



# Prologis Park Eemhaven DC4

The Netherlands




 **Highway**  
A15 - <1 km

 **Airport**  
ROT 18 km  
AMS 70 km

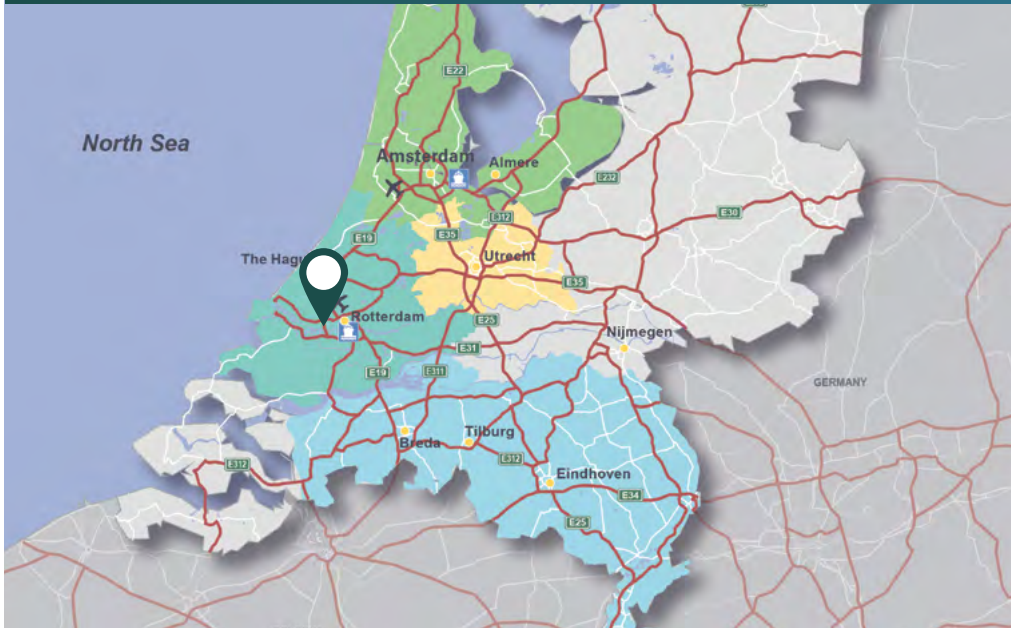
 **City Centre**  
10 km

 **Sea Port**  
1 km

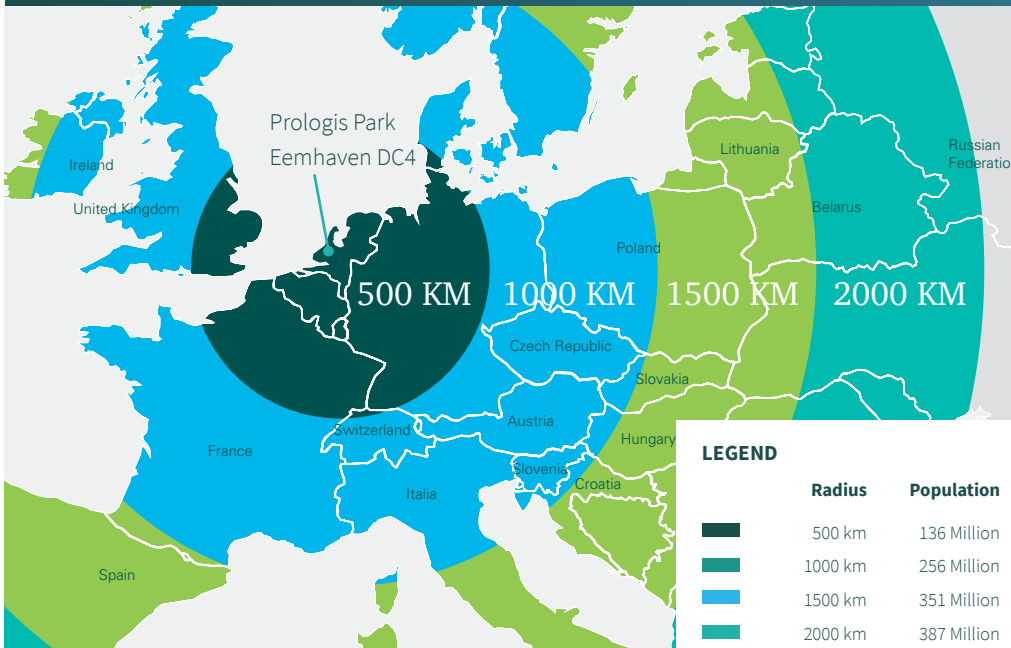
 **Clear height**  
min. 8 m/9,5 m  
(storage area);  
5 m (expedition  
areas)

