

Prologis Park Roosendaal DC1

Available as of May 1, 2026

The Netherlands



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Highway
A58 – 4 km



Airport
Antwerp – 38 km
Rotterdam Airport – 47 km
Eindhoven Airport – 64 km
Brussels Airport – 70 km
Amsterdam Airport – 89 km



Sea Port
Antwerp – 38 km
Rotterdam – 63 km



Clear Height
10.8 m



Floor Load
50 kN/sqm

Location

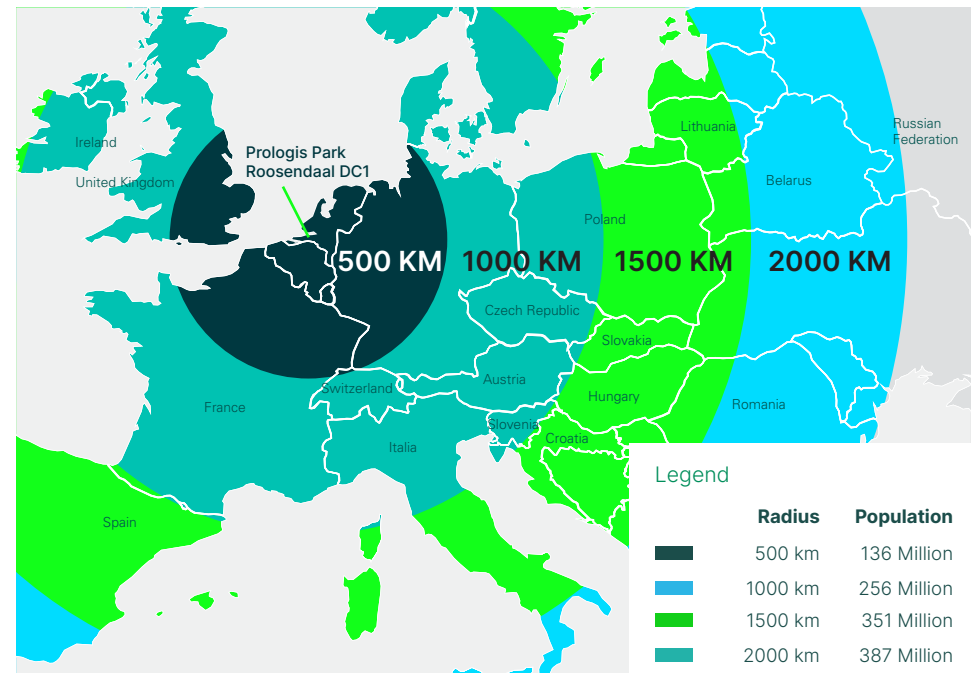
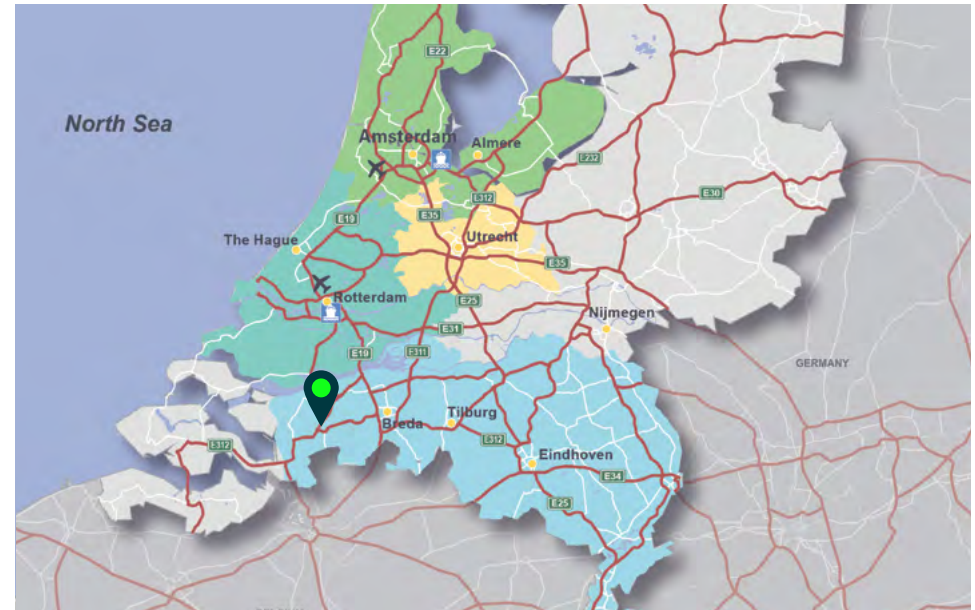
Prologis Park Roosendaal DC1 is strategically situated in the southern Netherlands, offering seamless connectivity to major European logistics corridors. Located near the A58 motorway, which links directly to the A16 (Rotterdam–Antwerp) and A58 (Breda–Eindhoven), offering excellent regional and international logistics connectivity.

