

# Prologis Park Almere DC5

The Netherlands

[www.prologis.nl](http://www.prologis.nl)





**Highway**  
A27 - 1 km



**Airport**  
AMS - 49 km



**City Centre**  
9.5 km



**Sea Port**  
9.5 km



**Clear Height**  
12.2 m

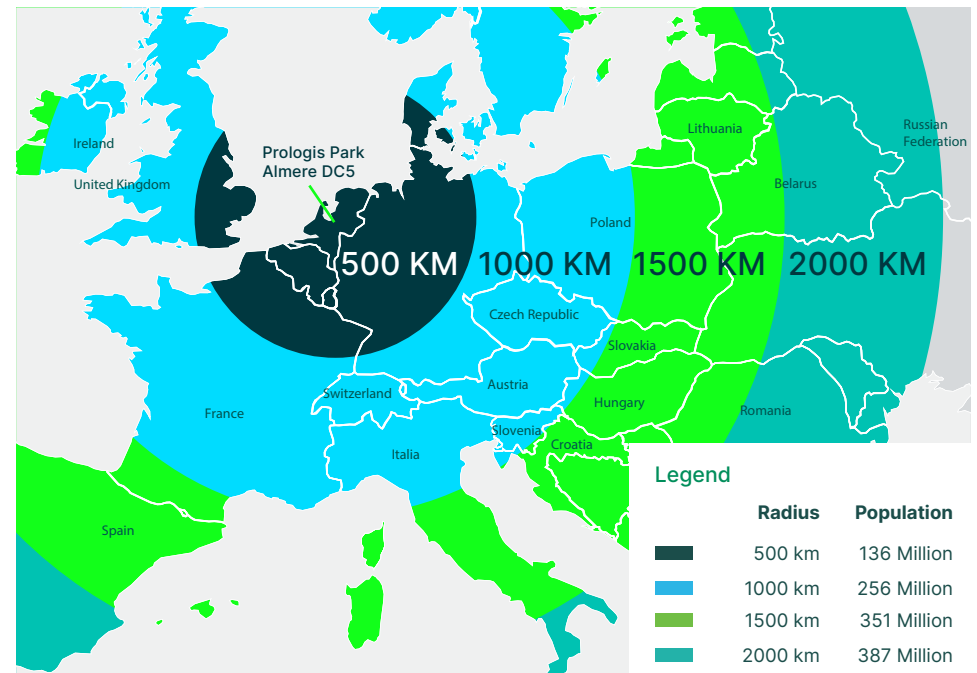


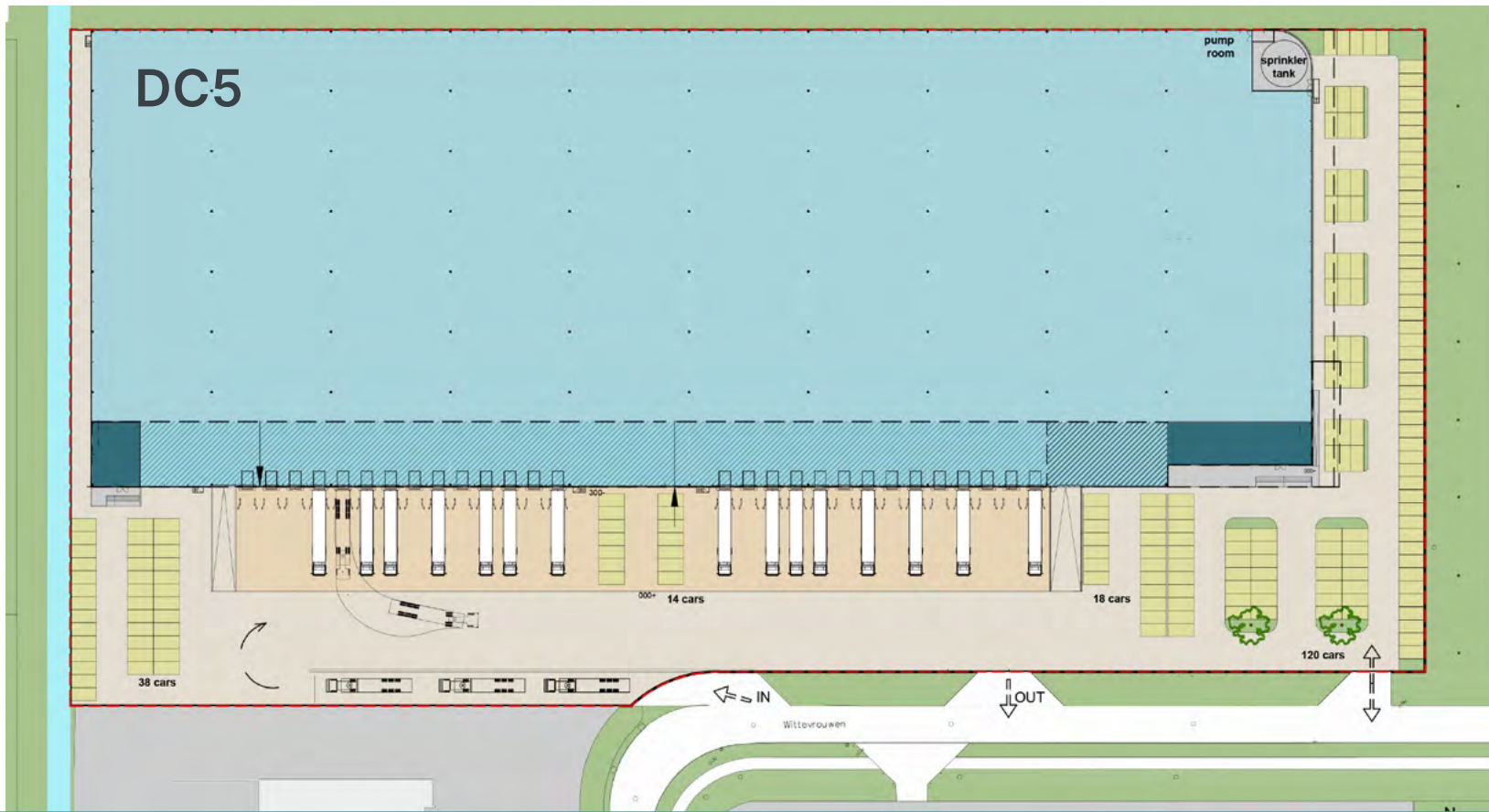
**Floor Load**  
50 kN/sqm

# Location

Business park Stichtsekant 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.





### Prologis Park Almere DC5

Warehouse	19,296 sqm
Office	734 sqm
Mezzanine	2,232 sqm
TOTAL	22,262 sqm
Parking	190 pcs more is possible

Available

# Specifications

## Building description

### Warehouse:

- Clear Height: 12.2 m.
- Column grid 10.9 × 22.9m, footprint 88m x 227 m.
- Floor load: 50 kN/sqm, point loads of 2×90 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 × 3.25 m), 67 mm thick insulated.
- Levelers: 24 (2.75 × 2.0 m) + 2 Jumbo (4.5 × 2.0 m), 60 kN dynamic load/100 kN Static load.
- Drive-in doors: 2 (4,000 × 4,500 mm), 67 mm thick insulated.
- Ventilation: CO2 controlled mechanical ventilation with HR (45 m3/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-Glo-bal).
- Lighting: LED lights incl. motion detection 200/300 lux.
- Insulation: Walls ≥ 4.7 m2K/W, roof ≥ 6.3 sqmK/W.
- Daylight: Skylights 1.5 × 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.

### 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 × 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.

### 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.

### 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 ×11kW Charging points for EV's.

# Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity — so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

## Why It Matters

- **Operational Expertise:**  
Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:**  
Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:**  
A clear view of your options - upfront, phased, or included in rent, with no surprises.



