

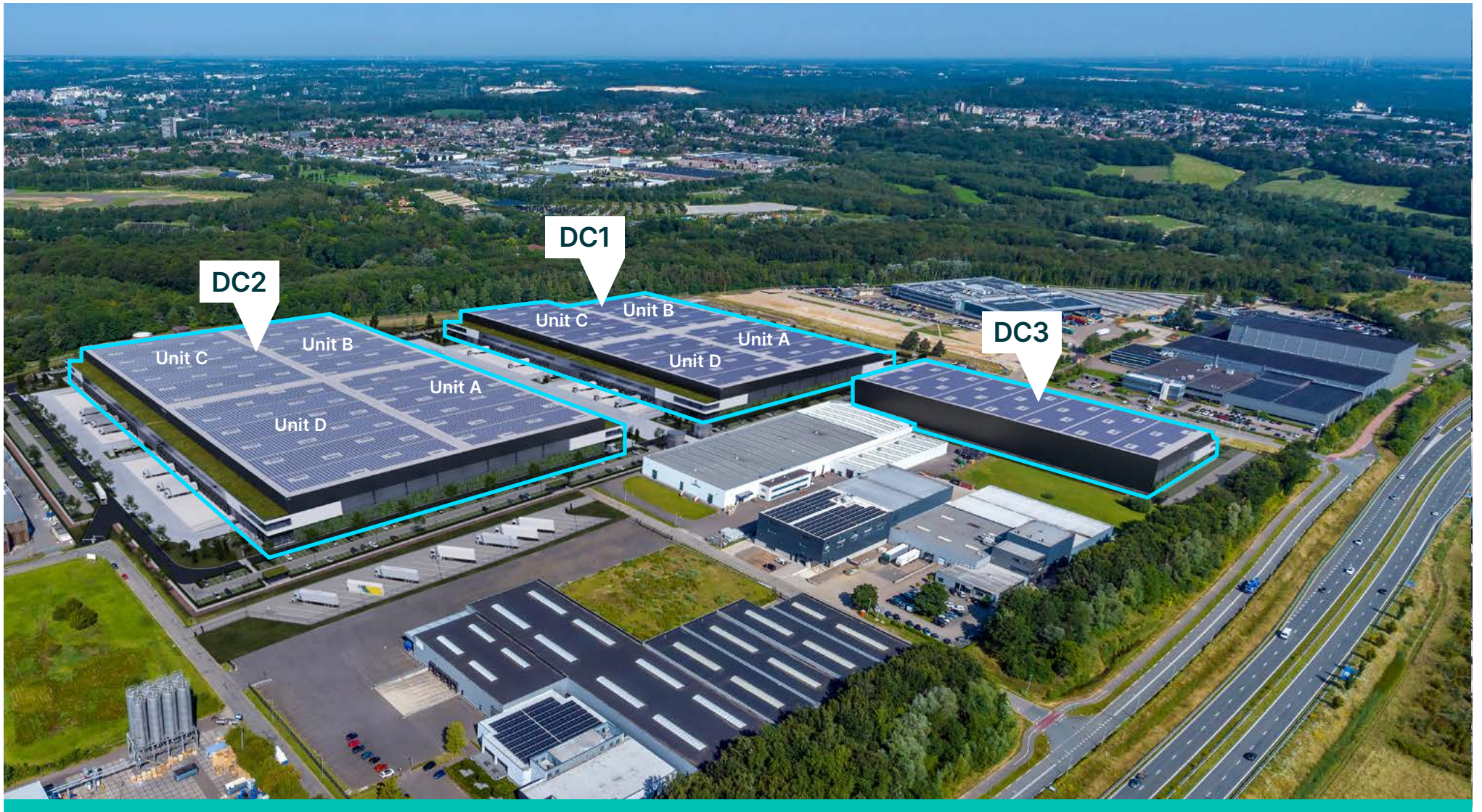
# Prologis Park Kerkrade

The Netherlands



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**Highway**  
A76 < 7 km



**Airport**  
Aachen - 25 km  
Maastricht - 25 km  
Liege - 68 km



**Inland terminal**  
35 km



**Clear Height**  
12.2 m



**Floor Load**  
50 kN/sqm

# Location

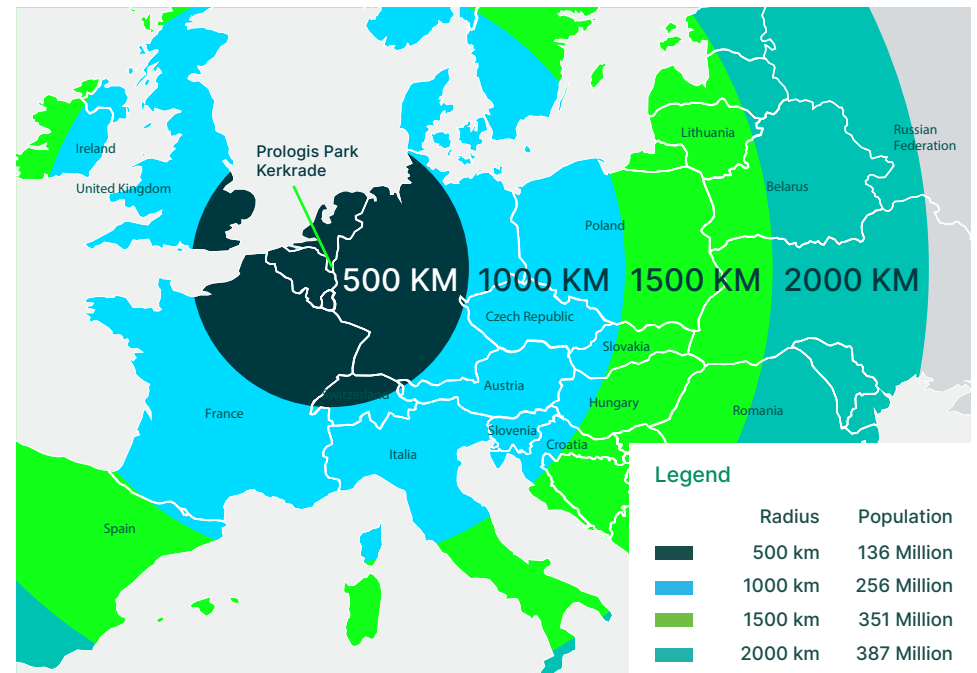
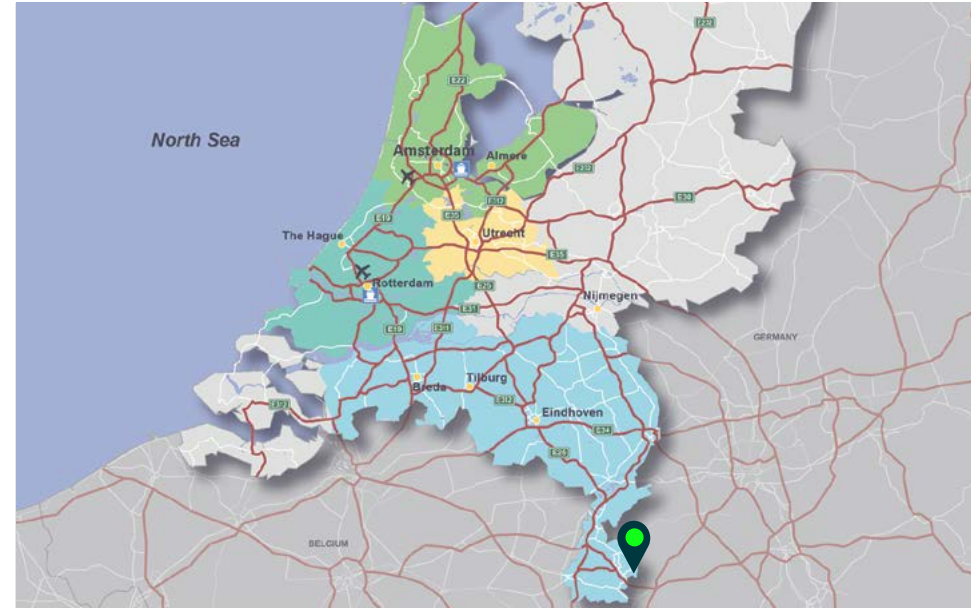
## Prologis Park Kerkrade – Gateway to Western Europe

Prologis Park Kerkrade is situated within the Dentgenbach Business Park on the western edge of the municipality of Kerkrade. Its unique position near the borders of Germany and Belgium makes it an ideal logistics hub for companies serving markets across Western Europe.

The park offers direct access to the N300 and lies in close proximity to the A76, one of the principal transport corridors connecting the Netherlands to major destinations in Germany — including Aachen, Düsseldorf, and Cologne-Bonn — as well as to Belgium's logistics centers such as Brussels and Antwerp. Additionally, Aachen, Maastricht and Leige Airport are a stone throw away, providing convenient air freight options.

Public transport connections are strong, with bus stops nearby and the Kerkrade-Eygelshoven train station located within a 1,5 km distance, ensuring seamless accessibility for employees and visitors alike.

Thanks to its central position in the Limburg region and its cross-border connectivity, Prologis Park Kerkrade offers an exceptional base for pan-European distribution and efficient last-mile delivery operations.