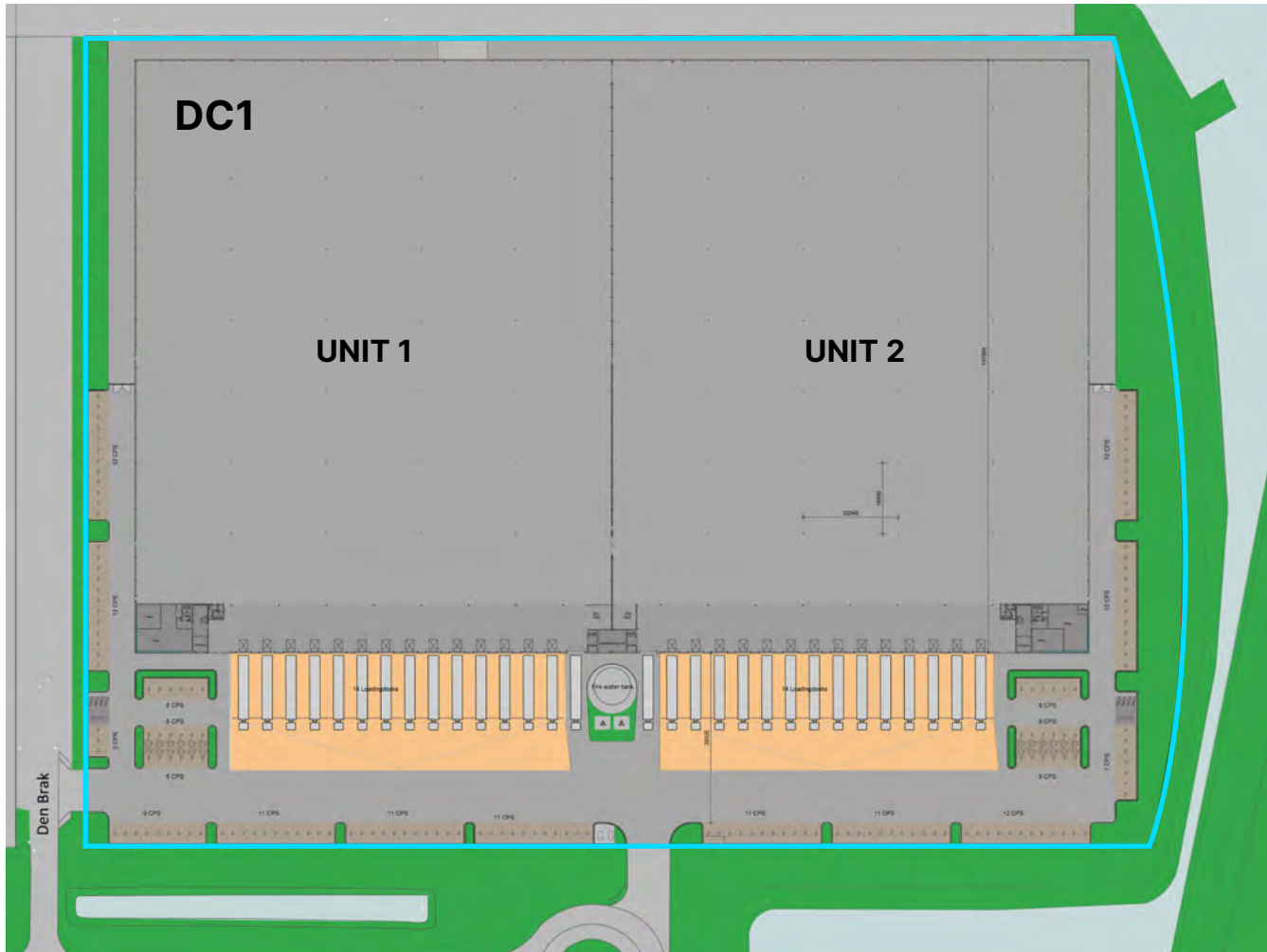
The facility is designed to meet the highest standards of modern logistics operations. With a focus on sustainability, DC1 aims for BREEAM Very Good certification and incorporates features such as LED lighting, all electric heating system in the offices, solar panels, and EV charging points. These enhancements not only reduce environmental impact but also offer operational cost savings.

Prologis Park Roosendaal DC1 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 Borchwerf 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, Borchwerf has accelerated its ambition to become future-proof. It leads in sustainable innovation, aiming to be CO₂-neutral by 2030.

Experience the advantages of a location that combines strategic access, sustainable ecosystem, and a dynamic logistics ecosystem at Prologis Park Roosendaal DC1.





Roosendaal DC1

UNIT 1

UNIT 2

Warehouse	14,979 sqm	14,979 sqm
Office/Social Area	515 sqm	515 sqm
Mezzanine Area	822 sqm	822 sqm
Car Parking	90 pcs	90 pcs

Specifications

Building description

General:

- Building depth: app. 138 m.
- Building length: app. 221 m.
- Column space depth: app. 16.5 m.
- Column space length: app. 22 m.
- Year of construction: 2009.

Warehouse:

- Clear height warehouse: app. 10.8 m.
- Floor load warehouse: 40 kN/sqm.
- Floor load mezzanine: 8 kN/sqm.
- Transformer kVA amount: 630 kVA.
- Contracted capacity (2 EAN-codes)*: 297 kW.
- Warehouse lighting: LED.
- Heater warehouse: indirect-fired gas heater.
- Utilities
 - Gas;
 - Water;
 - Electricity.
- Sprinkler system type: ESFR.
- Sprinkler system K value: 14.

Office:

- Floor load office: 4 kN/sqm.
- Office lighting: LED.
- Heater office: CV.
- Airco office: partially VRF and chiller.

Outside area:

- Front truck court depth: app. 38 m.
- Car parking: 176 pcs.
- Truck parking: 6 pcs.
- EV car charging: 4 pcs (4 extra chargers to be placed).
- Site security: Fully fenced, height app. 2 m.
- Exterior lighting: LED.
- Dock doors: 14 pcs.
- Dock levellers: 14 pcs.
- Ground level door: 1 pcs.

Contracted Capacity* **297 kW**

Our Prologis Park Roosendaal DC1 offers high contracted power availability, making it the ideal base for power-reliant industrial and logistics activities - ready to support your operations today and as they expand.

*Contract in the name of current lessee.

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.



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