

# Prologis Park Roosendaal DC5

The Netherlands

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**Highway**  
A58 – 1 km



**Airport**  
Antwerp - 50 km  
Rotterdam - 50 km



**Sea Port**  
Moerdijk – 18 km



**Clear Height**  
12.2 m



**Floor Load**  
50 kN/sqm

# Location

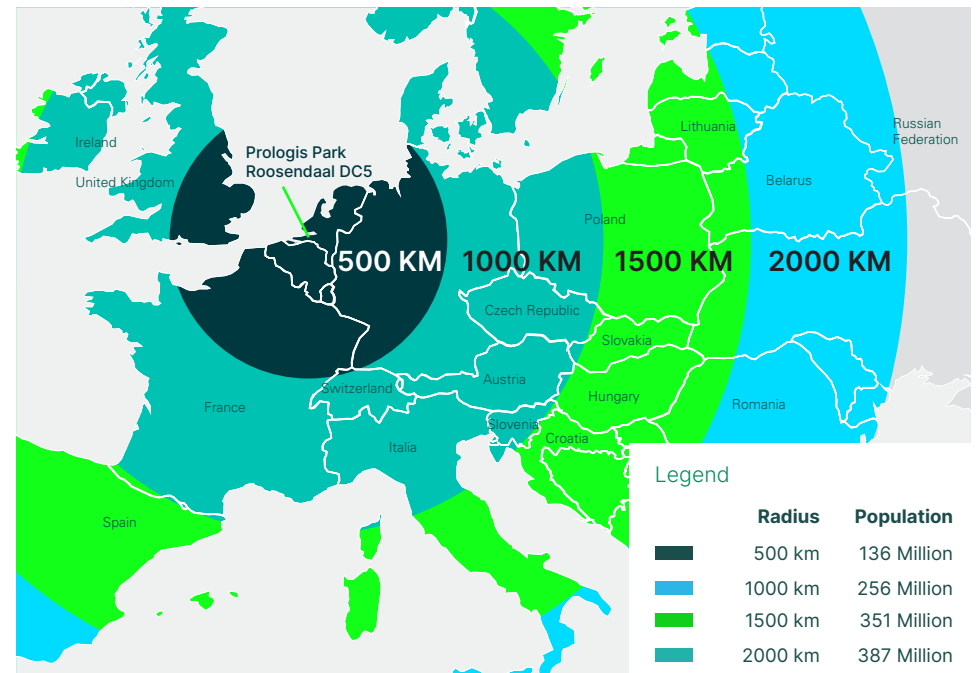
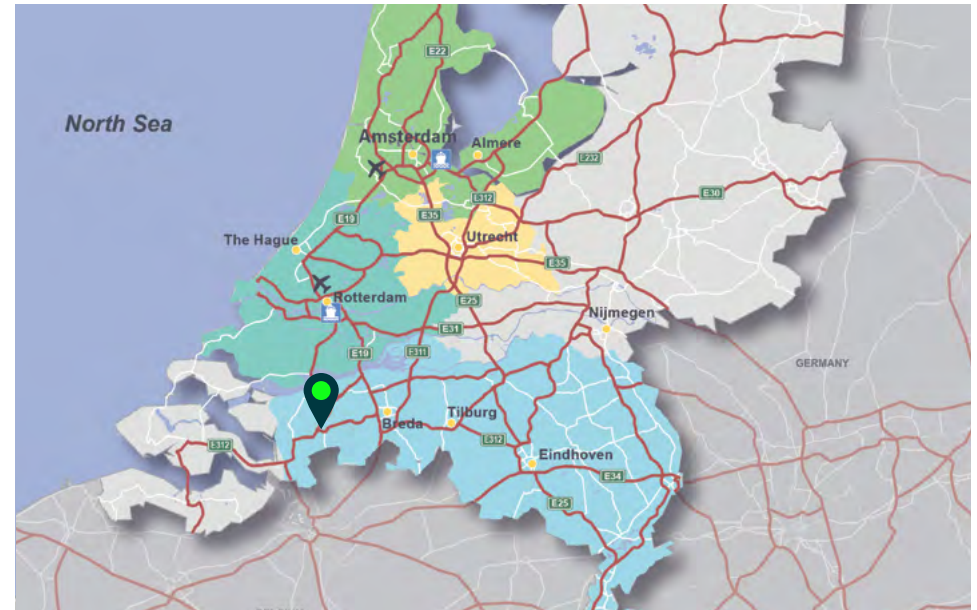
Prologis Park Roosendaal DC5 is strategically situated in the southern Netherlands, offering seamless connectivity to major European logistics corridors. Located near the A58 motorway, which links directly to the A16 (Rotterdam–Antwerp) and A58 (Breda–Eindhoven), offering excellent regional and international logistics connectivity.