### Prologis Park Kerkrade DC1

#### UNIT A

Warehouse	10,753 sqm
Mezzanine	1,119 sqm
Office	503 sqm

#### UNIT B

Warehouse	9,985 sqm
Mezzanine	1,022 sqm
Office	503 sqm

#### UNIT C

Warehouse	12,193 sqm
Mezzanine	1,119 sqm
Office	503 sqm

#### UNIT D

Warehouse	10,753 sqm
Mezzanine	1,417 sqm
Office	503 sqm

#### TOTAL DC1

Warehouse	43,683 sqm
Mezzanine	4,563 sqm
Office	2,013 sqm

### Prologis Park Kerkrade DC2

#### UNIT A

Warehouse	12,961 sqm
Mezzanine	1,400 sqm
Office	503 sqm

#### UNIT B

Warehouse	14,593 sqm
Mezzanine	1,607 sqm
Office	503 sqm

#### UNIT C

Warehouse	16,453 sqm
Mezzanine	1,607 sqm
Office	503 sqm

#### UNIT D

Warehouse	1,4617 sqm
Mezzanine	1,400 sqm
Office	503 sqm

#### TOTAL DC2

Warehouse	58,623 sqm
Mezzanine	6,015 sqm
Office	2,012 sqm

### Prologis Park Kerkrade DC3

Warehouse	14,686 sqm
Mezzanine	1,681 sqm
Office	503 sqm

#### TOTAL DC1, DC2, DC3

Warehouse	116,993 sqm
Mezzanine	12,258 sqm
Office	4,528 sqm

# Specifications

## Building description

### Distribution Center/Warehouse:

- Clear Height: 12.2 m.
- Column Grid: 22.5 m x 12.0 m.
- Floor Load Capacity: 50 kN/sqm with point loads of 2 x 90 kN.
- Floor Construction: Reinforced concrete super-flat floor (DIN 15.185 compliant).
- Wall Composition: 2.4 m high concrete plinth with insulated metal wall panels.
- Dock Doors: Electrically operated doors (3.0 x 3.25 m), 67 mm thick, insulated, triple-pane sight window, inclusive of shelters and buffers.
- Levelers: 2.75 x 2.0 m + 1 Jumbo leveler per unit (4.5 x 2.0 m), 60 kN dynamic load / 100 kN static load.
- Drive-In Doors: 4.0 x 4.5 m, 67 mm thick, insulated, triple-pane sight window.
- Ventilation: Low-flow system with heat recovery (45 cum/h per person; occupancy 1 per 200 sqm).
- Heating: Heat pump VRF system, maintaining 13°C at -2°C external temperature, with ecofans.
- Sprinkler System: EFSR K25-ceiling system (FM-Global compliant).
- Lighting: LED lighting with motion detection, 200/300 lux.
- Thermal Insulation: Walls  $\geq 4.7$  sqmK/W; Roof  $\geq 6.3$  sqmK/W.
- Daylight: Skylights 1.5 x 6 m with sun-reflective foil, covering 2% of roof area.
- Forklift Charging: CEE 400V/16A and 400V/32A.
- Interior Colours: Roof RAL 9002 (grey/white), walls white-coated.

### Mezzanine:

- Depth: approx. 12 m.
- Clear Height (Under Mezzanine): 4.5 m.
- Floor Load Capacity: 5 kN/sqm (DIN 18.202 compliant)
- Daylight:
  - 1.2 m high window strip at mezzanine level,
  - 0.4 m high window strip above docks (under mezzanine).

### Office:

- Floor Load Capacity: 5 kN/sqm.
- Clear Height: 3.0 m.
- Ventilation: Dual mechanical ventilation with energy recovery.
- Heating: Heat pump VRF system, maintaining 18°C at -10°C external temperature.
- Cooling: Heat pump VRF system, up to 5°C below outside temperature (max external 28°C).
- Thermal Insulation: Walls  $\geq 4.7$  sqmK/W; Roof  $\geq 6.3$  sqmK/W.
- Lighting: LED with motion detection, 500 lux.
- Daylight: Triple-pane insulated sun-reflective glazing.
- Floor Finishes:
  - Reception, corridors, and ground floor: 450 x 450 mm stone tiles,
  - Office areas: Carpet tiles.
- Ceiling: Suspended ceiling tiles (60 x 60 cm or 60 x 120 cm), RAL 9010.
- Amenities: Kitchenette on each floor.

