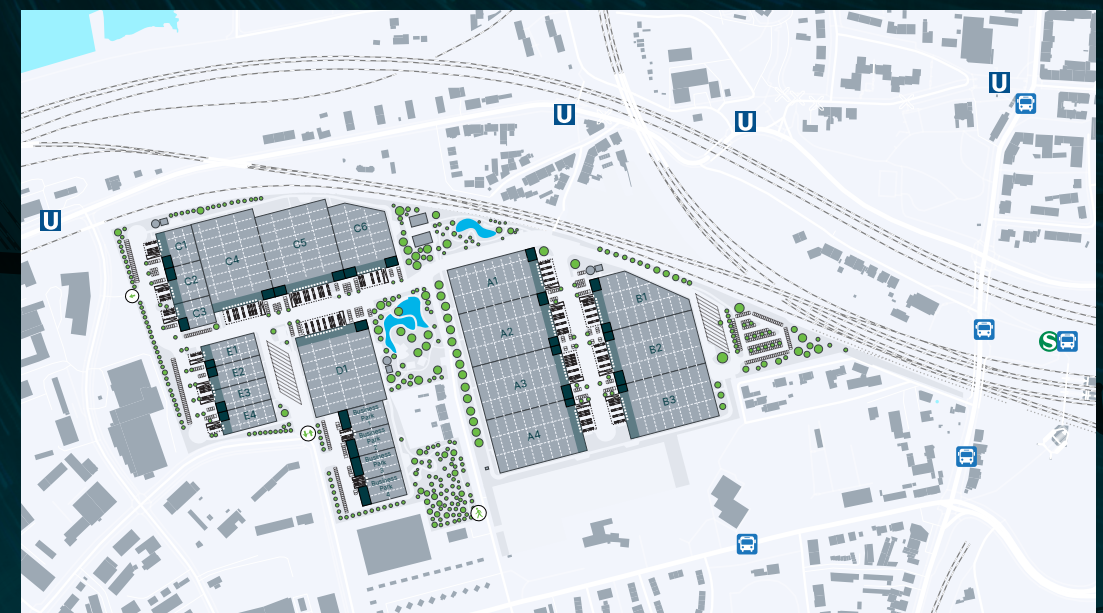
## Airport:

