



Prologis Park Waalwijk DC2BC - All Electric

The Netherlands



Highway
A58 - 2,9 km
A27 - 15 km
A2 - 20 km



Airport
Eindhoven - 50 km
Amsterdam - 75 km



Barge terminal
0 km



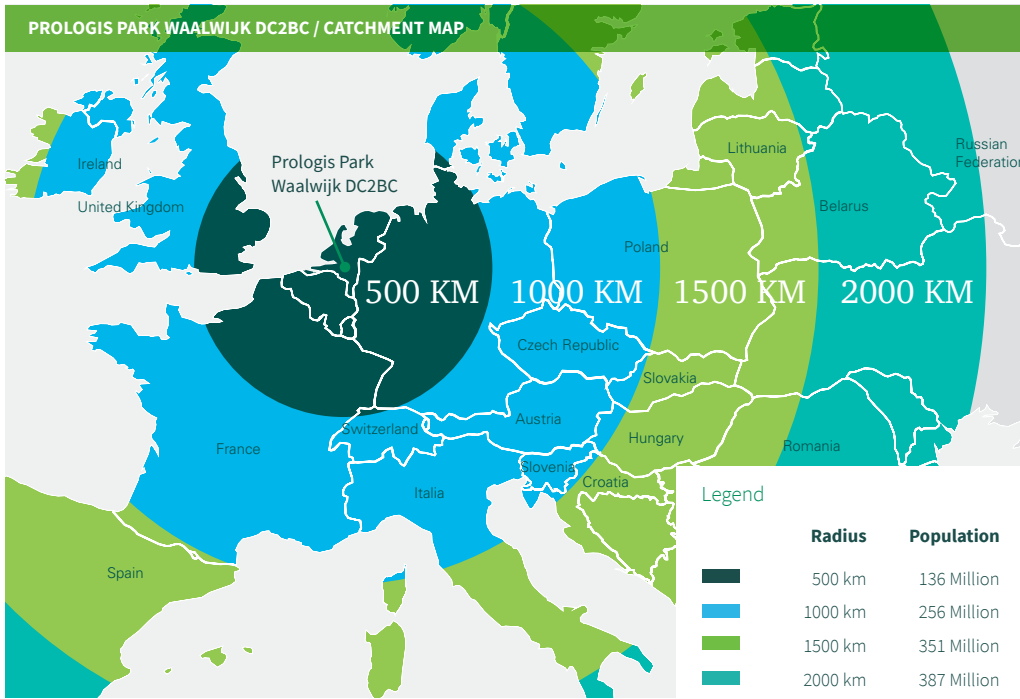
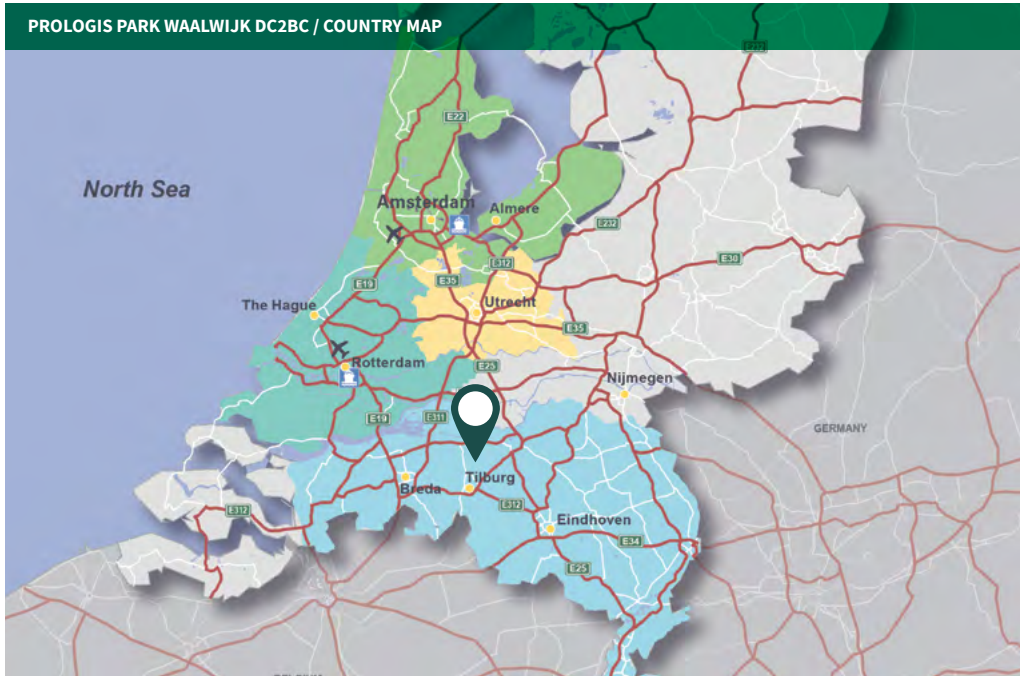
Sea Port
Rotterdam - 50 km



