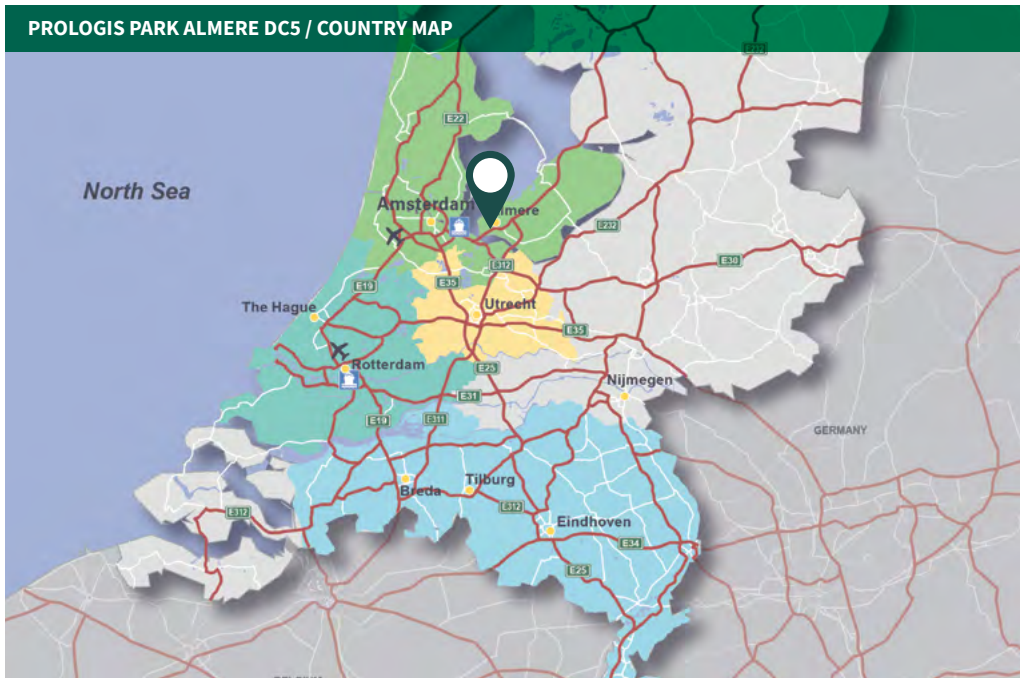




# Prologis Park Almere DC5

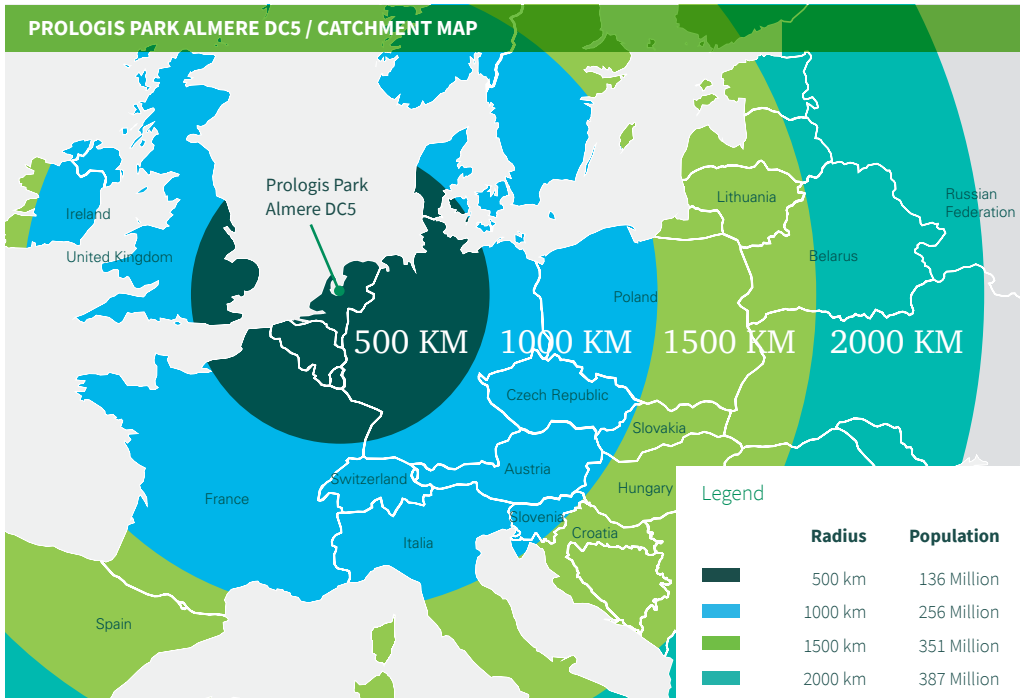
The Netherlands



# Location

Business park Stichtsekanthaven is located on the east side of Almere and offers strategic located space for e-commerce, (contract) logistics and wholesale companies. The Park is located along the A27 motorway with all mayor Dutch cities within a one hour drive. Located in the center of the Netherlands, close to the province of Utrecht and in the immediate vicinity of Amsterdam and Amsterdam Airport Schiphol, Almere serves on the one hand as an additional logistics area for the Schiphol-Amsterdam region and on the other hand as an expansion area for the province of Utrecht. As a result, a large number of national and international organizations are active in this area.

