

Prologis Park Eemhaven DC10

The Netherlands



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Highway

A4
A15
A16



Airport

Rotterdam 18 km
Amsterdam 70 km



Deep sea terminal

1 km



Clear Height

9,5 m - Unit 1
8 m - Unit 2



Floor Load

Unit A - 40kN/sqm
Unit B - 20kN/sqm

Location

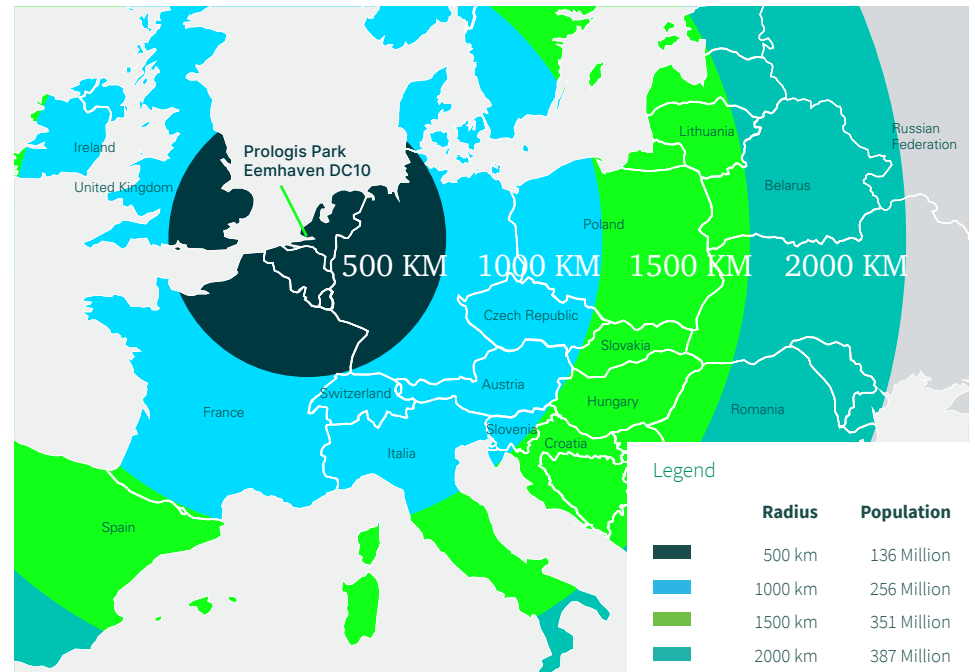
Prologis Park Eemhaven is ideally situated within the vibrant Distripark Waalhaven/Eemhaven, right in the heart of the Port of Rotterdam— Europe’s largest port. Strategically located alongside the A15 motorway (connecting Maasvlakte to Ridderkerk) and near the A16 motorway, the park offers seamless connectivity to key logistics hubs like Antwerp and beyond.

