



Prologis Park Born DC1 and Born DC1B

The Netherlands

PROLOGIS PARK BORN DC1 & DC1B



Highway

A2
A76



Airport

Eindhoven - 70 km
Düsseldorf - 90 km
Antwerp - 120 km



Barge terminal

200 m



Rail terminal

14 km



Clear height

10.5 m



Floor load Warehouse

50 kN/SQM

PROLOGIS PARK BORN DC1 & DC1B / COUNTRY MAP

A map of the Netherlands showing major cities and a location pin. The map includes the North Sea to the west and Belgium to the south. Major cities labeled include Amsterdam, Almere, Utrecht, Nijmegen, Eindhoven, Tilburg, Breda, Rotterdam, and The Hague. A location pin is placed in the southern region, near Eindhoven. The map also shows various roads and a color-coded area in the center.

Prologis Park Born is a modern logistics platform located in “the waist” of Limburg and consists of three distribution facilities (divided in several units), including office and mezzanine floors covering approximately 100,000 SQM. At the moment one unit with 13,878 SQM is available in Prologis Park Born DC1.

PROLOGIS PARK BORN DC1 & DC1B / CATCHMENT MAP

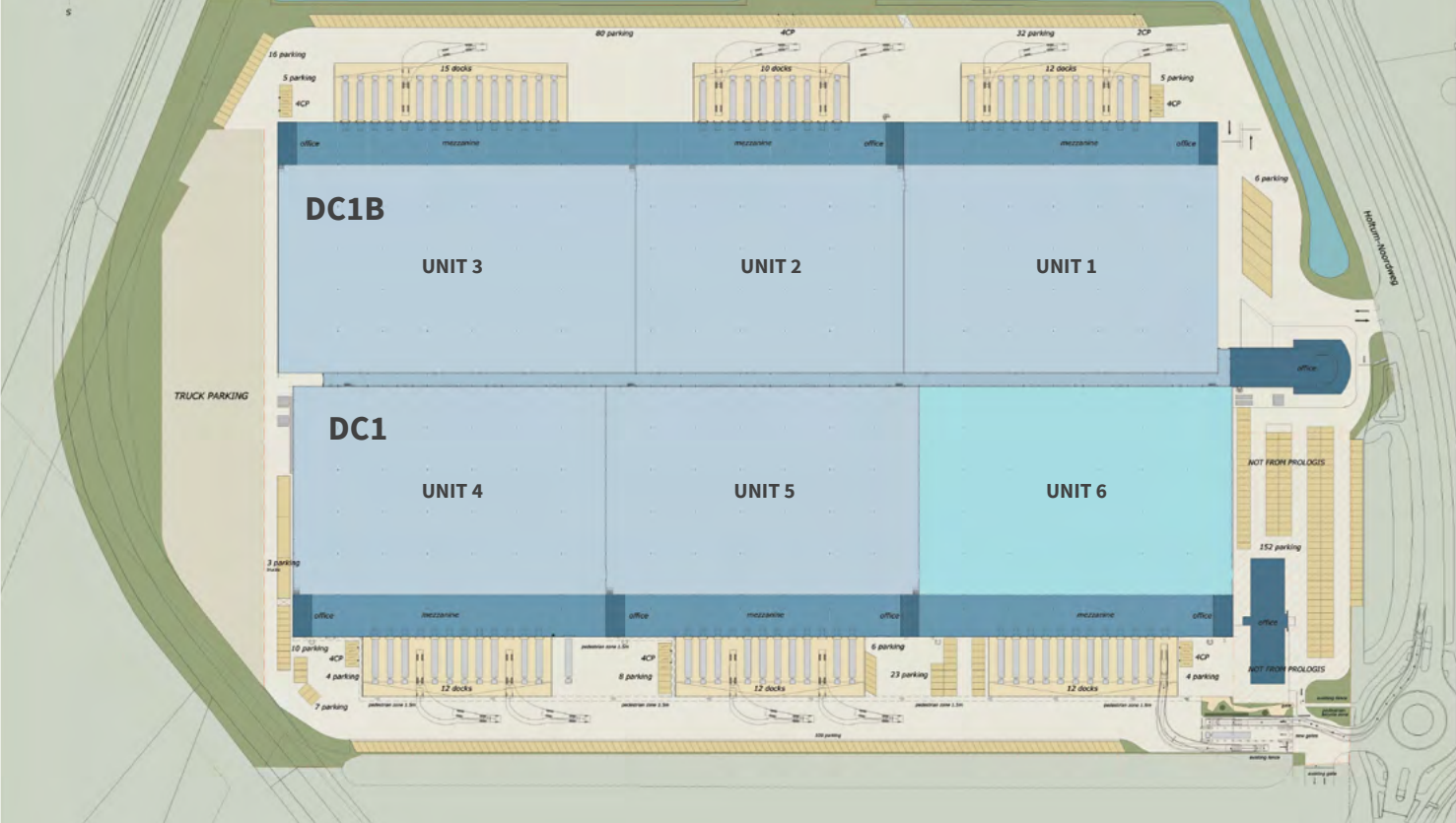
Prologis Park Born DC1

500 KM 1000 KM 1500 KM 2000 KM

Legend

Radius	Population
500 km	136 Million
1000 km	256 Million
1500 km	351 Million
2000 km	387 Million

PROLOGIS PARK BORN DC1 & DC1B / SITEPLAN



TOTAL AREA OVERVIEW

Prologis Park Born DC1 & DC1B

	UNIT 6
Warehouse	11,728SQM
Office	303 SQM
Mezzanine	1,848 SQM
Total	13,878 SQM
	Available JAN 2026

Prologis Park

Born DC1 & DC1B

Specifications

Building description

Warehouse:

- Clear height: 10.5 m.
- Column grid: 16.1 x 17.3 m.
- Fire alarm system and EFSR K14 roof net: yes.
- Maximum floor load capacity: 50 kN/SQM.
- Loading docks (with dock levelers): 12 with levelers.
- Drive-in doors: 1.
- Heating warehouse: heaters (Nivolair).
- Lighting: LED (remove in warehouses 4&5).
- Column-grid: 16.1 x 17.3 m.
- Sprinkler: EFSR K14. FM/VAS regulations + extra water supply for fire department (brandweerbron).
- Emergency lights: available (office and warehouse).
- Fire alarm: available, adirect line to fire department.
- Evacuation alarm: available.
- Fire-hoses: available.

Office:

- Flooring: PVC roof system, external roof access via WH1, roof safety.
- Kitchenette, reception, social area (canteen).
- Lighting: LED.
- Heating: airco split units, combination of central heating boiler and radiators.
- Utilities:
 - Gas.
 - Water.
 - Electricity.

Site/Exterior

