



# Prologis Park Breda DC4 - All Electric

The Netherlands

Please note, this property is still in development and therefore subject to change.  
[www.prologis.nl](http://www.prologis.nl)





PROLOGIS PARK BREDA DC4



**Highway**  
A16/E19 - 1 km



**Airport**  
Antwerpen - 45 km  
Eindhoven - 60 km  
Brussel - 83 km  
Amsterdam - 119 km



**Breda City Centre**  
18 km



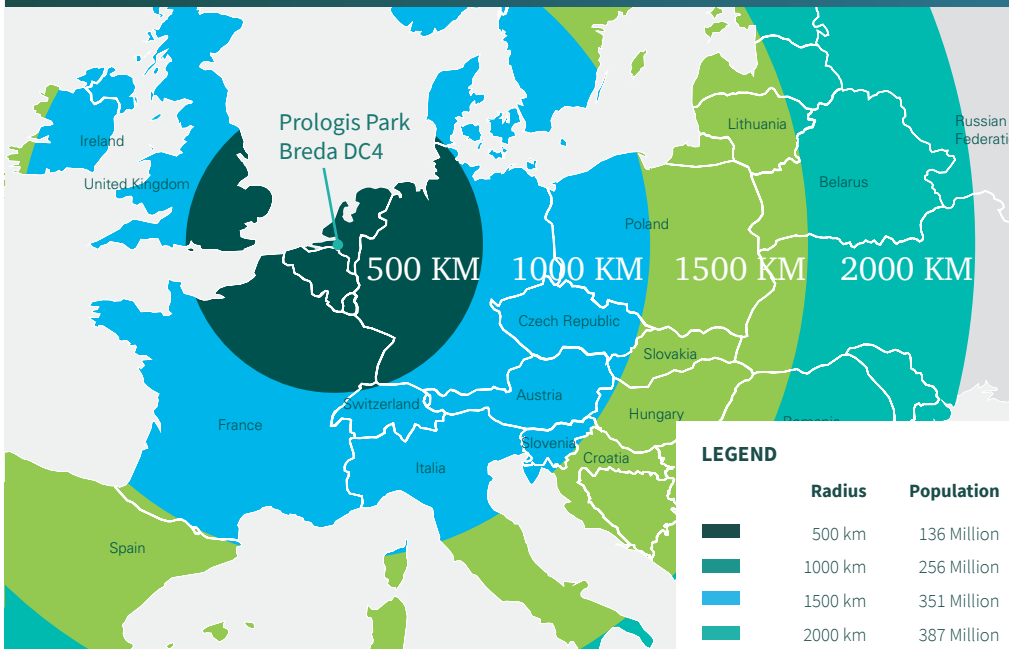
**Sea Port**  
Antwerp - 43 km  
Rotterdam - 58 km



