

Prologis Park Botlek DC1

The Netherlands



Highway
0 km



Airport
AMS 72 km



Port
ROT 26 km
AMS 90 km



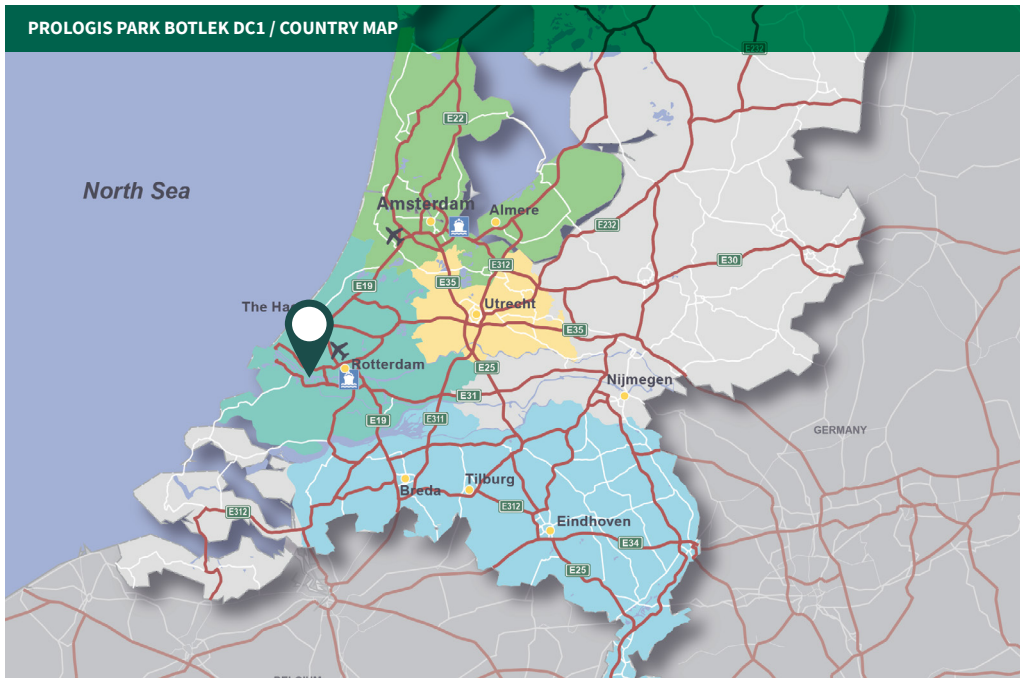
Barge terminal
2 km



Clear height
12.2 m

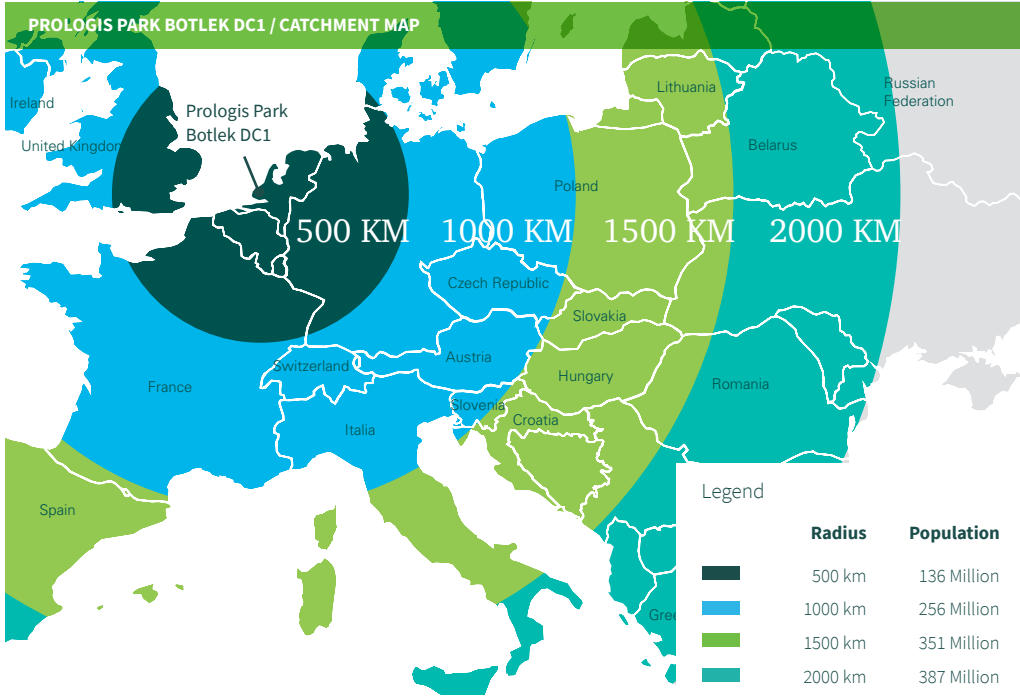


Floor load
Warehouse
40 kN/sqm



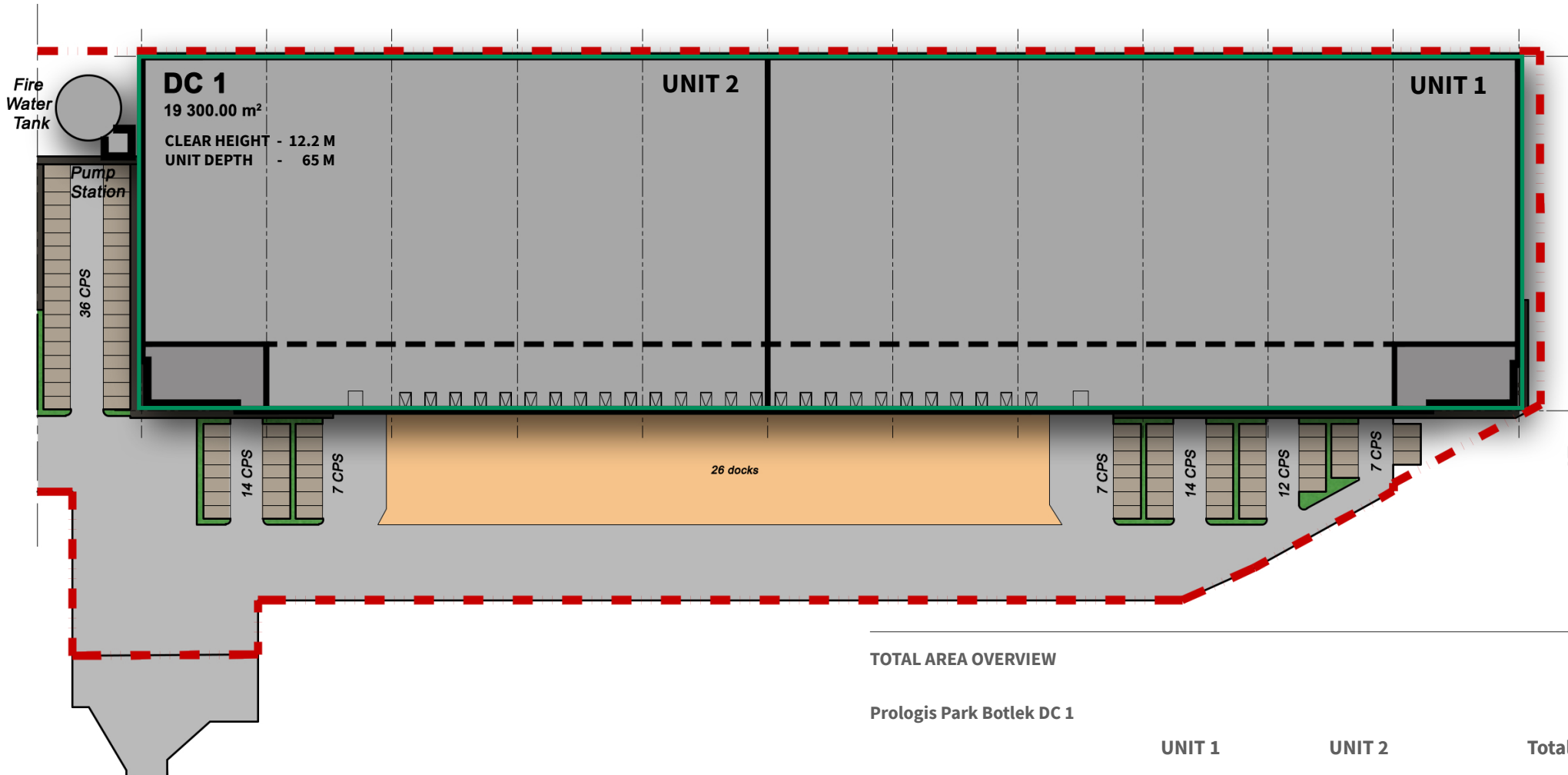
Location

Prologis Park Botlek is located directly next to the A15 motorway (Rotterdam-Nijmegen), one of the most important transport arteries in the Netherlands. The A15 also has excellent connections to the A16 motorway (South Netherlands) and the A4 motorway (North Netherlands). In addition, there are various terminals in the immediate vicinity with direct routes to the Maasvlakte, Moerdijk, Venlo and Born (Limburg), as well as various rail terminals at the Maasvlakte and the Waalhaven.



The Botlek is a port and industrial area in Rotterdam, located west of the Oude Maas river between the Scheur and the A15 freeway. The northwestern part of the area lies on the former island Rozenburg, the southeastern part lies on what used to be the Welplaat. The name Botlek is said to refer to a "leak" in the sea channel of the Maas where a lot of "flounder" was caught. About 40% of the port's quay length is centered in this area and about one-third of the containers are handled here. Many renowned companies in the transport sector are located in the immediate vicinity.

