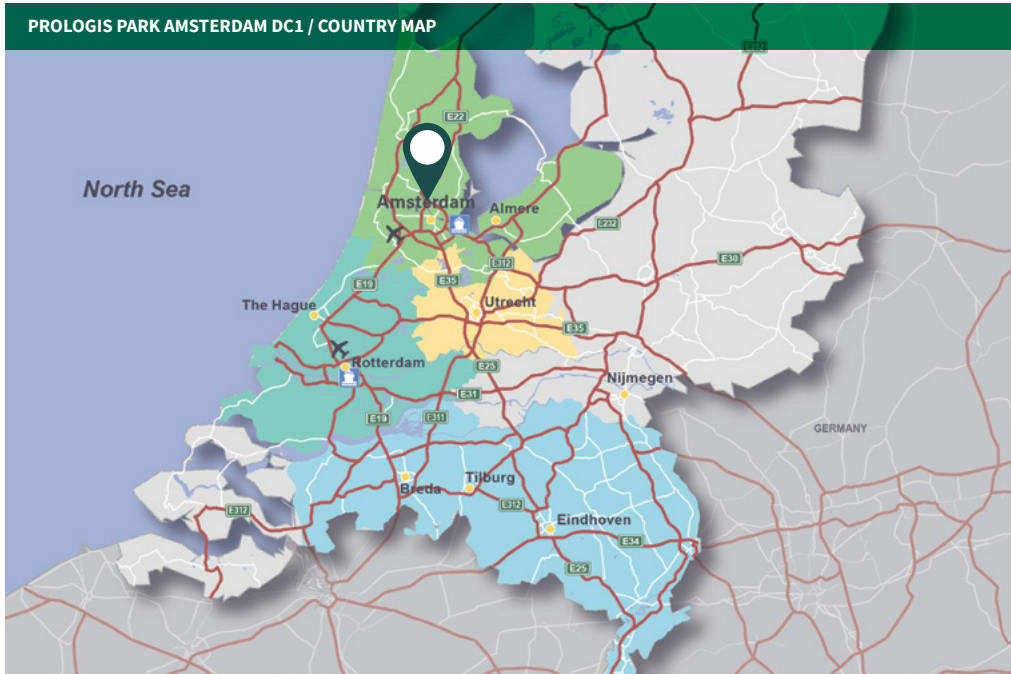




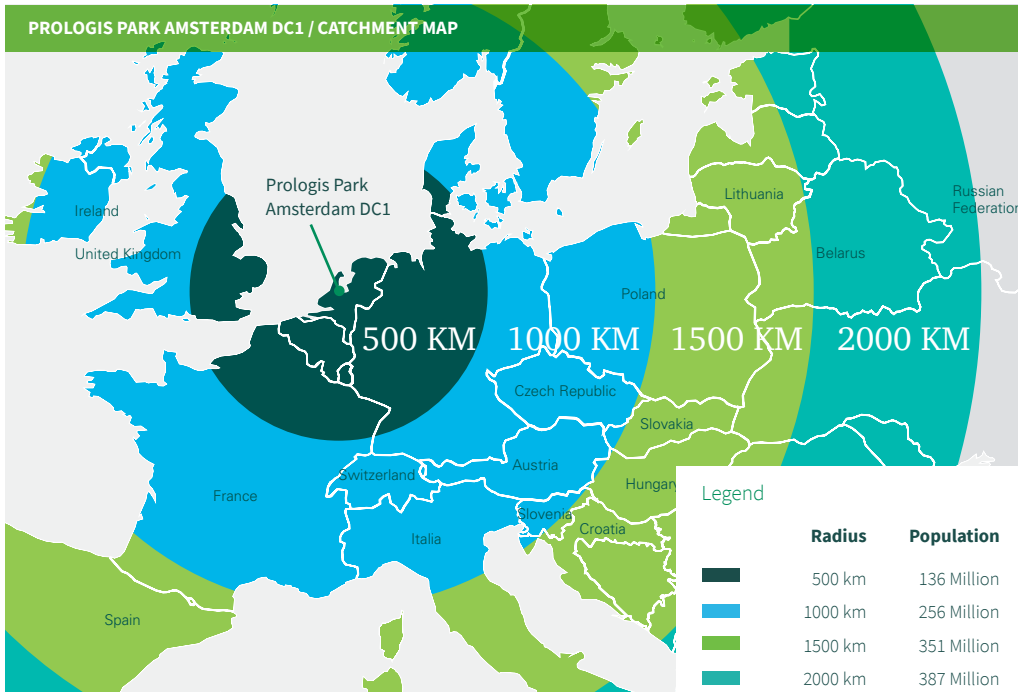
Prologis Park Amsterdam DC1

The Netherlands



Location

Prologis Park Amsterdam City DC1 is strategically located in Amsterdam West at 4.5 Km of the central station of Amsterdam, at the core of the city. The park has immediate access to the inner ring (A10) and is the closest industrial area in proximity to the city center. The accessibility is excellent, and the location of the property makes it very well suited for last mile delivery. DC1 is easily accessible by public transport. Train station Sloterdijk and the metro are located less than 2 Km away from the property.



