



Prologis Park Veghel DC2

The Netherlands

PROLOGIS PARK VEGHEL DC2 / AERIAL



 **Highway**
A50

 **Airport**
EIN 23 km
AMS 150 km
DUS 120 km

 **City Centre**
3 km

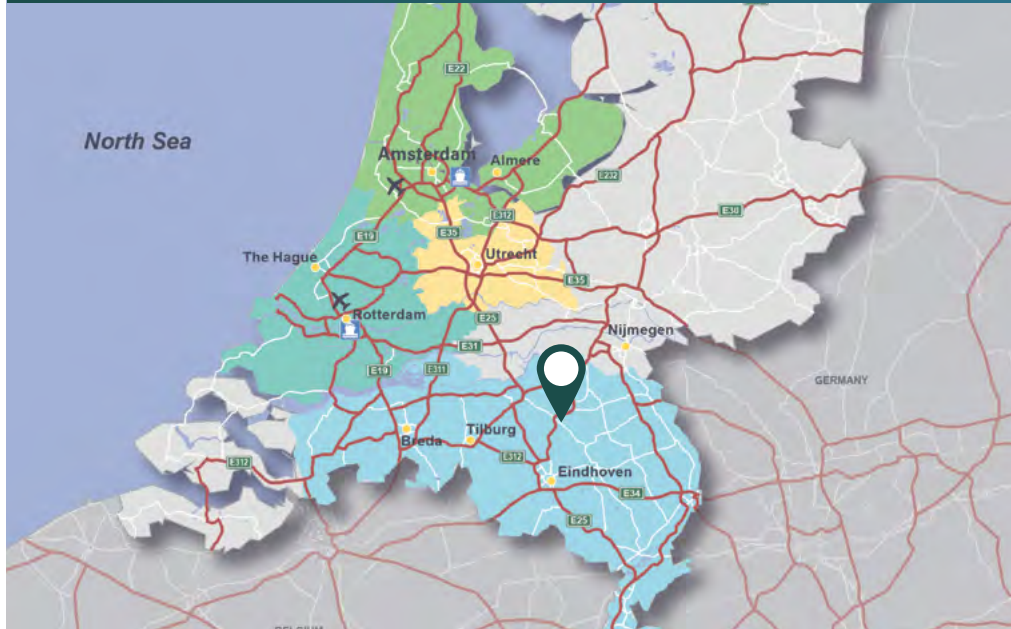
 **Sea Port**
1 km

 **Clear height**
10.8 m

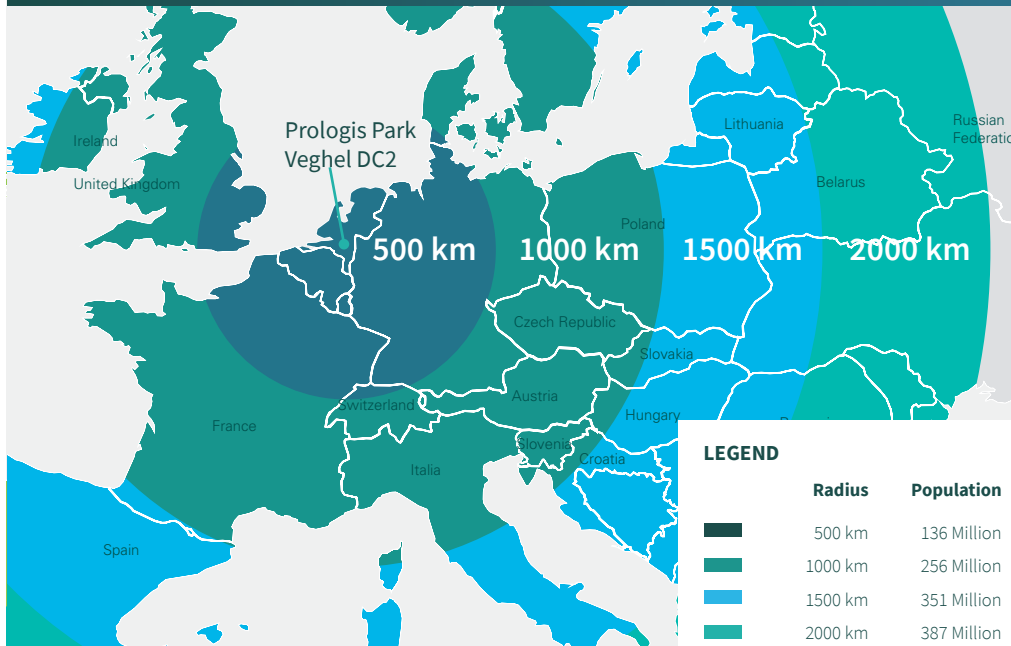
 **Floor load Warehouse**
40 kN/sqm

Location

PROLOGIS PARK VEGHEL DC2 / COUNTRY MAP



PROLOGIS PARK VEGHEL DC2 / CATCHMENT MAP



Location

Prologis Park Veghel is strategically located along the A50 motorway between Eindhoven, Den Bosch and Nijmegen with direct access to the modern industrial park De Amert, that has numerous companies present. Veghel is known for its logistics and food related companies; several Prologis customers such as Danzas, Kühne und Nagel and Exel have built substantial facilities. Kühne und Nagel has set up their Benelux Distribution Center only 5km to the South of this site, EXEL has set up a multi-tenant Distribution Center in Veghel. The logistic related international VanDerLande Industries Group is also headquartered in Veghel.

Various international food manufacturers are also present in the market, such as Royal Canin, DMV International (part of Campina Group), Cehave (Dutch food supplier for agriculture) and Mars. Veghel is also home to large national food distribution companies, such as Jumbo Supermarkten and Sligro. Apart from these food and logistics companies there is also a concentration of construction-related industries, such as wholesaler SIBO, Prefab Beton, MBI Beton and ThyssenKrupp. Eindhoven Airport is approximately 20 minutes away by road, providing excellent national and international connections for passengers.

PROLOGIS PARK VEGHEL DC2 / SITEPLAN



TOTAL AREA OVERVIEW

Prologis Park Veghel DC2

Warehouse	18,685 SQM
Office	935 SQM
Mezzanine	1,070 SQM
Total	20,690 SQM
Car Parking	102 pcs
Truck parking	13 pcs

Prologis Park Veghel DC2 Specifications

Building description