The development of h started in 1987 and has a total surface of approximately 104 hectares, on which approximately 300,000 m² of distribution and warehouse space has been realised, making it one of the three most important distriparks within the port of Rotterdam. The area is mainly used for commercial purposes. Users in the immediate vicinity include Hooymeijer Group, De Rijke, Air Products Nederland, DHL, Akzo Nobel, Hellmann Worldwide Logistics etc.



TOTAL AREA OVERVIEW

Prologis Park Botlek DC 1

	UNIT 1	UNIT 2	Total
Warehouse	8,610 sqm	7,130 sqm	15,740 sqm
Office	540 sqm	540 sqm	1,080 sqm
Mezzinne	1,380 sqm	1,100 sqm	2,480 sqm
Total	10,530 sqm	8,770 sqm	19,300 sqm
Total Ground Area			26,609.15 sqm

Prologis Park Botlek DC1 Specifications

Building description

Warehouse

- Clear Height: 12.2 m
- Floor load: 40 kN/sqm (50 kN/sqm for racking), point loads of 2x90 kN
- Reinforced concrete jointless slab floor (flatness according to DIN 18202 table 3 line 4)
- Framed steel construction on piled foundation
- Column free warehouse (45 m span)!!
- 1 electrically operated loading docks (3.0 x 3.0 m) per 600 sqm warehouse
- Dock doors incl. shelter, buffers and electrically operated leveler (2.0 x 2.75m, 60 kN)
- Electrically operated drive-in door (4000 x 4200 mm) each unit
- High performance HR- heaters, 13°C (at outside -10°C)
- Low flow ventilation system
- EFSR K25-ceiling-sprinkler system (according to NFPA/FM-Global)
