



**INTEGRATED PHARMACEUTICAL LOGISTICS SOLUTIONS
FOR BLOOD PRODUCTS, INSULIN AND VACCINES**



**Ready for occupancy
in Q1/2025**



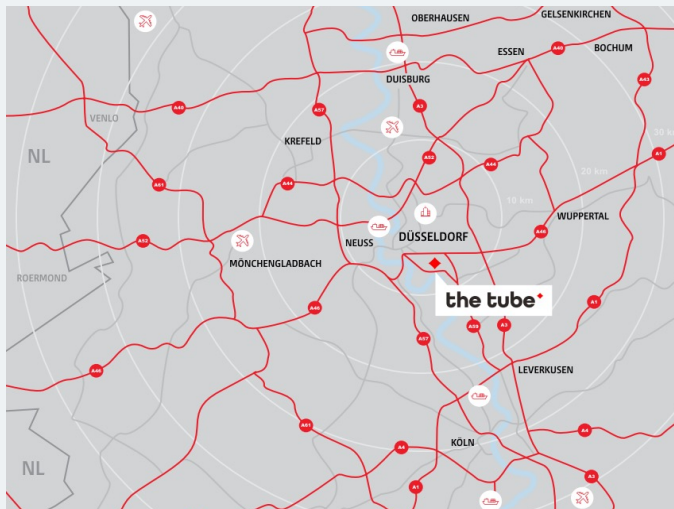
**Your new pharmaceutical logistics
centre in Düsseldorf for GMP production
logistics and GDP distribution**

Storage, packaging and distribution of your temperature-sensitive finished medicinal products, production aids and active ingredients as well as packaging materials.

Your advantages and options

With its exceptional location in the city in the middle of a 14-hectare industrial and commercial park, this modern, energy-efficient pharmaceutical logistics centre offers many desirable opportunities. You can have your sensitive products sampled, stored, picked and securely packaged for transport in two different temperature zones by land, air and sea. Whether GMP production logistics or GDP-compliant finished medicinal product handling - we have the right solution for you.

Our transport management, from freight purchasing to handling to customs clearance, is also at your disposal.



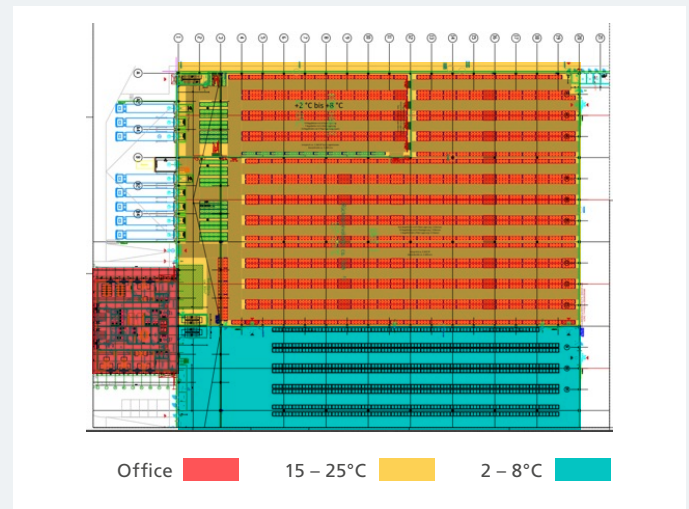
The site offers an ideal location in the middle of North Rhine-Westphalia with access to the main motorways. This pharmaceutical logistics centre is therefore ideal for regional production logistics as well as a distribution warehouse.

9.000 m² with around 14.000 Euro pallet spaces split between:

- 11.800 ambient temperature spaces
- 2.200 cool spaces
- ca. 900 m² mezzanine

Two (dedicated) class C cleanroom cabins are currently being built for our anchor customers. Please contact us if you have any questions!

Storage of WGK III substances is also possible.



Clearly separated storage and incoming/outgoing goods areas with sufficient space for storing, sampling, picking, packing and preparing your temperature-sensitive pharmaceutical products for dispatch.

Property description

<p>Property</p> <p>New building project 'the tube'. Modern pharmaceutical logistics centre with 2 temperature zones and WGK III film</p>	<p>Security</p> <ul style="list-style-type: none"> • Access control • Video surveillance • GMP and GDP compliant
<p>Location</p> <p>D-40599 Düsseldorf</p>	<p>Macro Location</p> <p>From the Düsseldorf pharmaceutical logistics centre in</p> <ul style="list-style-type: none"> → 15 minutes to the A1, A3, A44, A46, A52, A57 and A59 motorways → 2 / 11 / 40 km to the harbours of Reisholz, Düsseldorf and Duisburg → 20 / 35 km to Düsseldorf and Cologne-Bonn airports
<p>Description</p> <ul style="list-style-type: none"> • Year of construction: 2024 • Total usable area of 9.000 m² • Hall height (bottom edge) approx. 12.2 m • Floor load: 70 kN/m² • Including 3 thermal docks in 2 to 8 °C range • 40 lorry parking spaces • Sprinkler system in accordance with FM Global regulations 	
<p>Sustainability</p> <ul style="list-style-type: none"> • Building standard according to DGNB • photovoltaic system heat • Charging stations for electric cars 	

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