### PROLOGIS PARK BREDA DC4 / COUNTRY MAP



### PROLOGIS PARK BREDA DC4 / CATCHMENT MAP

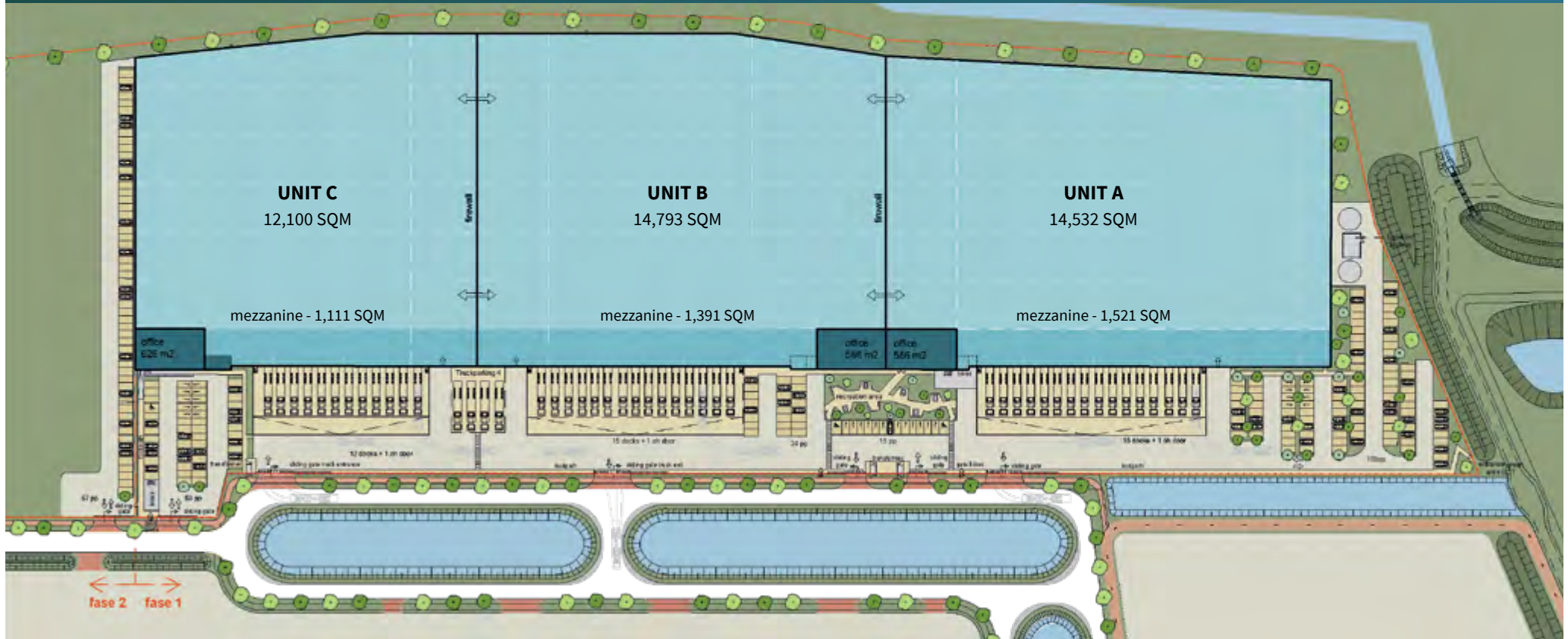


## Location

Breda is a meeting place and networking city with international allure. This is due to its unique geographic location between the main ports of Rotterdam and Antwerp. A combination which creates the possibility of fast and efficient transport worldwide. It's not a coincidence that Breda plays a leading role in logistic processes with many international companies having already chosen Breda as their European/regional distribution location.

The design of this development, its strategic location and its intended target group will give companies the opportunity to carry out their operations at an ideally situated location. The development is located at Business Centre Treeport, a sustainable and high-quality image. Prologis Park Breda DC4 will rightfully be an eye-catcher in a green environment and will have a high-quality and sustainable appearance. Due to its location along the A16 motorway (Antwerp/Breda/Rotterdam) the property is easily accessible and has direct access to the motorway.

**PROLOGIS PARK BREDA DC4 / SITEPLAN**



**TOTAL AREA OVERVIEW**

**Prologis Park Breda DC4**

	UNIT A	UNIT B	UNIT C	Total
Warehouse	14,532 SQM	14,793 SQM	12,100 SQM	<b>41,425 SQM</b>
Mezzanine	1,521 SQM	1,391 SQM	1,111 SQM	<b>4,023 SQM</b>
Office	586 SQM	586 SQM	626 SQM	<b>1,798 SQM</b>
<b>Car parking</b>	<b>116</b>	<b>61</b>	<b>81</b>	<b>258</b>
<b>Truck parking</b>	<b>-</b>	<b>2</b>	<b>2</b>	<b>4</b>

# Prologis Park Breda DC4 Specifications

## Building description

### General:

- Building certificate according to BREEM, minimum classification 'Excellent'.
- Transformer: 3 pcs, 630kVa per unit (A-B-C).
- Utility meters: each unit - 1 pcs. for power and water, 1 pcs. submeter for each office part.
- Smart metering for real time energy data.
- LED lighting.
- Building management system and control panel for building installations.
- Water-saving measures in sanitary rooms.
- Sprinkler system: K25-ceiling-sprinkler according to NFPA/FM-Global.

### Warehouse:

- All electric heating system in the warehouse.
- Clear height: 12.270 m (max. storage height between column grid), 11.445 m (on main grid line).
- Floor flatness: Super flat DIN 15185.
- Floor load: 50 kN/SQM.
- Point load: 2 x 75 kN per shelf post.
- Robust prefabricated reinforced concrete plinth h. 2.40 m (3.50 m at docks).

### Mezzanine:

- Mezzanine above docking area: depth approx. 12 m.
- Floor load: 7.5 kN/SQM.
- Floor flatness: Flat NEN 2747.

