



# Prologis Park Veghel DC1

The Netherlands





**Highway**  
A50



**Airport**  
EIN 23km  
AMS 150km  
DUS 120km



**City Centre**  
3 km



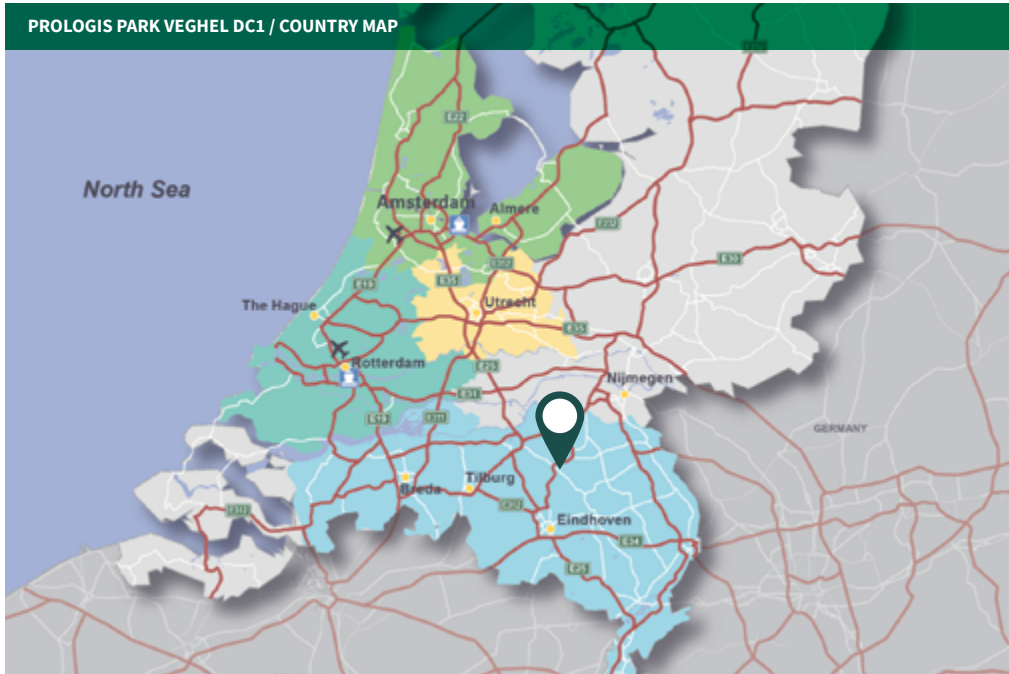
**Sea Port**  
1 km



**Clear height**  
9.5 m



**Floor load  
Warehouse**  
40 kN/ SQM

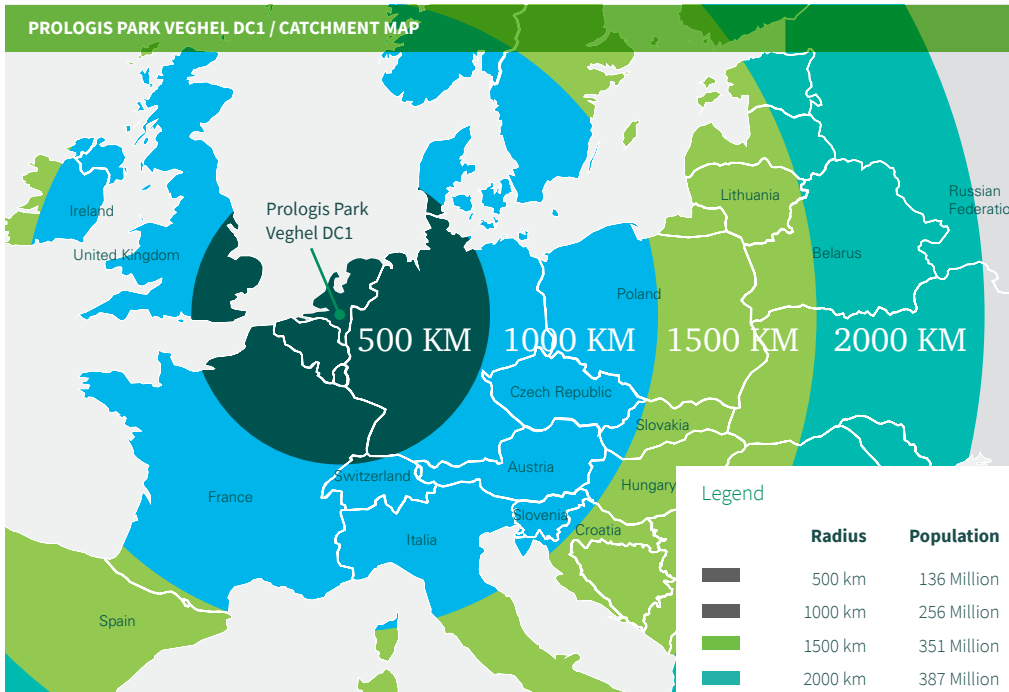


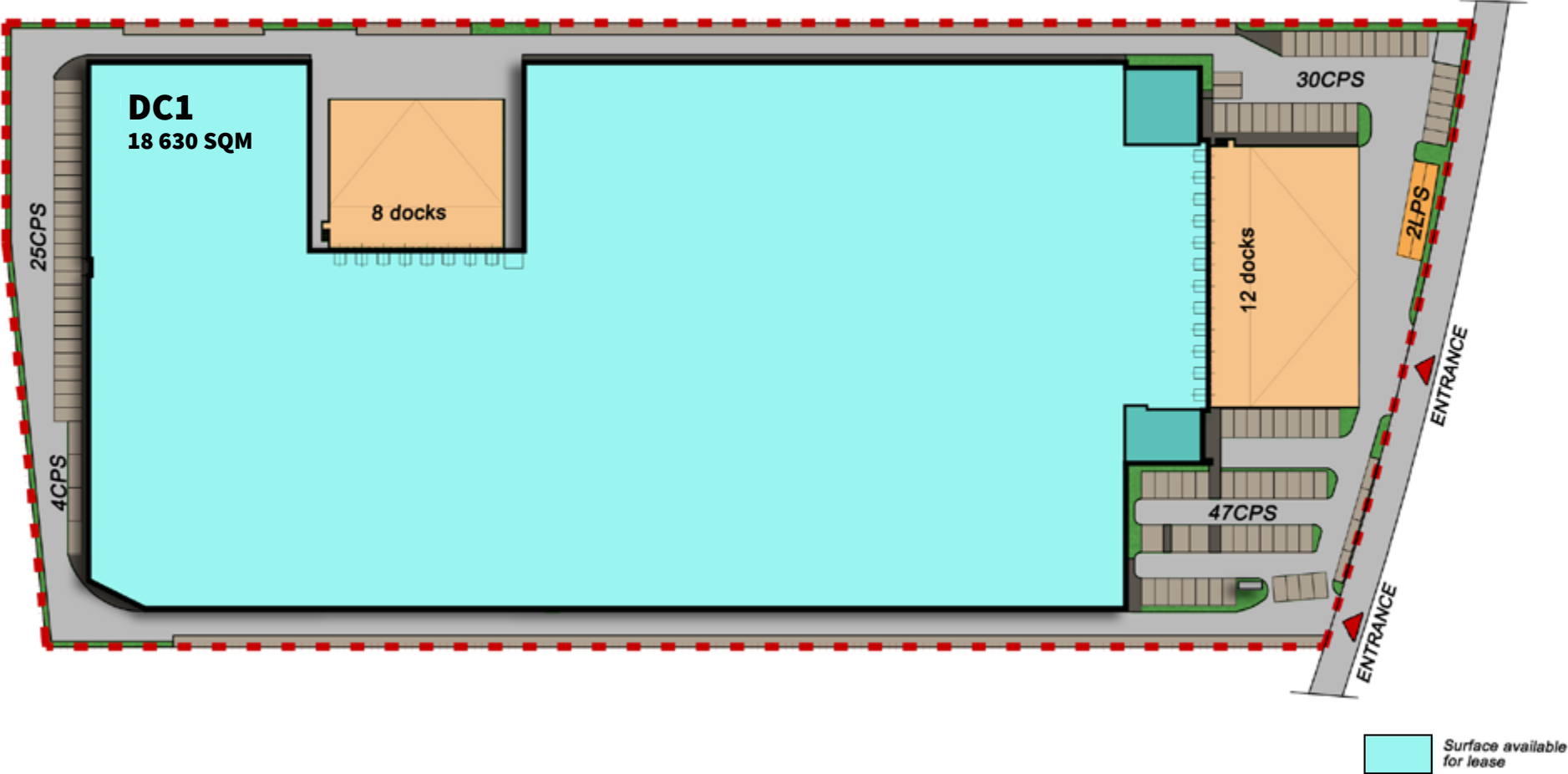
## Location

Prologis Park Veghel is strategically located along the A50 motorway between Eindhoven, Den Bosch and Nijmegen with direct access to the modern industrial park De Amert, that has numerous companies present. Veghel is known for its logistics and food related companies; several Prologis customers such as Danzas, Kühne und Nagel and Exel have built substantial facilities. Kühne und Nagel has set up their Benelux Distribution Center only 5km to the South of this site, EXEL has set up a multi-tenant Distribution Center in Veghel. The logistic related international VanDerLande Industries Group is also headquartered in Veghel.

Various international food manufacturers are also present in the market, such as Royal Canin, DMV International (part of Campina Group), Cehave (Dutch food supplier for agriculture) and Mars. Veghel is also home to large national food distribution companies, such as Jumbo Supermarkten and Sligro. Apart from these food and logistics companies there is also a concentration of construction-related industries, such as wholesaler SIBO, Prefab Beton, MBI Beton and ThyssenKrupp.

Eindhoven Airport is approximately 20 minutes away by road, providing excellent national and international connections for passengers.