Clear height
12.2 m



Floor load Warehouse
50 kN/ sqm



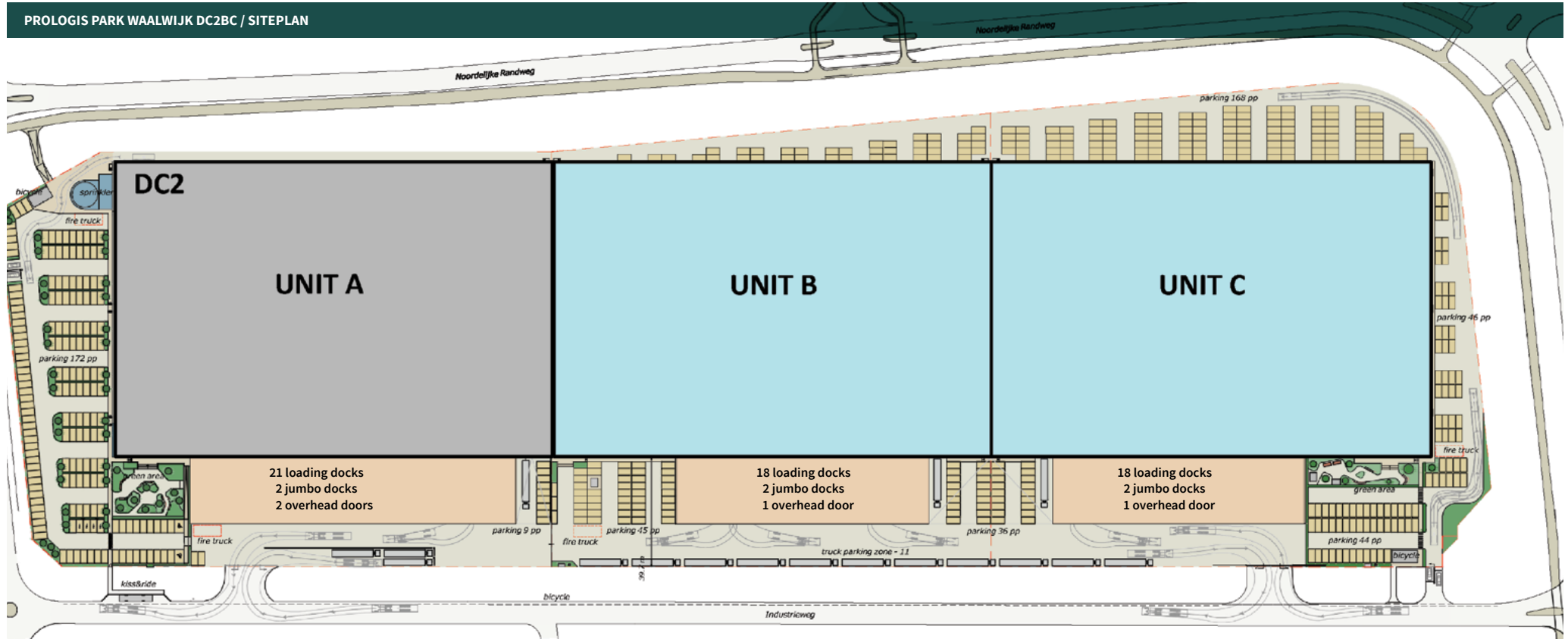
Location

Prologis Park Waalwijk DC2BC is a modern, well-equipped logistics hub that is strategically located in the Brabant area. Two units with a total of approximately 37,800 SQM and approximately 18,900 SQM each will be available soon.