### Office:

- Heat pump VRF-cooling system.
- Architectural office design of open character with high ceilings and large glass areas.
- Open plan office with flexible lay out.
- Sanitary rooms equipped with ceramic floor and wall tiles.
- Kitchenette.
- Aluminum windows with insulating HR++ and sun-reflective glazing.

### Outside Area:

- Landscaping: ecological greenery and native plants that do not require irrigation and promote biodiversity, including bird houses and insect hotel.
- Electrically driven automatic entrance gates.
- Charging points for electric bicycles and vehicles.
- Sufficient parking on site.
- Bicycle shed.

# Prologis Essentials

**For easy set up and smooth operations**

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

**Prologis Essentials is the first complete warehouse solutions platform that lets you run, optimize and grow your business; how, when and wherever you want.**

It conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and care-free start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



## FORKLIFTS

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



## RACKING

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



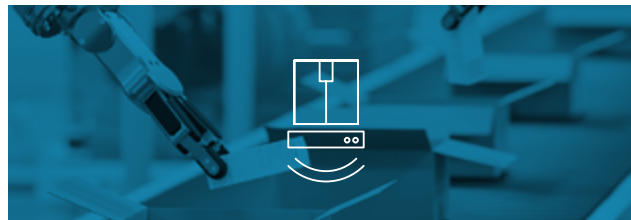
## SOLARSMART

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.



## WAREHOUSE ROBOTS

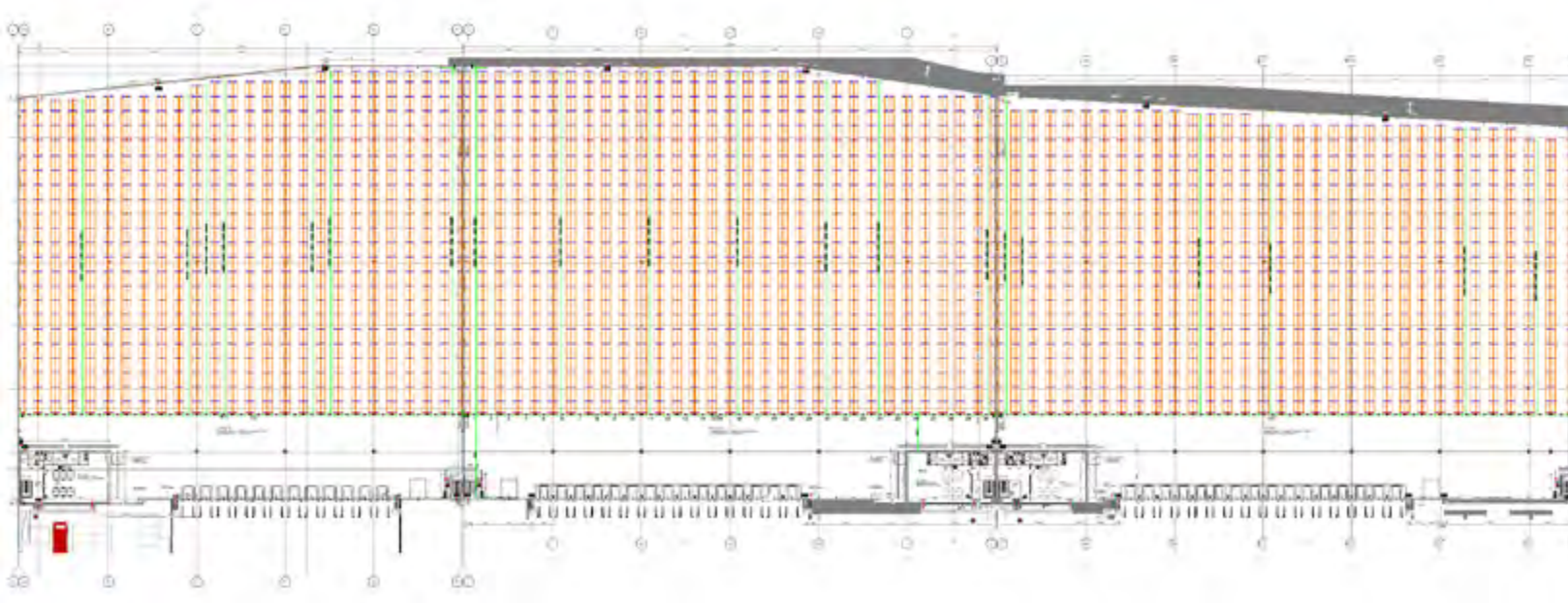
Transform your fulfilment and order picking with efficient, multi-bot systems to suit all needs.