TOTAL AREA OVERVIEW

Prologis Park Veghel DC1	Total
Warehouse	18,630 SQM
Office	1,533 SQM
Total	20,163 SQM
Available	



# Prologis Park Veghel DC1 Specifications

## Building description

### Building:

- Clear height warehouse: 9.5 m
- Clear height expedition area: 5 m
- Exterior dock doors: 3.10 x 3.20 m (total 21) + leveler
- Drive-in doors: 3.17 x 4.20 m (total 2)
- Year of construction: 1999
- Floor load warehouse: 40 kN/SQM, acc. DIN 15185
- Floor mezzanine: 8 kN/SQM
- Floor load office: 4 kN/SQM
- Column-grid: 9.7 x 19.7 m (warehouse)
- Compartments: between units WBDBO 180, sprinkler room WBDBO 180
- Façade office: Trespa, insulation  $R_c > 3.0 \text{ SQM K/W}$
- Façade warehouse: concrete slab (2.50 m high) + metal cladding. Insulation  $R_c > 2.5 \text{ SQM K/W}$
- Collision safety: yes
- Roof lights: no
- Roof: PVC roof system (1.2 mm,  $R_c 2.5 \text{ SQM K/W}$ ), internal roof access, roof safety

- Plumbing: interior roof drain (pluvia) + emergency overflow
- Warm water: close-in boilers in pantry
- Sprinkler: EFSR K14. FM/VAS regulations + extra water supply for fire department (brandweerbron)
- Emergency lights: available (office and warehouse)
- Fire alarm: available, direct line to fire department
- Evacuation alarm: available
- Fire-hoses: available
- Lighting: LED
- HVAC warehouse: heaters (nivolair, 18.5 kW)
- HVAC office: airco, compact gas-fired hot water generator + radiators
- Toilets office: toilets
- Toilets warehouse: toilets
- Pantry office: each floor
- Utilities:
  - Gas
  - Water
  - Electricity

### Site works:

- Paving: concrete bricks
- Truck court: 27.8 m (incl. pit)
- Truck loading pit: 20.3 m (concrete)
- Bicycle shed: available
- Site lighting: wall-mounted lighting at docks and façade, various poles with halogen lights (height 10 m)
- Fence: 2.00 m
- Entrance / gate: 1 entrance, 1 exit

## Welcome to Prologis Essentials Marketplace

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

Prologis Essentials Marketplace conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and carefree start.

**Already a customer?** That's great. Prologis Essentials Marketplace is your source for replacements, upgrades or temporary solutions as well - making life easier and giving you back valuable time.

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### FOR QUICK WAREHOUSE SETUP AND SMOOTH OPERATIONS

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## Your Prologis Essentials Marketplace

An evolving supply line of essential products to help with your warehouse operations

**Forklifts** your partner to equip, expand or upgrade your fleet quickly.

**Racking** flexible solutions to help you structure or restructure an efficient facility layout.

**Prologis SolarSmart** discover the benefits of generating environmentally friendly solar energy.

**LED lighting** easy to install, low maintenance fixtures for brighter, safer workspaces.

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## FORKLIFTS

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



## RACKING

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



## PROLOGIS 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.

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