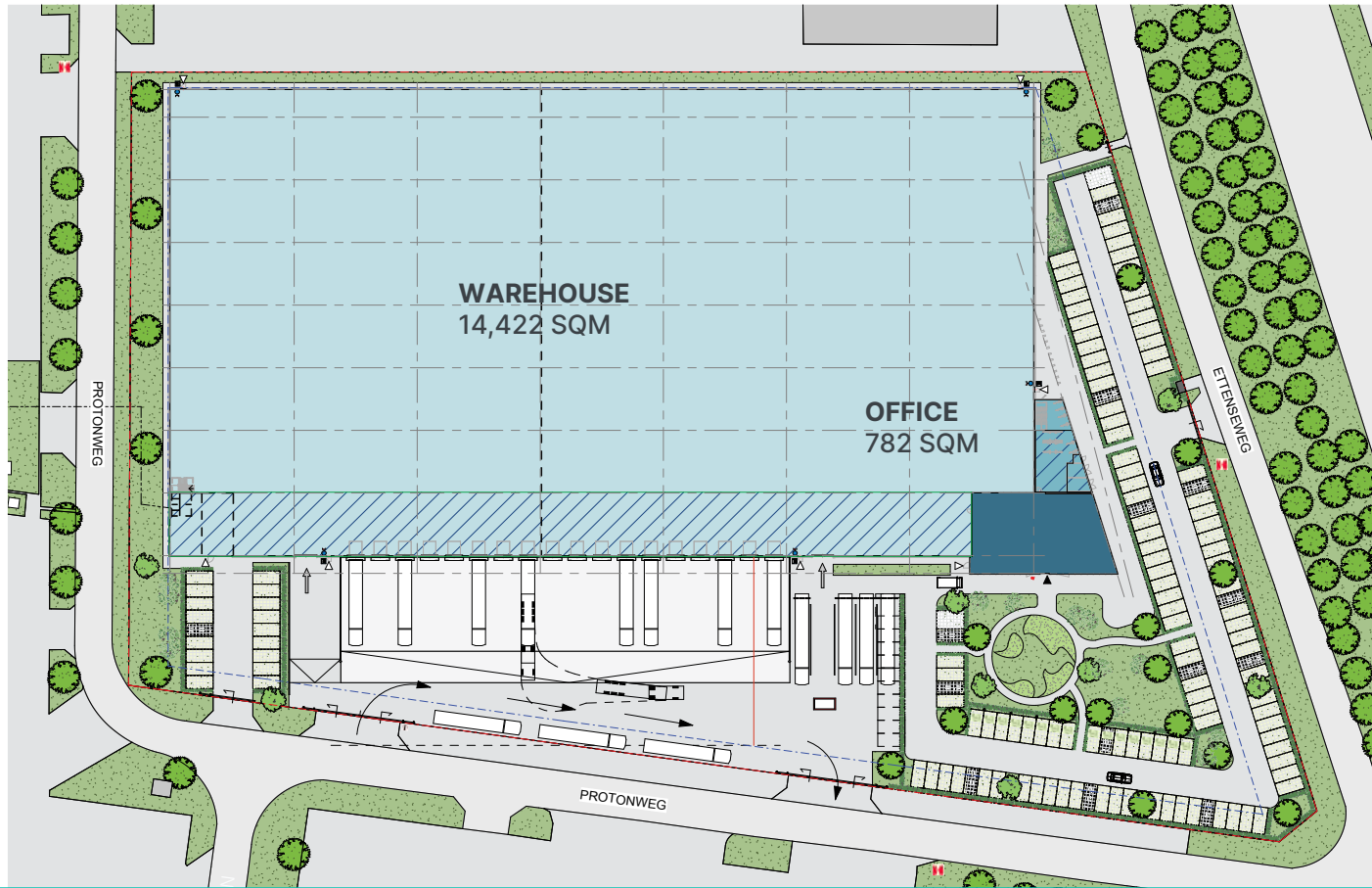
The facility is designed to meet the highest standards of modern logistics operations. With a focus on sustainability, DC5 aims for BREEAM Very Good certification and incorporates features such as LED lighting, all electric heating system in the offices, solar panels, and EV charging points. These enhancements not only reduce environmental impact but also offer operational cost savings.