Various organizations with distribution centers have established themselves in the region, including: PostNL, DHL, Bakker Groep, GXO, Ahold, Lidl, Royal A-ware, Antalis and Geodis. A large number of specialized storage companies are located in the region, because this location is ideally located for both national and international distribution with a focus on healthcare, e-commerce, retail & food and automotive.





**Highway**  
A27 - 1 km



**Airport**  
AMS 49 km



**City Centre**  
13 km



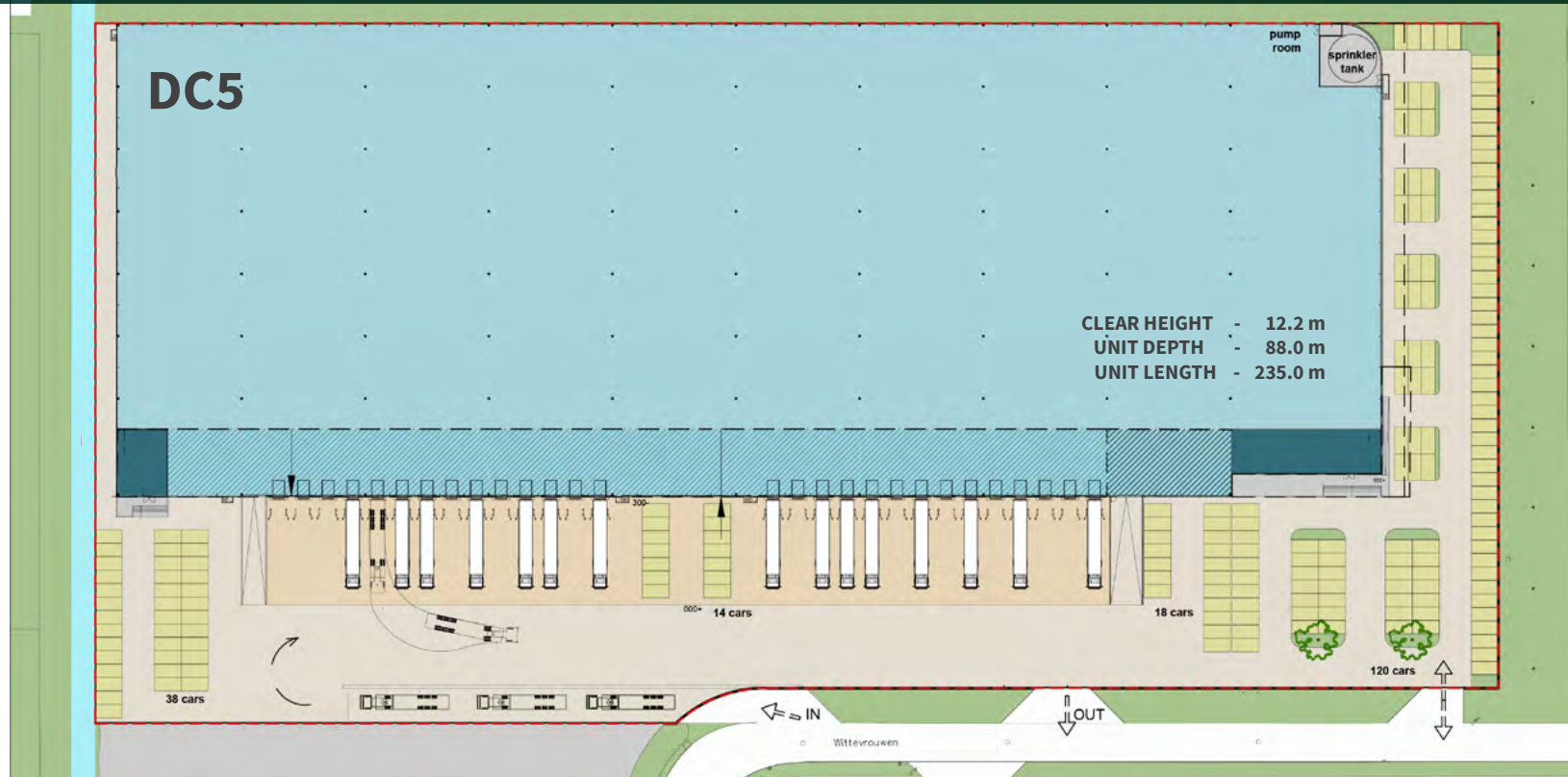
**Sea Port**  
9.5 km



**Clear height**  
12.2 m



**Floor load**  
**Warehouse**  
50 kN/ sqm



### TOTAL AREA OVERVIEW

#### Prologis Park Almere DC5

Warehouse	19,346 sqm
Mezzinne	2,254 sqm
Office	765 sqm

**Total** **22,365 sqm**

**Parking** **190 pcs**  
more is possible

# Prologis Park Almere DC5 Specifications

## Building description

### Warehouse

- Clear Height: 12.2 m.
- Column grid 10.9 x 22.9m, footprint 88m x 227 m.
- Floor load: 50 kN/sqm, point loads of 2x90 kN.
- Floor: reinforced concrete floor according to DIN 15.185 (H > 6.0 m ; SP = 1.45 m).
- Structure: Steel frame on concrete piled foundation.
- Walls: 2.4m high concrete plinth, insulated metal wall panel.
- Docks: 26, electric doors incl. shelter and buffers (3.0 x 3.25 m), 67 mm thick insulated.
- Levelers: 24 (2.75 x 2.0 m) + 2 Jumbo (4.5 x 2.0 m), 60 kN dynamic load/100 kN Static load.
- Drive-in doors: 2 (4,000 x 4,500 mm), 67 mm thick insulated
- Ventilation: CO2 controlled mechanical ventilation with HR (45 m<sup>3</sup>/h per person/200 sqm).
- Heating: Heat pump VRF System for heating, 13°C (at outside -2°C) and ecofans.
- Sprinkler: EFSR K25-ceiling system (compliant with FM-Global).
- Lighting: LED lights incl. motion detection 200/300 lux.
- Insulation: Walls ≥ 4.7 m<sup>2</sup>K/W, roof ≥ 6.3 sqmK/W.
- Daylight: Skylights 1.5 x 6m including sun reflection foil, 2% of the roof surface.
- Fork-lift charging: 19 CEE 400V/16A / 400V/32A.
- Interior colors: Roof 9002 grey/white, wall white coated.

### Mezzanine

- Depth: approx. 12 m., 4.5 m clear height under mezzanine.
- Floor load: 5 kN/sqm.
- Daylight: 1.6m high Window strip on the mezzanine.
