

Data Center & Technical Space

Düsseldorfer Landstraße 401 · 47259 Duisburg, Germany · former Internet Data Center

Technical datasheet
As of 29 Sep 2026
OMSW GmbH & Co. KG · commission-free

~863 sqm ground-level technical space	1,150 kVA existing medium-voltage connection	2 transf. 800 + 630 kVA, ~40% reserve	former IDC built & operated as a data center
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PROPERTY & SPACE

Technical space	approx. 863 sqm, ground level, two labs; raised floor 350 kg/m ² , clear height 3.0 m; direct ground-level delivery; daylight
Additional offices	~2,000 sqm in the same building, divisible from 250 sqm (operations/NOC/customer offices)
Land reserve	~1,400 sqm additional footprint (development plan) for a dedicated DC building

TECHNICAL / M&E IN PLACE

Transformer station	two transformers 800 + 630 kVA, ~40% reserve; medium voltage (AS6393), own transfer point
Carriers	Telekom & Vodafone (fibre & copper) in the service room
Security	fire / intrusion / video / access control incl. direct fire-brigade link
By the operator	DC-grade UPS & cooling (existing: 40 kVA building UPS, ~35 kW lab cooling)

POWER & GRID CONNECTION

Existing connection	medium-voltage connection 1,150 kVA / 1,035 kW (AS6393), shared with the existing tenants
Capacity for a new use	planned project-specifically with the grid operator Netze Duisburg GmbH via a grid-connection enquiry
Higher loads (> 5 MVA)	via Netze Duisburg's allocation procedure; next capacity assessment due by 31 March 2027
Grid statement	current written statement from Netze Duisburg on file (due-diligence basis for qualified prospects)

In a nutshell

An immediately available technical space / "powered shell": a medium-voltage connection, transformer station, anti-static raised floor, carriers and core security are in place. The capacity actually usable is planned project-specifically with Netze Duisburg; DC-grade UPS and cooling are added by the operator as required. In a market with multi-year grid lead times, an existing, grid-checked site with an upgrade path and a land reserve is the decisive time advantage.

SUSTAINABILITY / ESG

Energy	extensive rooftop photovoltaics, geothermal
Certification	BREEAM "Very Good"; own car park

LOCATION & CLUSTER

Access	tram U79 (2 min walk), Düsseldorf airport ~10 min, A59/A524/A3 ~2 min
Tech cluster	Infineon, Advantest, Cyient
Suitable for	data center/colocation, edge, enterprise IT, IT & test labs