## SAFETY

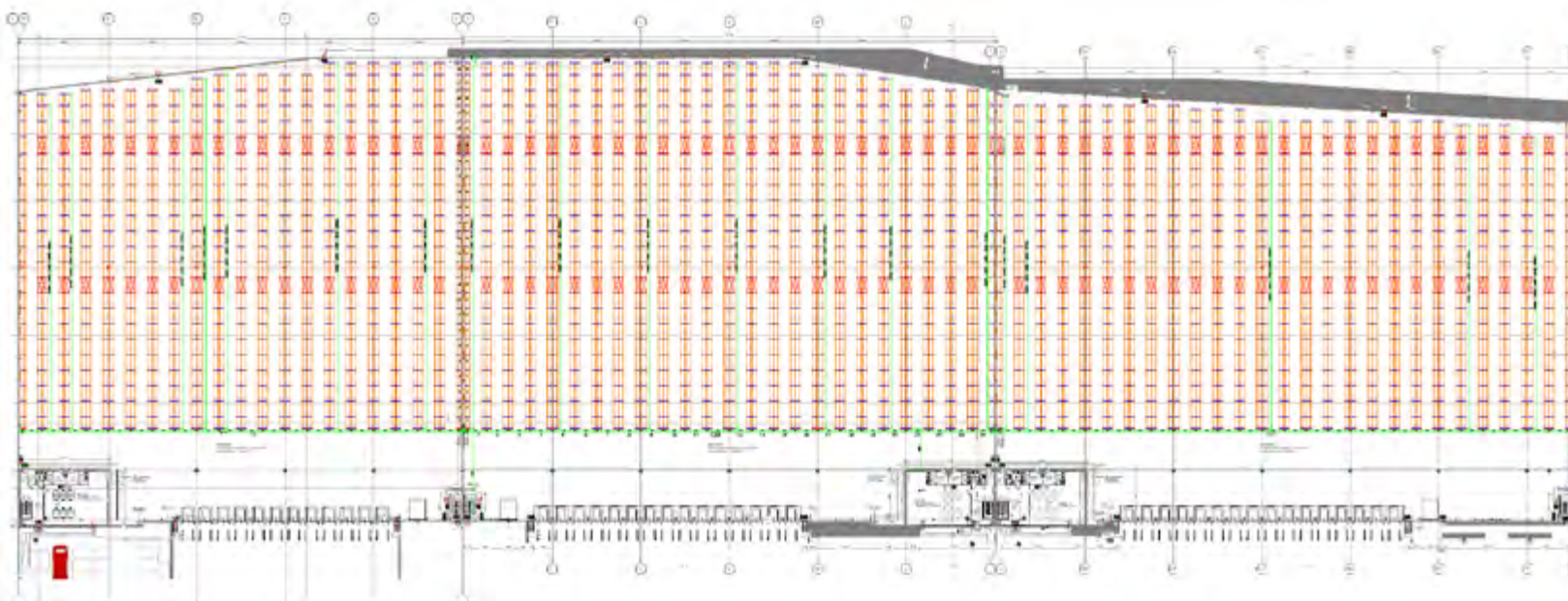
Durable protective gear to help look after people, materials, fittings and equipment in any warehouse environment.





Prologis Park Breda DC4  
NARROW AISLES

	Pallets
UNIT A	26,896
UNIT B	32,946
UNIT C	30,578
<b>Total</b>	<b>90,420</b>



Prologis Park Breda DC4  
WIDE AISLES

	Pallets
UNIT A	20,896
UNIT B	25,210
UNIT C	24,028
<b>Total</b>	<b>70,134</b>







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## PROLOGIS BENELUX

Symphony Offices  
Gustav Mahlerplein 17-21  
1082 MS Amsterdam  
The Netherlands

T + 31 (0)20 655 19 24  
[www.prologis.nl](http://www.prologis.nl)

## BROKERS

### De Lobel & Partners

T +31 (0)76 206 10 06  
[info@delobelpartners.nl](mailto:info@delobelpartners.nl)

### Cushman & Wakefield

T +31 (0) 88 199 8008  
[eindhoven@cushwake.com](mailto:eindhoven@cushwake.com)

## YOUR CONTACT

### Bart Konings

Director, Capital Deployment  
& Leasing

T +31 (0)6 1362 3753  
[bkonings@prologis.com](mailto:bkonings@prologis.com)

## PROLOGIS PARK BREDA DC4



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