- Paving: concrete bricks + asphalt.
- Truck court: 40 m (incl. pit).
- Truck loading pit: 16 m (concrete).
- Parking truck: yes.
- Parking car: 65.
- Site lighting: Wall-mounted lighting at docks and façade, various poles with lights.
- Landscaping: Small beds with plants, trees, shrubs, hedge.
- Fence with steel bars front.
- Entrance / gate: 1 central entrance gate.

Prologis Essentials

Making Fulfillment Better

For more information, please visit
prologis.nl/prologis-essentials

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive—today and in the future.



Operations

Unlock your warehouse potential with integrated, turnkey solutions that maximize efficiency and boost productivity. From move-in services to forklifts and racking systems, Prologis has you covered.

- Turnkey Move-In + Setup Solutions
- Turnkey Renewal + Optimization Solutions
- Turnkey Move-out + Relocation Solutions



Energy + Sustainability

Improve energy efficiency and minimize costs with solutions purpose-built to deliver carbon-neutral facilities. With rooftop solar installations and LED lighting, we're dedicated to your success.

- Onsite Solar
- Energy Storage
- Lighting and Electrical
- Network Infrastructure and Security
- Grid-Scale Energy



Mobility

Whether you're located at a Prologis warehouse or a third-party facility, we're your dedicated partner to transition to zero-emissions vehicles, keeping your fleet powered onsite and on the go.

- Fleet Electrification
- Depot Charging
- Hub Charging
- OnDemand Charging
- Workplace Charging



Workforce

Train your future logistics workforce and upskill current talent. Your workforce and communities are the backbone of commerce. Our mission is to support your ability to empower smarter, faster, more efficient employees who grow with you through our dedicated training and talent programs.

PROLOGIS BENELUX

Symphony Offices
Gustav Mahlerplein 17–21
1082 MS Amsterdam
The Netherlands

T + 31 (0)20 655 19 24
www.prologis.nl

YOUR CONTACT

Bart Konings
Director, Capital Deployment
& Leasing
bkonings@prologis.com

BROKERS

JLL

T +31 (0) 40 250 01 00

Cushman & Wakefield

T +31 (0) 88 199 800

No warranties or representations, expressed or implied, are made as to the accuracy or completeness of the information contained herein. All sizes are approximate. Prologis makes no commitment to update the information contained herein, and may make changes to these materials at any time without notice.