General:

- Transformer: 1 pcs. 400 kVa. Contracted power capacity 147 kW.
- Utilities: gas, water, electricity.

Warehouse:

- Floor load: 4,000 kg per SQM.
- Point loads: maximum 88 kN per shelf post with a base plate of 100x100 mm.
- Clear height: 10.8 m.
- Column space depth and length 10 x 20 m.
- Dock doors: 36.
- Overhead door: 6.
- LED Lighting.
- GAS heating system in the Warehouse with a design temperature of min. 13 °C by an outside temperature of -5 °C.

Mezzanine:

- Floor load: 400 kg per SQM.
- LED Lighting.
- Depth approx. 10 m.

Office:

- Reception area finished with ceramic floor tiles.
- Open plan office with flexible lay out.
- Floor load: 250 kg per SQM.
- LED Lighting.
- Kitchenette.
- Sanitary rooms equipped with ceramic floor and wall tiles.
- Wooden windows with insulating HR++.
- Heat pump VRF-cooling system design temperature 22 °C (at outside temperature of 28 °C) and ventilation system > 2-fold with efficient energy recovery in the offices.

Outside Area:

- Green/Recreation area in front of the office entrance.
- Site entrance (with separated truck and car access).
- Electrically driven automatic entrance gates.
- Automatic barriers and intercom system.
- Bicycle shed with charging points for electric bicycles.
- Charging points for 8 pcs Electrical Vehicles.
- Site security: fully fenced.
- Sufficient parking on site.
- LED Lighting.

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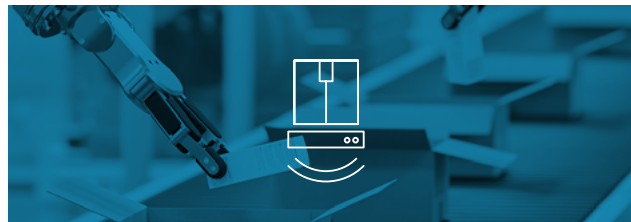
SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



LED LIGHTING

Efficient and reliable upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



WAREHOUSE ROBOTS

Transform your fulfilment and order picking with efficient, multi-bot systems to suit all needs.



SAFETY

Durable protective gear to help look after people, materials, fittings and equipment in any warehouse environment.

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