Prologis Park Roosendaal DC5 is surrounded by a thriving community of international logistics providers, including Penske Logistics, Berlin Packaging, Euro-Rijn XL Logistic, DHL and Ceva, underscoring its status as a premier logistics hub.

Businesspark Majoppeveld is distinguished not only by its prime location but also by its strong focus on safety, clean operations, and sustainability. The business park boasts a unique security concept with Parkrangers, a comprehensive camera network, and has been awarded the Keurmerk Veilig Ondernemen. Since 2019, Majoppeveld has accelerated its ambition to become future-proof. It leads in sustainable innovation, aiming to be CO<sub>2</sub>-neutral by 2030.

Experience the advantages of a location that combines strategic access, sustainable ecosystem, and a dynamic logistics ecosystem at Prologis Park Roosendaal DC5.





	<b>Total</b>
Warehouse	14,422 sqm
Office	782 sqm
Mezzanine/archive	1,923 sqm
<b>TOTAL</b>	<b>17,127 sqm</b>
Parking	141

Available

# Specifications

## Building description

### Distribution Center/Warehouse:

- Clear height: 12.2 meters.
- Floor load capacity: 50 kN/sqm (Superflat DIN 15.185 in racking area).
- Expedition floor load: 50 kN/sqm.
- Floor: Reinforced concrete jointless slab floor.
- Structure: Steel with a 22.5m x 12.2m.
- Column protection: A-Safe collision protection in expedition area.
- Façades: Insulated 2.4m concrete plinths and architectural insulated panels ( $R_c \geq 4.5$  sqmK/W).
- Roof: FM-approved insulation,  $R_c \geq 6$  sqmK/W, with PVC membrane. Solar ready.
- Roof lights: Approx. 2% of the roof area for natural daylight.
- Dock doors: 18 electrically operated insulated docks (3.00m x 3.00m), with shelters, buffers & dock levelers (dynamic load capacity 60 kN).
- Ground level doors: 2 (4.00m x 4.20m) electrically operated and insulated.
- Fire protection: K25 ESFR ceiling sprinkler system (NFPA/FM-Global), side-wall sprinklers at docks.
- Lighting: LED lighting with motion and daylight sensors, 200 lux.

### Mezzanine:

- Floor load capacity: 5 kN/sqm.
- Clear height under mezzanine: 5 meters.
- Additional daylight: Strip of windows over and under mezzanine (above dock doors).
- Lighting: LED lighting with motion and daylight sensors, 300 lux.

### Office/Social Rooms:

- Floor load capacity: 5 kN/sqm.
- Reception area: Ceramic floor tiles and entrance with glass door and clean-off zone.
- Floor layout: Open layout with anti-static carpet tiles and kitchenette.
- Windows: Triple-pane sun-reflective glazing ( $U_w 0.6$  W/sqmK).
- Suspended ceilings: mineral-fiber 600/1200x600 cm.
- Lighting: LED lighting with motion and daylight sensors, 500 lux.
- Heating & cooling: All electric heating/cooling incl. heat recovery mechanical ventilation.
- Smart metering: Energy monitor system

### Site/Exterior:

- Truck court: Average 35m' deep reinforced concrete.
- Truck and car access: Separated entrances with bollards and electrically operated gates.
- EV charging: 10% of parking spaces.
- Fence: 2.10 meters high, steel vertical bar fencing, dark grey.
- Ecological landscaping: Native plants, birdhouses, insect hotels.
- Sustainability: BREEAM Very Good certification (2025).

# 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.



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