- Daylight: 600 mm high Window strip above docks (under mezzanine).

### Office

- Floor load: 5 kN/sqm.
- Ventilation: CO2 controlled mechanical ventilation with HR (1 per person/10 sqm).
- Heating: Heat Pump VRF-system for heating, 18°C (outside -10°C).
- Cooling: Heat Pump VRF-system for heating, 5°C below outside (max outside 28°C).
- Insulation: Walls ≥ 4.7 sqmK/W, roof ≥ 6.3 sqmK/W.
- Lighting: LED incl. motion detection 500 lux.
- Daylight: Triple-pane insulated glass, incl. interior vertical blinds.
- Windows: 2 windows to the warehouse, 3 sqm.
- Floor finishing: 450 x 450 mm stone tiles in reception area, corridors and ground floor.
- Floor finishing office: The remaining area with carpet tiles.
- Suspended ceiling: C2C certification ceiling tiles, RAL 9010.
- Kitchenette on each floor.
- Connection: Glass fiber connection in technical room.

### Site/Exterior

- Truck court: 35 m deep.
- Fence: 2.0 m high steel bar.
- Gates: 2 electrically operated sliding gates and 1 speed gate.
- Lighting: LED façade lamps.
- Prep: Pipe sleeves for tenant installations (cctv / security / access control).
- Greenery: Native plants to promote biodiversity, including bird houses and insect hotel.
- Power capacity: 400 kWh electricity capacity.

### Environmental

- Breeam-NL 'very good' minimal.
- White 1.8 mm thick PVC roof membrane.
- Smart metering incl energy monitoring panel.
- PV Panels 500 Wh peak.
- 20 x11kW Charging points for EV's.

# Prologis Essentials

**For easy set up and smooth operations**

When it comes to getting your warehouse up and running, we've got you covered.

**Prologis Essentials is the first complete warehouse solutions platform that lets you run, optimize and grow your business; how, when and wherever you want.**

It conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and care-free start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



## FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



## RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



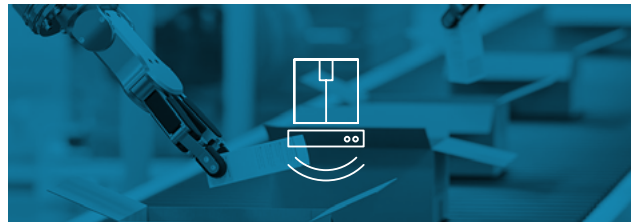
## SOLARSMART

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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