 **Floor load  
Warehouse**  
40 kN/SQM

**PROLOGIS PARK EEMHAVEN DC4 / COUNTRY MAP**

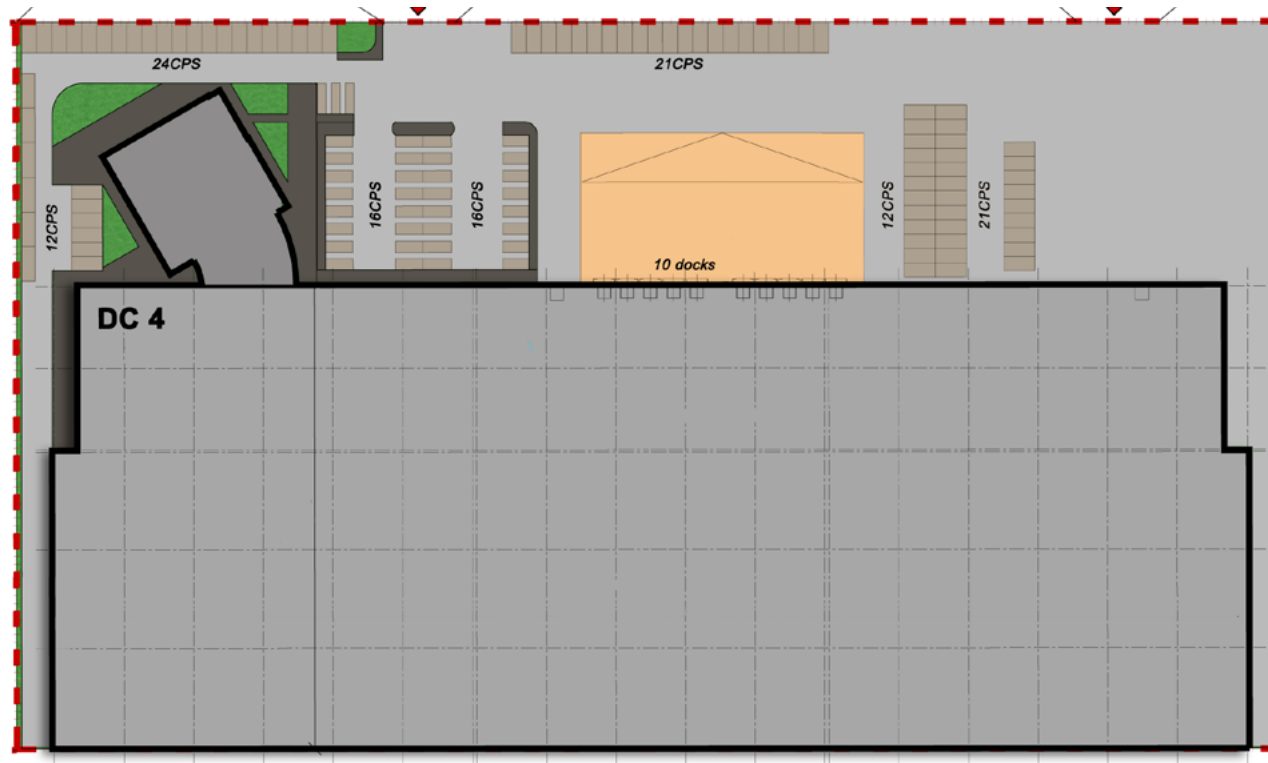


**PROLOGIS PARK EEMHAVEN DC4 / CATCHMENT MAP**



# Location

Prologis Park Eemhaven, strategically located at Distripark Waalhaven/Eemhaven in the Port of Rotterdam next to the A15 motorway (Maasvlakte- Ridderkerk) and connected to the A16 motorway which links Rotterdam to Antwerp. Prologis Park Eemhaven is adjacent to the ECT and Uniport container terminals and in close proximity to the Rail service Centre which offers excellent tri-modal European hinterland connections. Rotterdam Airport is approximately 15 minutes away by road, providing excellent national and international connections. All users of Prologis Park Eemhaven benefit from a direct connection to Europe's largest container terminal and its easy access to the rest of Europe via roads, rail and water. Distripark Eemhaven is also adjacent to the deepsea terminals which enable fast and efficient onward shipments by regular short-sea and feeder services. Several international companies including Nippon Express, Geodis, Neele-Vat, Ziegler and Burger Warehousing already operate from Eemhaven.



**TOTAL AREA OVERVIEW\***

**Prologis Park Eemhaven DC4**

Warehouse	14,484 SQM
Office	419 SQM
Mezzanine/archive	1,165 SQM
<b>Total</b>	<b>16,068 SQM</b>
<b>Parking</b>	<b>122 pcs</b>

\* A new, NEN2580 measurement report will be set up.

# Prologis Park Eemhaven DC4 Specifications

## Building description

### Distribution Center/Warehouse:

- Minimum clear height of 8 m/9.5 m in storage area; 5 m in expedition areas.