Dortmund: 13 km  
Düsseldorf: 65 km  
Cologne/Bonn: 100 km

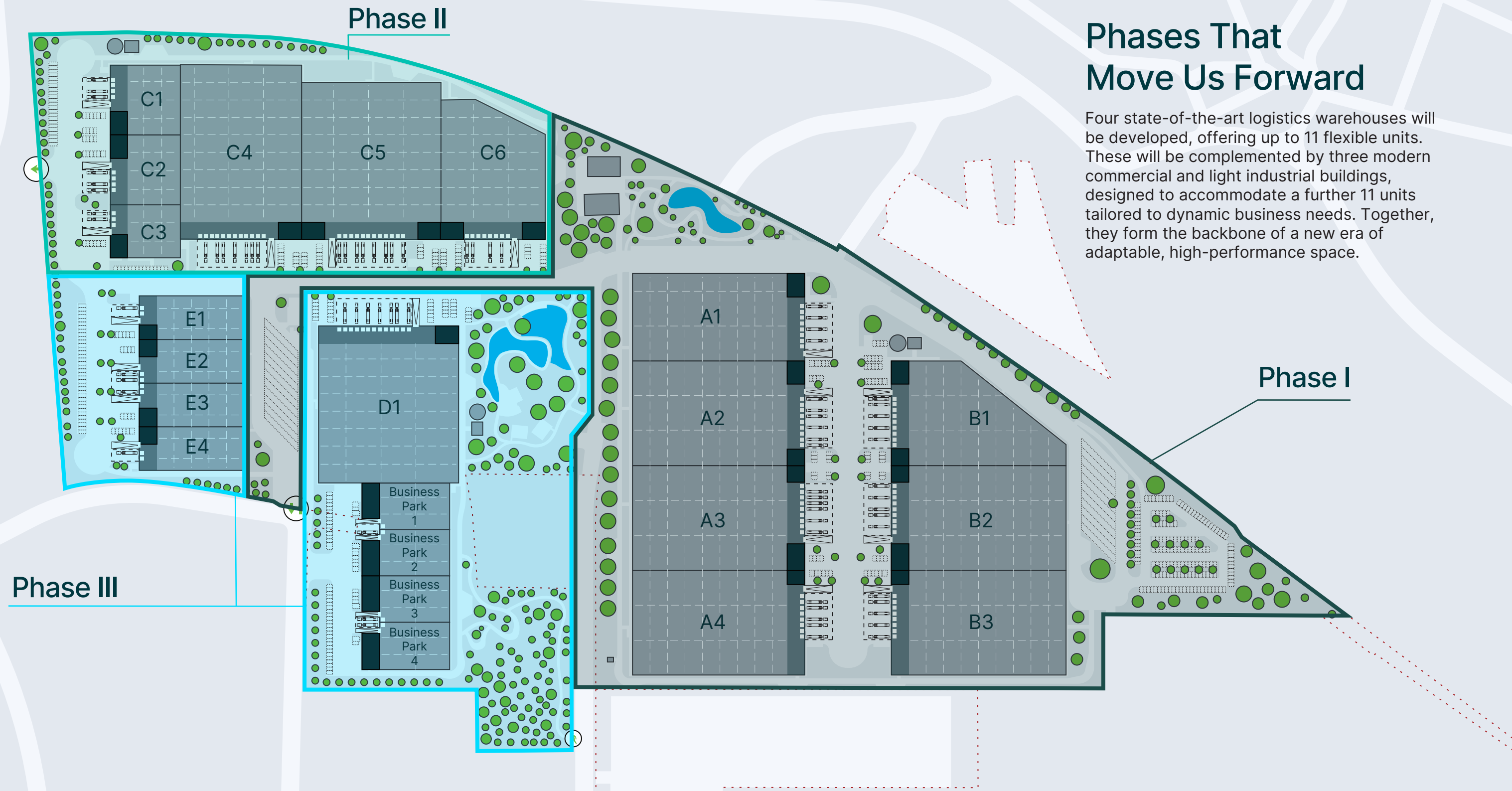


## Public Transport:

Train Station „Auf dem Brümmer“: 800 m  
Bus Station „Auf dem Brümmer“: 800 m  
Bus Station „Linkestraße“: 900 m







## Phases That Move Us Forward

Four state-of-the-art logistics warehouses will be developed, offering up to 11 flexible units. These will be complemented by three modern commercial and light industrial buildings, designed to accommodate a further 11 units tailored to dynamic business needs. Together, they form the backbone of a new era of adaptable, high-performance space.



December 2025 until December 2028

### Phase I:

Dec. 2025 – Dec 2026

- DC4A
- DC4B

### Phase II:

June 2026 – May 2027

- DC4C
- DC4C Light

### Phase III:

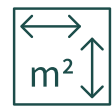
June 2027 – Aug. 2028

- DC4D
- DC4E Light
- DC4 Business Park



# Engineered for Tomorrow – DC4WARD in Detail

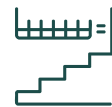
Designed for flexibility, comfort, and future-ready use, the project offers 24/7 usability, integrated mobility solutions, high-quality outdoor spaces, and modern infrastructure to support evolving urban lifestyles.



Plot Size:  
278,000 m<sup>2</sup>



Building Size:  
129,859 m<sup>2</sup>



Mezzanine:  
7,696 m<sup>2</sup>



Office Area:  
8,589 m<sup>2</sup>



Height: 12.20 m  
Light Industrial Park  
D2–D4: 8.60 m



Loading Docks:  
128



Level-Access  
Loading Docks:  
22



Floor Load:  
50 kN/m<sup>2</sup>



All-electric building



20% of all car parking  
spaces equipped with EV  
charging points



50% of all bicycle parking  
spaces equipped with  
e-charging capabilities



## Driving Innovation. Committed to Sustainability.

DC4 is built on a future-focused foundation that combines cutting-edge technology with environmental responsibility. Designed to meet the highest sustainability standards, the project targets DGNB Platinum certification.