PROLOGIS PARK AMSTERDAM DC1 / AERIAL



Highway
0 km



Airport
AMS 17 km



City Centre
4,5 km



Sea Port
5 km



Clear height
7.5 m

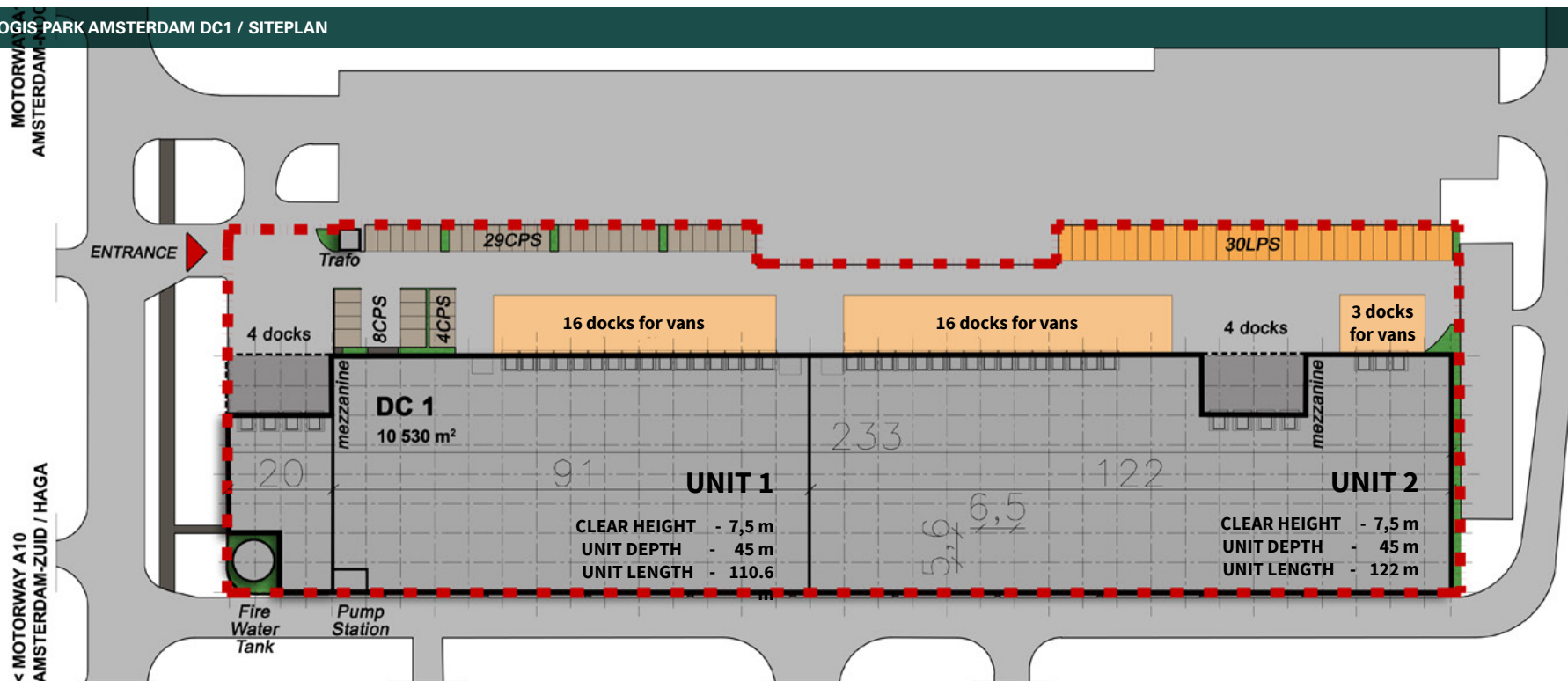


**Clear height
under mezzanine**
4.3 m



**Floor load
Warehouse**
30 kN/ sqm

PROLOGIS PARK AMSTERDAM DC1 / SITEPLAN



TOTAL AREA OVERVIEW

Prologis Park Amsterdam DC1	UNIT 1	UNIT 2	Total
Warehouse	4,485 sqm	5,165 sqm	9,650 sqm
Mezzinne	220 sqm	-	220 sqm
Office	441 sqm	268 sqm	636 sqm
Roof Terrace	110 sqm	-	110 sqm
Total	5,256 sqm	5,433 sqm	10,689 sqm
Parking	41 pcs	30 pcs	71 pcs

Prologis Park Amsterdam DC1 Specifications

Building description

Warehouse

- Clear height: 7.5 m.
- Floor slab capability of existing floor area loads of 30 kN/sqm and point loads of 2 x 40 kN per shelf post with a base plate of 100 x 100 mm.
- Building grid approx. 22.50 m x 19.50 m.
- Wall insulation of $R_c \geq 3.0$ sqmK/W.
- Roof cladding with bright white interior coating.
- Roof lights approx. 2% of roof surface.
- Vertical steel bar fence $h=2.40$ m.
- Electrically driven automatic entrance gates at truck entrance and car entrance.
- Flagpoles for tenant signage.
- Truck court with asphalt or concrete pavement suitable for heavy loads SLW 45.
- Roof terrace with recreation area.
- Dock levelers 8 pcs: – w/l = 2.00/ 2.75 m – dynamic load capacity 60 kN, hinged lip with underpassages.
- Heavy duty running plate.
- Dock doors electrical operated: – w/h = 3.00 / 3.00 m, thickness 67 mm with triple pane sight window
- Dock shelters with head and side flaps of PVC and bottom cushions.
- Van Dock loading fold-out loading flap – w/l = 1.50 / 0.91 (exact flap tbd with Tenant).
- Fork-Lift charging stations in modular power rail existing of 12x400V/16A and 12x400V/32A 5-pole.
- Transformer: 630 kVA.
- Warehouse heating system design temperature minimum 13 °C (at outside temperature of -10 °C) Energy saving high performance infrared gas-fired radiation panels.
- Low flow ventilation system in warehouse.