### Site/Exterior:

- Truck Court Depth: 36 m, heavy-duty pavement (SLW 4).
- Perimeter Fence: 2.4 m high steel bar fencing.
- Access Gates: 2 electric sliding gates and 1 speed gate (#3 only).
- Lighting: LED façade illumination
- Provisions:
  - Pipe sleeves for tenant installations (CCTV, security, access control),
  - Spare conduits to site entrance and corners for future tenant systems.
- Landscaping: Native vegetation supporting biodiversity (birdhouses, insect hotels).
- Power Supply: Up to 800 kWh per unit.
- Bicycle Facilities: Covered shed with charging points.
- PARKlife™ facilities: football field, calisthenics, green spaces and relaxation areas.

### Environmental Performance

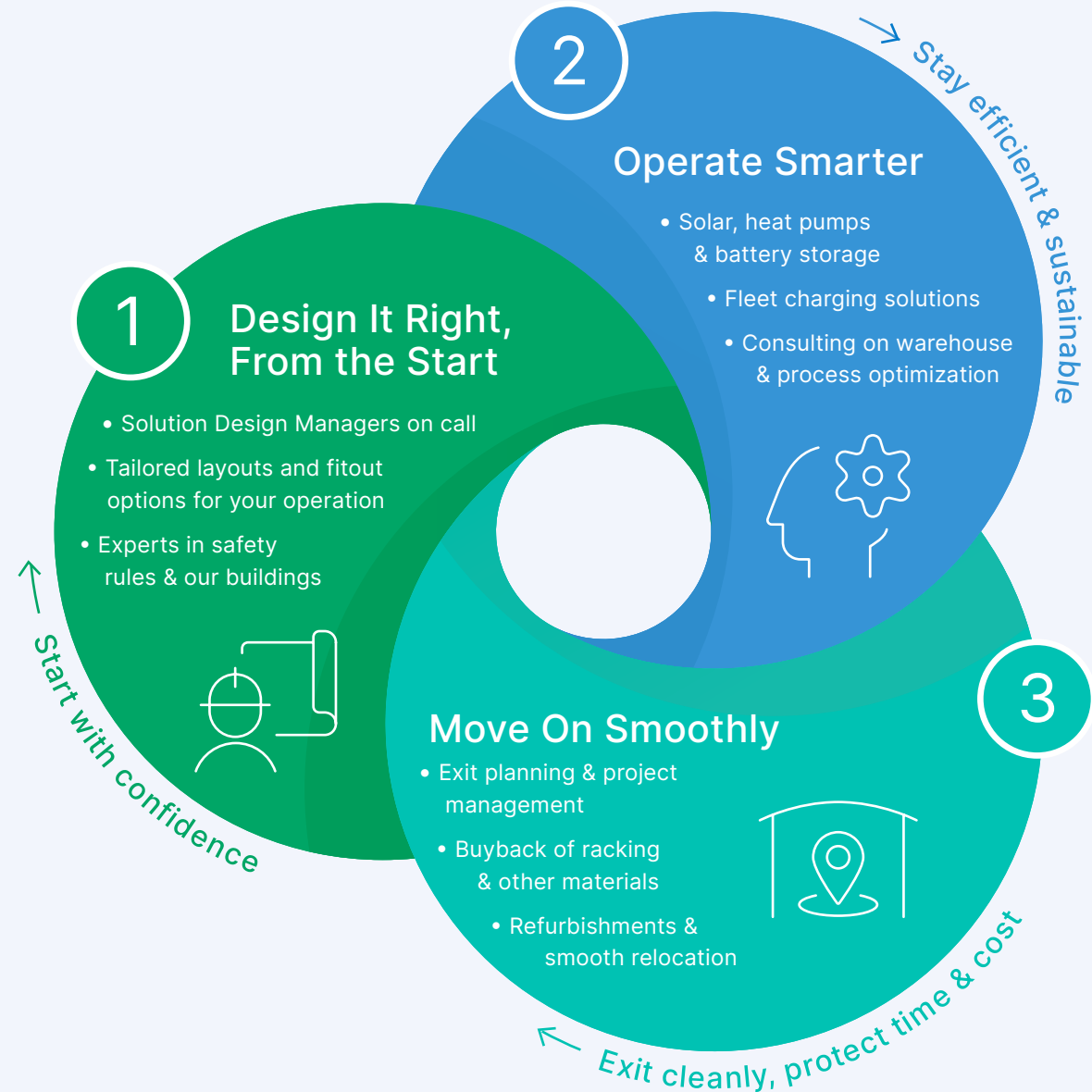
- Certification: BREEAM-NL “Very Good” (minimum).
- Roofing: 1.8 mm white PVC membrane
- Metering: Smart metering system with energy monitoring panel.
- Renewables: PV panel capacity varies per unit.
- EV Charging: 11 kW chargers for 10% of parking spaces.

# 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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