Intelligent features such as smart metering, energy-efficient LED lighting, and the integration of heat pumps ensure optimized energy use. With infrastructure ready for e-mobility and up to 7 MW of solar energy capacity, DC4 empowers businesses to operate more sustainably – today and tomorrow.



DGNB  
Platinum



Materials with low  
embodied carbon



Smart-  
Metering



LED



PV-Option



Green roofs



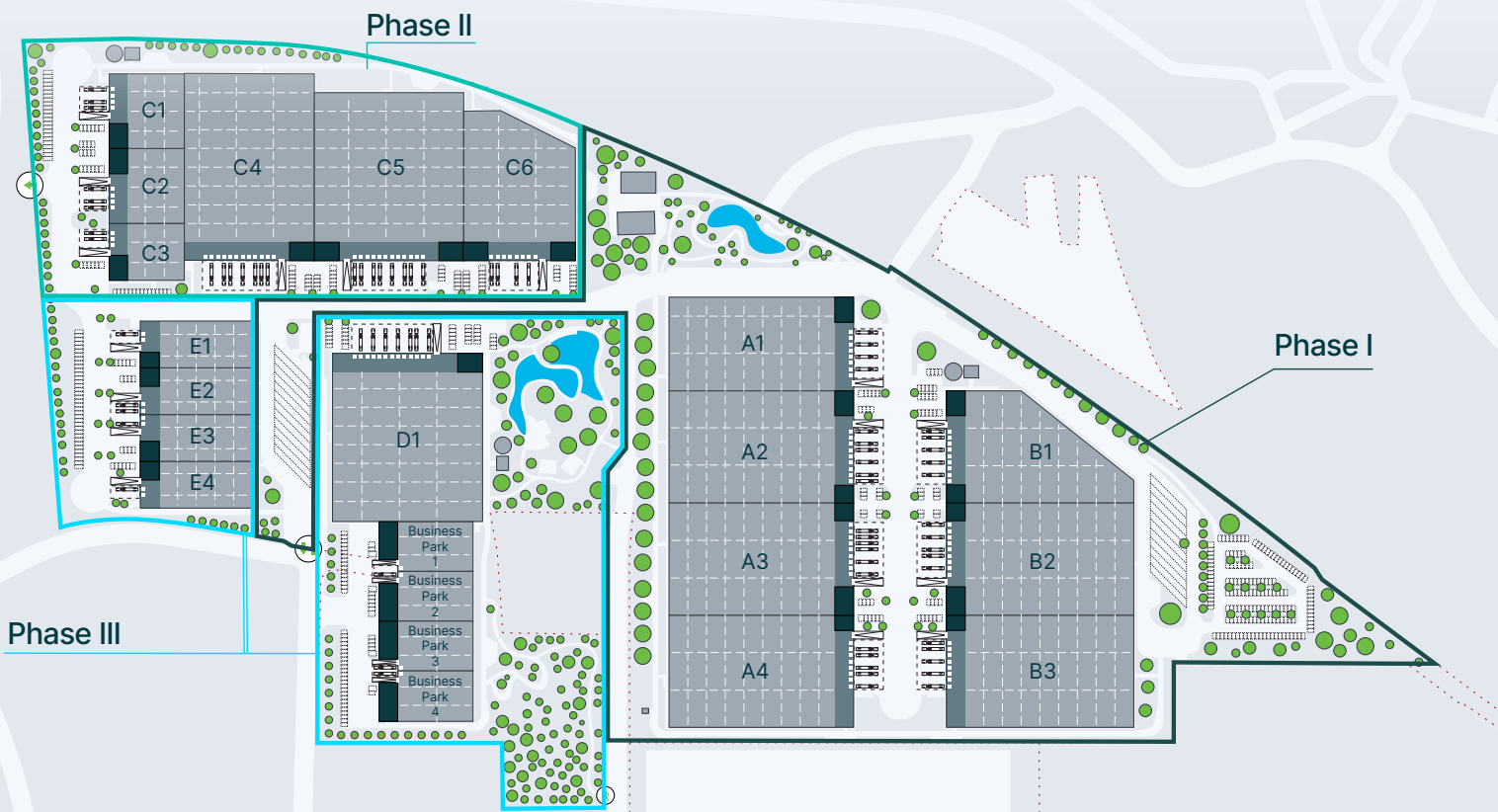
Heat pumps



E-Mobility



# From Vision to Structure - DC4WARD at a Glance



		Warehouse	Office	Mezzanine	Total
DC4A	Unit 1	6,994 m <sup>2</sup>	420 m <sup>2</sup>	433 m <sup>2</sup>	7,847 m <sup>2</sup>
	Unit 2	8,460 m <sup>2</sup>	404 m <sup>2</sup>	576 m <sup>2</sup>	9,440 m <sup>2</sup>
	Unit 3	8,466 m <sup>2</sup>	362 m <sup>2</sup>	565 m <sup>2</sup>	9,393 m <sup>2</sup>
	Unit 4	8,579 m <sup>2</sup>	445 m <sup>2</sup>	555 m <sup>2</sup>	9,579 m <sup>2</sup>
	Total	32,499 m <sup>2</sup>	1,631 m <sup>2</sup>	2,129 m <sup>2</sup>	36,259 m <sup>2</sup>
DC4B	Unit 1	6,361 m <sup>2</sup>	416 m <sup>2</sup>	576 m <sup>2</sup>	7,353 m <sup>2</sup>
	Unit 2	8,471 m <sup>2</sup>	362 m <sup>2</sup>	565 m <sup>2</sup>	9,398 m <sup>2</sup>
	Unit 3	8,584 m <sup>2</sup>	445 m <sup>2</sup>	555 m <sup>2</sup>	9,584 m <sup>2</sup>
	Total	23,416 m <sup>2</sup>	1,223 m <sup>2</sup>	1,696 m <sup>2</sup>	26,335 m <sup>2</sup>
Phase I	Total	55,915 m <sup>2</sup>	2,854 m <sup>2</sup>	3,825 m <sup>2</sup>	62,594 m <sup>2</sup>
DC4C Light	Unit 1	2,237 m <sup>2</sup>	394 m <sup>2</sup>	289 m <sup>2</sup>	2,920 m <sup>2</sup>
	Unit 2	2,127 m <sup>2</sup>	357 m <sup>2</sup>	287 m <sup>2</sup>	2,771 m <sup>2</sup>
	Unit 3	1,524 m <sup>2</sup>	394 m <sup>2</sup>	143 m <sup>2</sup>	2,061 m <sup>2</sup>