- LED linear lights with innovative control, with lifetime lumen management via constant lumen output (CLO), dynamic DIM and motion sensor.
- K25-ceiling-sprinkler according to NFPA/FM-Global. Building certificate according to BREEAM, standard classification 'Very Good'.

Office/Mezzanine

- Mezzanine above docking area: depth approx. 9.75 m.
- Clear height under mezzanine approx. 4.3 m.
- Capability area loads of 5 kN/sqm.
- Architectural office design of open character with 2.70 m high ceilings and large glass areas.
- Main entrance with glass door and clean-off zone.
- Reception area finished with ceramic floor tiles.
- Main staircase: representative stainless-steel handrail and balustrade.

- Office equipped with anti-static, with standing chair rolls carpet tiles, wear class 4.
- Kitchenette each office floor and in the canteen.
- Aluminum windows with insulating HR++ and sun-reflective glazing $U_w \leq 1.1$ W/sqmK.
- Office heating energy efficient HR boiler with floor heating, step less thermostat valves in offices.
- Office climate system heat pump VRF-cooling system design temperature 22 °C (at an outside temp of 28 °C) and ventilation system > 2-fold with efficient energy recovery in the offices (adjustable each office room).

Building Service

- Utility meters: each unit 1 pcs. for power, gas and water, 1 pcs. submeter for each office part.
- Smart metering for real time energy data.
- Energy Monitoring System & Narrowcasting with 2x 32" LED screen.
- Charging points for electric bicycles.
- Bicycle shed inside expansion of the warehouse.
- Car parking space: 71 pcs - **including 11/22 kW charging points for electrical vehicles/vans.**
- Pipe sleeves (spare cable protection pipes) to entrance and corners of the site for tenant specific CCTV, security and access control system.

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Prologis Essentials Marketplace conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and carefree start.

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