## Security

We know how important site security can be for you and we take care to install the best measures for each Prologis Park. These include on-site security teams and Police Community Support Officers, parking controls, Automatic Number Plate Recognition systems and site-wide CCTV.

## Working community

Working together can benefit everyone. We arrange regular customer meetings at all Prologis Parks, so that you can share information and agree on a range of joint initiatives from sharing the cost of cleaning buildings to reciprocal car parking.

## Transport

We offer you a number of options to help staff travel to and from work. Green Travel Plans encourage employees to share lifts, walk or cycle, and we provide charging points for those who drive electric vehicles. We also work with local bus operators to run work buses, making sure that bus timetables coincide with shift patterns.

# PARKlife™

PARKlife is a mindset, a reminder (to ourselves) to constantly work on creating the best spaces and places for everyone who interacts with them.

## Wellbeing

We design our parks to include plenty of open space, so that you and your employees can walk, run, cycle or just take a break during a busy day. Some of our sites also have country parks, which have become valuable amenities for our neighbours in the local community.



## Environment

We own and manage Prologis Parks, which means that we maintain the private roads, the park drainage and all the landscaped areas. We install signage both for the park and the individual buildings and we take responsibility for litter picking to make sure that every park is an efficient, attractive place to work.

## Contact

Berend Smithuis  
Senior Leasing Manager  
Prologis

bsmithuis@prologis.com  
+31 (0) 651 627 012

### Prologis Benelux

Gustav Mahlerplein 17-21  
1082 MS Amsterdam  
The Netherlands

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.

[www.prologis.nl](http://www.prologis.nl)