- LED lights incl. motion detection 200/300 lux
- Wall insulation: $\geq R_c 4.5$
- Roof insulation: $\geq R_c 6.0$
- Window strip over the entire front façade, HR++

- Target 'BREEAM excellent' certification (minimal 'BREEAM very good')
- Ready to use (incl. fork-lift charging, sanitary rooms, heating and adjustable lighting)
- Roof prepared for Solar panels (15 kg/sqm)

Office/Mezzanine

- Mezzanine above docking area: depth approx. 12 m
- Floor load: 5 kN/sqm
- Heat Pump VRF-cooling system (22°C outside 28°C)
- Balanced supply and exhaust air handling system, incl. energy recovery
- The fresh air is pre-heated/pre-cooled
- HR-boiler as back-up
- Insulation: $\geq R_c 4.5/6.0$
- LED incl. motion detection 500 lux
- Balanced supply and exhaust air handling system
- The fresh air is pre-heated/pre-cooled
- Window strip over the entire front façade, HR++
- Ready to use (incl. carpet tiles, suspended ceiling, sanitary rooms and kitchenette)

Site/Exterior

- 35 m deep shared truck court
- Car parking: 245 (ca. 1 per 140 sqm)
- 2.4m high steel bar fence
- 1 electrically operated sliding gates
- Pipe sleeves for tenant installations (CCTV / security / access control)
- Landscaping: ecological greenery and native plants to promote biodiversity, including bird houses and insect hotel
- Shared Bicycle shed
- Charging points for electric bicycles and vehicles

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