	Total	5,888 m <sup>2</sup>	1,145 m <sup>2</sup>	719 m <sup>2</sup>	7,752 m <sup>2</sup>
DC4C	Unit 4	10,008 m <sup>2</sup>	394 m <sup>2</sup>	719 m <sup>2</sup>	11,121 m <sup>2</sup>
	Unit 5	10,211 m <sup>2</sup>	357 m <sup>2</sup>	865 m <sup>2</sup>	11,433 m <sup>2</sup>
	Unit 6	6,117 m <sup>2</sup>	568 m <sup>2</sup>	449 m <sup>2</sup>	7,134 m <sup>2</sup>
	Total	26,336 m <sup>2</sup>	1,319 m <sup>2</sup>	2,033 m <sup>2</sup>	29,688 m <sup>2</sup>
Phase II	Total	32,224 m <sup>2</sup>	2,464 m <sup>2</sup>	2,752 m <sup>2</sup>	37,440 m <sup>2</sup>
DC4D	Unit 1	10,203 m <sup>2</sup>	465 m <sup>2</sup>	844 m <sup>2</sup>	11,512 m <sup>2</sup>
	Total	10,203 m <sup>2</sup>	465 m <sup>2</sup>	844 m <sup>2</sup>	11,512 m <sup>2</sup>
DC4E Light	Unit 1	2,036 m <sup>2</sup>	338 m <sup>2</sup>	137 m <sup>2</sup>	2,510 m <sup>2</sup>
	Unit 2	2,007 m <sup>2</sup>	402 m <sup>2</sup>	-	2,410 m <sup>2</sup>
	Unit 3	2,007 m <sup>2</sup>	402 m <sup>2</sup>	-	2,409 m <sup>2</sup>
	Unit 4	2,103 m <sup>2</sup>	345 m <sup>2</sup>	137 m <sup>2</sup>	2,585 m <sup>2</sup>
	Total	8,153 m <sup>2</sup>	1,487 m <sup>2</sup>	274 m <sup>2</sup>	9,914 m <sup>2</sup>
DC4 Businesspark	Unit 1	1,751 m <sup>2</sup>	336 m <sup>2</sup>	-	2,087 m <sup>2</sup>
	Unit 2	1,829 m <sup>2</sup>	343 m <sup>2</sup>	-	2,172 m <sup>2</sup>
	Unit 3	1,724 m <sup>2</sup>	299 m <sup>2</sup>	-	2,023 m <sup>2</sup>
	Unit 4	1,769 m <sup>2</sup>	342 m <sup>2</sup>	-	2,111 m <sup>2</sup>
	Total	7,073 m <sup>2</sup>	1,320 m <sup>2</sup>	-	8,393 m <sup>2</sup>
Phase III	Total	25,429 m <sup>2</sup>	3,271 m <sup>2</sup>	1,118	29,819 m <sup>2</sup>
Total		113,569 m <sup>2</sup>	8,589 m <sup>2</sup>	7,695	129,853 m <sup>2</sup>





# Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity — so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

## Why It Matters

- ★ **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- ★ **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- ★ **Cost Transparency:** A clear view of your options - upfront, phased, or included in rent, with no surprises.





## Security

We know how important site security is to you, and we take great care to implement the best measures at each Prologis Park. At Dortmund DC4, the site is fully enclosed and features controlled access through a barrier system and turnstiles.

## Social community

Dortmund DC4 fosters a strong sense of community through shared experiences and spaces. Besides the central park and green areas that offer space for social gatherings, two preserved mining buildings on site serve as unique venues for team festivities, lunch breaks, and other occasions. These spaces not only foster connection and collaboration but also celebrate the site's industrial heritage — creating a strong sense of community at Dortmund DC4.

## Transport

Dortmund DC4 is well connected to public transport, making commuting easy and efficient for employees. We support sustainable travel with on-site charging stations for both electric cars and e-bikes. Our goal is to offer flexible, eco-friendly options for getting to and from work.

## Wellbeing

Dortmund DC4 promotes employee wellbeing through thoughtfully designed green spaces and a central park featuring seating, lounging, and activity areas. Large roof and façade windows ensure plenty of natural light, creating a bright, pleasant working environment. Digital monitors at the entrances provide real-time updates on temperature, energy use, and public transport — helping employees stay informed and connected throughout the day.

**PARK***life*<sup>™</sup>

PARKlife is a mindset, a reminder (to ourselves) to constantly work on creating the best spaces and places for everyone who interacts with them.



## Environment

At Dortmund DC4 we maintain the private roads, the park drainage and all the landscaped areas. We install signage both for the park and the individual buildings and we take responsibility for litter picking to make sure that every park is an efficient, attractive place to work.



# Let's Move Forward – Get in Touch

Christina Deuss  
**Capital Deployment, Director**  
CDeus@prologis.com  
+49 (211) 54231057

## Prologis Germany Management GmbH

Peter-Müller-Str. 22  
40468 Düsseldorf  
Germany

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