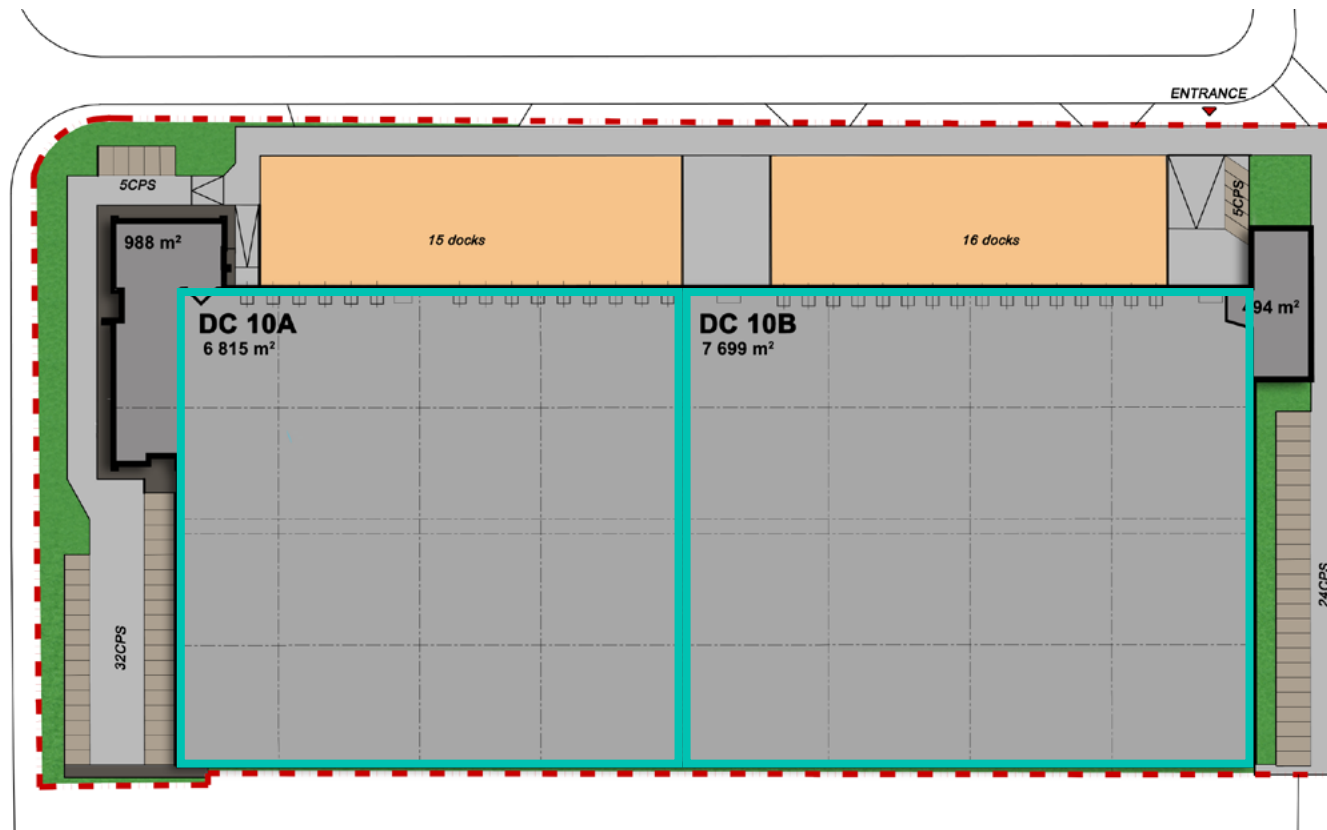
With its close proximity to the ECT and Uniport container terminals, as well as the Rail Service Centre, Prologis Park Eemhaven provides unrivaled tri-modal access to the European hinterland via road, rail, and water. This location ensures swift and efficient movement of goods, making it a vital link in Europe’s supply chain.

Just 15 minutes from Rotterdam Airport, the park offers effortless connections to national and international destinations. Its position next to deep-sea terminals facilitates rapid onward shipments via regular short-sea and feeder services, ensuring fast, efficient logistics operations across Europe and beyond.

This world-class location has already attracted several renowned companies, including Nippon Express, Geodis, Neele-Vat, Ziegler, and Burger Warehousing, who rely on Prologis Park Eemhaven’s superior logistics infrastructure and connectivity to drive their success.

Prologis Park Eemhaven: The gateway to Europe’s logistics network, where connectivity meets efficiency.





	Unit A	Unit B	Total
Warehouse	6,815 sqm	7,699 sqm	14,514 sqm
Office	988 sqm	494 sqm	1,482 sqm
Mezzanine	1,649 sqm		1,649 sqm
TOTAL	9,452 sqm	8,193 sqm	17,645 sqm
Parking	37	29	66
	Available	Available	



Specifications

Building description

Warehouse:

- Clear Height: 9.5 (Unit A), 8m (unit B).
- Floor load: 40kN/sqm (Unit A).
- Floor load: 20kN/sqm (Unit B).
- Construction: Steel construction on concrete piled foundation.
- Column grid/spacing: 16.2m x 11.4m
- Depth: 80 m.
- Docks: 15 (Unit A)/16 (Unit B) electrically operated doors (3,0 ×3,0m) with leveler (60KN).
- Doors: 1 (Unit A)/2 (Unit B) electrically operated drive-in door (4000 × 4200 mm).
- Heating: High performance HR- heaters, 13°C (at outside -10°C).
- Lighting: LED incl. motion detection 200/300 lux.
- Ready to use: Incl. fork-lift charging and sanitary rooms.