The facility boasts outstanding infrastructure and transport connections. Close proximity of the A59 motorway ensures a fast connection with the hinterland, providing easy access to the significant logistics hubs of Rotterdam and Antwerp.

The nearby presence of the Regional Trans-shipment Centre Waalwijk BV (ROC Waalwijk) offers the alternative to transporting sea containers by road in the form of inland shipping. Besides, a new barge terminal at Prologis Park Waalwijk DC2BC is in process right now. This new barge terminal will be located adjacent to Prologis Park Waalwijk.

This all adds up to the ideal location from which to deliver the modern, multimodal logistics services required to support the unprecedented growth of the region. Prologis Park Waalwijk is a modern, high-quality distribution center that strengthens our position in this important market. And in common with all of our logistics park concepts, it gives us the ability to build long-lasting relationships with prospective clients and existing customers alike.



TOTAL AREA OVERVIEW

Prologis Park Waalwijk DC2BC

	UNIT A	UNIT B	UNIT C	Total
Warehouse	16,740 SQM	16,910 SQM	16,740 SQM	50,390 SQM
Mezzazine (optional)	1,620 SQM	1,890 SQM	1,620 SQM	5,130 SQM
Office	540 SQM	100 SQM	540 SQM	1,180 SQM
Total	18,900 SQM	18,900 SQM	18,900 SQM	56,700 SQM
Car parking	181	169	170	620
Truck parking:	4	6	5	15
	Leased	Available	Available	

Prologis Park Waalwijk DC2BC Specifications

Building description

Warehouse

- Clear height: 12.2 m.
- Column grid: 22.7 x 11.85 m.
- Maximum floor load capacity: 5,000 kg/sqm.
- Loading docks (with dock levelers): 36.
- Jumbo docks (with dock levelers): 4.
- Overhead doors: 2.
- Hall entrances: 1 per unit.
- Transformer: 1.600 kVa, 2 pcs.
- Sprinkler system: K25-ceiling-sprinkler according to NFPA/FM-Global equipped with additional cut-off valves for water saving during test runs.
- Lighting: LED
 - Warehouse: 200 lux.
 - Picking zone: 300 lux.

Office

- Open plan office with flexible lay out.
- Kitchenette, reception, social area.
- Aluminum windows with insulating HR+++ sun-reflective triple pane glazing $U_w \leq 1.0W/sqmK$.

Mezzanine (column-free)

- Mezzanine above docking area: depth 12 m, no columns underneath.
- Clear height under mezzanine approx. 4.50 m.
- Floor load: 5 kN/ sqm.

Sustainability

- All Electric.
- Building certificate according to BREEAM, minimum classification 'Excellent'.
- Healthy building certificate of IWBI (International Well Building Institute) according to WELL v2, Core, minimum classification 'Silver'.
- PV-panels on roof warehouse.
- All electric heating system consisting of electric heat pumps (external - on roof), VRF air-source distribution connected to low-temperature air heaters with a design temperature of min. 13 °C in warehouse. System is for cooling and heating.
- All electric heating/cooling system combined with eco-fans for heat/cooling distribution.
- Heat pump VRF-cooling system design temperature 20 °C (at outside temperature of 25 °C) and ventilation system > 2-fold with efficient energy recovery in the offices. System is applicable for cooling and heating.
- Water-saving measures in sanitary rooms.
- Smart metering for real time energy data.
- LED Lighting.

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