



# Euro Gateway Park Inden

**STATE-OF-THE-ART LOGISTICS**

INDELAND-STRASSE - INDEN

**NECRON**  
GROUP

## Future-ready logistics

Euro Gateway Park Inden is a 41,915 sqm logistics development designed for efficient operations and long-term flexibility. The site covers 62,225 sqm and comprises a modern warehouse of approx. 35,633 sqm, supported by 3,933 sqm of mezzanine space and 2,014 sqm of offices, offering a balanced layout for logistics and distribution activities. The development is designed to meet high technical and sustainability standards.

Euro Gateway Park Inden targets DGNB Gold certification, reflecting a strong focus on quality, operational efficiency and sustainable design.

The site layout optimises traffic flow and safety, with separate routes for trucks and passenger vehicles and dedicated entrances for the warehouse, offices, and parking areas.



## Key figures

### PROJECT FACTS

- + **BUILDING NAME:** Euro Gateway Park Inden
- + **LOCATION:** Indeland-Straße, Inden (D)
- + **FLOOR LOADING:** 5 ton/sqm
- + **SPRINKLER:** FM Global
- + **TENURE:** Freehold
- + **ENERGY EFFICIENCY MEASURES:** PV-installation
- + **SUSTAINABILITY CERTIFICATIONS:** DGNB Gold

- + **LAND PLOT AREA:** 62,225 sqm
- + **TOTAL GROSS FLOOR AREA:** 41,915 sqm
- + **DIMENSIONS:** 314.3 m x 118.9 m
- + **WAREHOUSE:** 35,633 sqm
- + **MEZZANINE:** 3,933 sqm
- + **OFFICES:** 2,014 sqm
- + **DOCK DOORS:** 38
- + **GROUND LEVEL DOORS:** 2
- + **CAR PARKING PLACES:** 166
- + **TRUCK PARKING PLACES:** 7

### UNIT 1

- + **WXL:** 138 m x 118.9 m
- + **WAREHOUSE:** 17,163 sqm
- + **MEZZANINE:** 1,819 sqm
- + **OFFICES:** 1,007 sqm
- + **DOCK DOORS:** 18
- + **GROUND LEVEL DOORS:** 1
- + **CAR PARKING PLACES:** 94
- + **TRUCK PARKING PLACES:** 4

### UNIT 2

- + **WXD:** 176.3 m x 118.9 m
- + **WAREHOUSE:** 18,470 sqm
- + **MEZZANINE:** 2,114 sqm
- + **OFFICES:** 1,007 sqm
- + **DOCK DOORS:** 20
- + **GROUND LEVEL DOORS:** 1
- + **CAR PARKING PLACES:** 72
- + **TRUCK PARKING PLACES:** 3