Office:

- Floor load: 5kN/sqm.
- Heating: Central heating.
- Cooling: Heat Pump VRF-cooling system (22°C outside 28°C).
- Ventilation: Mechanical ventilation with HR ("WTW").
- Insulation: Wall Rc 4.5, roof Rc 6.0
- Lift installation: n/a.
- Lighting: LED incl. motion detection 500 lux.
- Ready to use: Incl. carpet tiles, suspended ceiling, sanitary rooms and kitchenette.
- Environmental certification: Energy Label.

Outside Area:

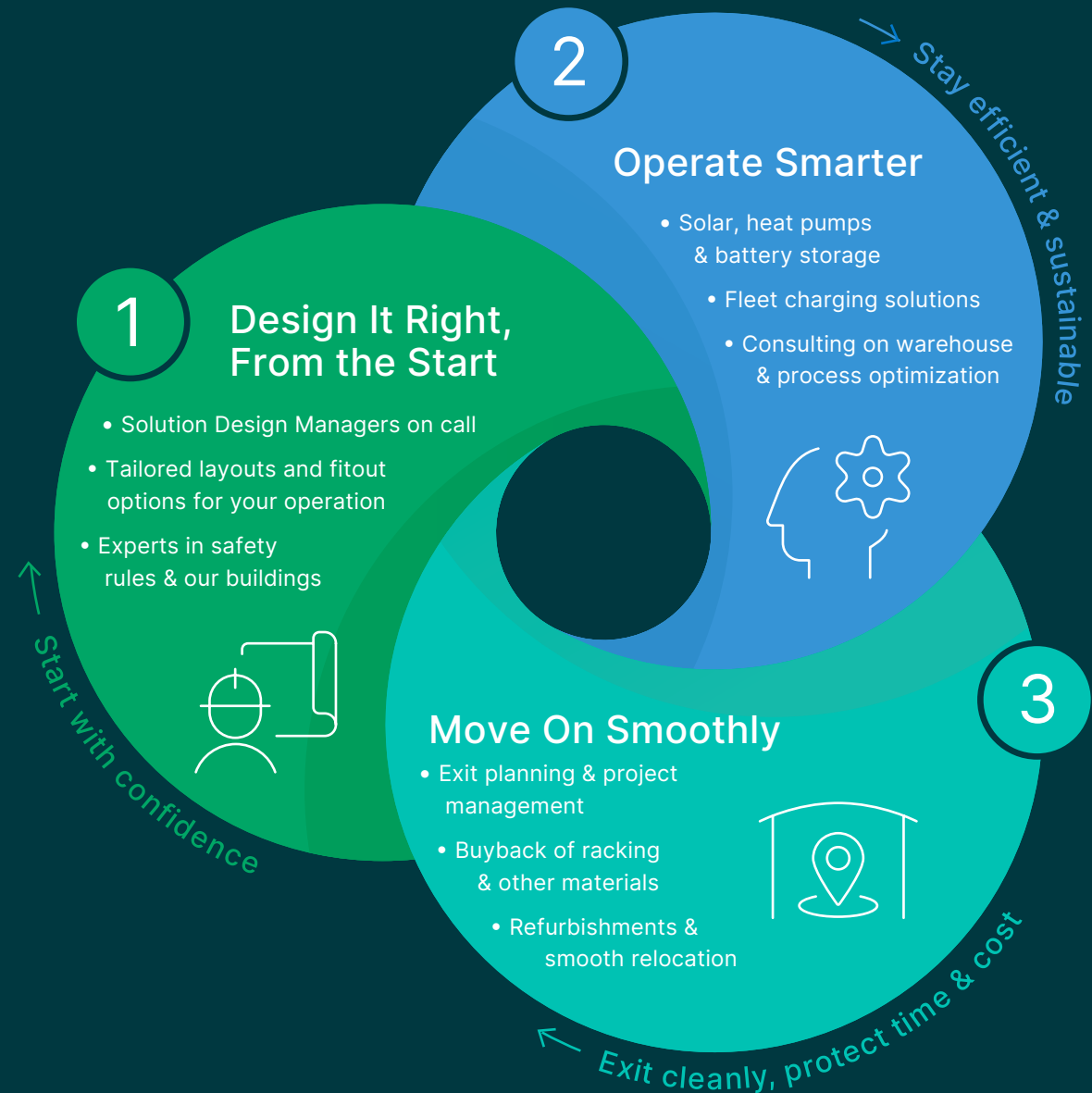
- Truck court depth: 27 m.
- Fence: 2m high steel bar fence.
- Gates: 4 electrically operated sliding gates, shared truck court.

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

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