- Steel building frame, columns and beams.
- General column bay spacing of 16.2 m x 11.4 m.
- 10 loading docks, size sectional doors (3.2 × 3.2 m), incl. dock-leveler.
- 2 electrical ground level access doors (3.3 × 3.8m).
- 1 electrical ground level access doors (4.5 × 5.2m).
- Floor loading capacity of 4,000 kg/SQM.
- Average floor flatness according to DIN 18202 table 3, row 3.
- Central gas heating.
- LED. Average lighting level 200 Lux measured on 1 m above floor in empty warehouse.
- Steel wheel guides to protect loading docks.
- Skylights with daylight in expedition areas.
- battery charge connections (380V) in a separate room.

### Office

- Office space integrated on the first floor in warehouse.
- All electric heating/cooling incl. “WTW” Mechanical ventilation.
- LED. Average lighting level 400 Lux on 1 meter.
- Power ducts at perimeter with provision for telephone and data cabling, providing 240V power outlets in office areas.
- Male and female toilet facilities on each floor.
- Canteen facility including kitchen.

### Site/Exterior

- 36 m truck court for maneuvering, concrete.
- 2.4 m high security fencing and 2 electrical operating sliding gates.
- Loading pits are suitable for incoming and outgoing standard European trucks according to EVO advice.
- Landscaping.
- Concrete paving in truck driving zone and passenger vehicle areas.
- Ample car and truck parking on site.

# 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.



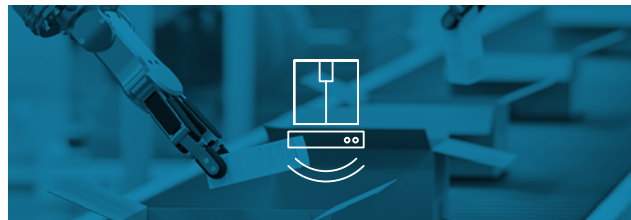
## SOLARSMART

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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