## Time planning



# Technical specifications



## WAREHOUSE

**12.0 m - 12.2 m**

### FREE HEIGHT

- + Free storage height 12.2 m
- + Commission area 12.0 m

**23 m – 24 m**

### COLUMN STRUCTURE

**50 kN/m<sup>2</sup> – 70 kN/m<sup>2</sup>**

### FLOOR LOAD

- + Warehouse area: 70 kN/m<sup>2</sup>
- + Expedition area: 50 kN/m<sup>2</sup>

**80 kN**

### POINT LOAD

**38**

### DOCK DOORS

- + Unit WXL: 18 docks
- + Unit WXD: 20 docks

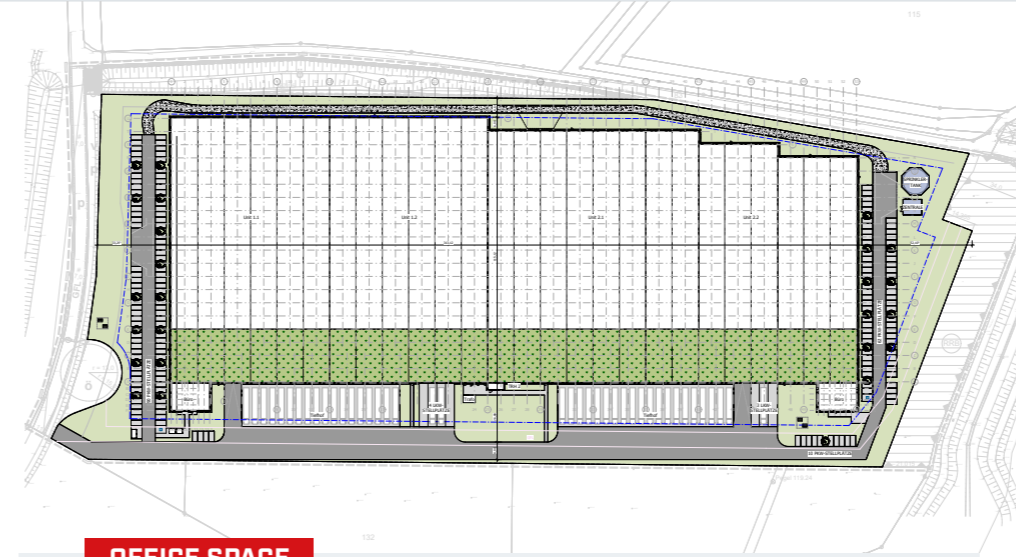
**2**

### GROUND LEVEL DOORS

**200 Lux**

### LED LIGHTING

- + Loading docks with electric overhead doors (3 x 3 m) and hydraulic dock levellers (2 x 2.5 m)
- + Ground floor doors 4 x 4.5 m (w x h)
- + Heat pump to heat up to 15°C and ventilation according to local regulation
- + Trafo 1,000 kVA
- + Certified ESFR sprinkler system to meet FM Global standards
- + Concrete wall base around the building with a height of 2.3 meters and 4.5 meters at the docking area



## OFFICE SPACE

**2**

### FLOORS

**500 Lux**

### LED LIGHTING

- + Open office space over several floors (as per layout)
- + Pantries on ground and first floor (incl. refrigerator, sink, dishwasher; microwave on first floor)
- + Changing rooms (male/female separate) incl. shower; toilets for male, female and disabled
- + High-end finishing of all floors, glass (separation) walls, and ceiling of the office areas, entrance area, reception area and sanitary rooms. VRF cooling and ventilation system with energy-efficient heat recovery
- + Heat pump VRF-cooling and ventilation system, energy efficient heat recovery system, according to local regulation
- + Certified sprinkler system installed to meet FM Global standards
- + Elevator for 6 people, wheelchair suitable



## MEZZANINE

**5 kN/m<sup>2</sup>**

### FLOOR LOAD CAPACITY

**200 Lux**

### LED LIGHTING

**2**

### TILTING GATE PER UNIT / #PALLET

## Location & connectivity

### Strategically positioned in North Rhine-Westphalia

Euro Gateway Park Inden is located in Inden, Nordrhein-Westfalen, a key logistics region within Germany and Europe. The site is located within an established industrial and logistics environment, with strong connections to major economic hubs in Germany, Belgium and the Netherlands.

### Direct access to European corridors

The project is located approximately 1.5 km from the A4 motorway, connecting the Aachen–Cologne corridor. This route links Western Germany to the Benelux region and forms part of a wider European east–west logistics route.

### Regional reach

- + Aachen – 15 minutes
- + Cologne – 30 minutes
- + Maastricht – 40 minutes

These distances support efficient regional distribution as well as cross-border logistics operations.

### Air cargo accessibility

The location offers access to several international and regional airports:

- ✈ Liège cargo Airport
- ✈ Cologne Bonn Airport
- ✈ Maastricht Aachen Airport

This combination provides flexibility for air freight, express logistics and international connectivity.

### Address

Indeland-Straße  
52459 Inden, Germany



## External works & site quality

### Targeting DGNB Gold certification

Euro Gateway Park Inden is designed in line with the DGNB Gold sustainability standard, reflecting a high level of environmental performance, operational quality and long-term value.

### Efficient logistics operations

A 35 m deep loading area (20 m concrete, 15 m asphalt) is designed for ECO combis and longer heavy vehicles.

### Landscape and outdoor environment

Green areas are landscaped with shrubs and trees in line with the zoning plan. A sedum roof covers approximately 30% of the roof surface.

### Energy and mobility

The project includes 2 × 11 kW AC charging points and 4 e-bike charging stations. 1MWp PV panels are considered for regulatory and DGNB requirements.

### Safety and visibility

The site is enclosed by 2 m high fencing (black, RAL 9005). LED lighting is installed across loading areas, parking and internal roads, providing a minimum of 10 Lux.





## Development parties

**NECRON**  
GROUP



EVOLUTIONRE

  
**JUREA**<sup>®</sup>  
REAL ESTATE

## Contact us for project details

### EvolutionRE

Arne Radecke  
00352 691 787 010  
[arne.radecke@evolutionre.eu](mailto:arne.radecke@evolutionre.eu)

### JUREA Real Estate

Julian Eissrich  
0049 151 223 262 36  
[julian.eissrich@jurea.eu](mailto:julian.eissrich@jurea.eu)