



Prologis Park Venlo DC9

The Netherlands



Highway

A67
A73



Airport

Weeze - 40 km
Eindhoven - 60 km
Dusseldorf - 68 km
Schiphol - 180km



Barge terminal

ECT - 7 km



Rail terminal

Greenport - 0.3 km
Hutchinson Port - 5 km
Cabooter - 6.6 km



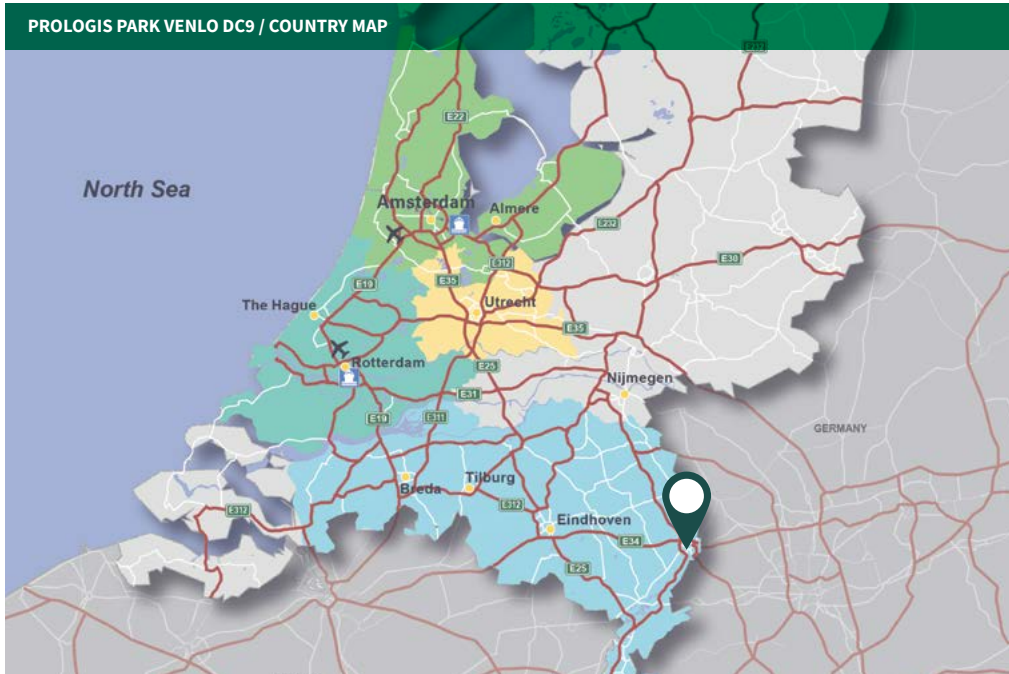
Clear height

12.2 m



Floor load

Warehouse :
50 kN/SQM
Mezzanine:
5 kN/SQM



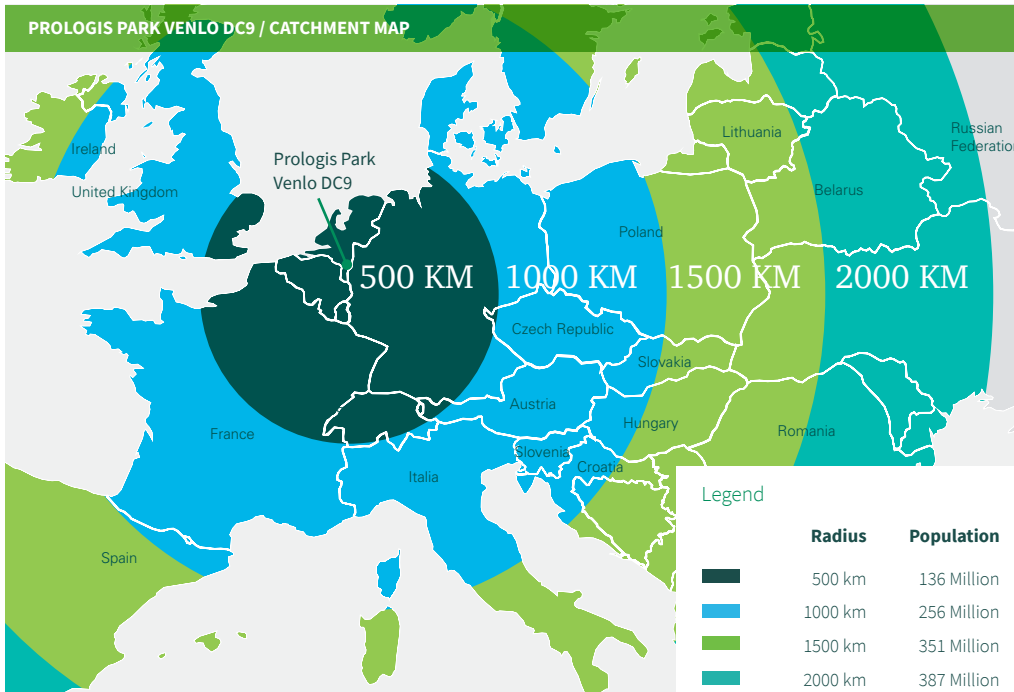
Location

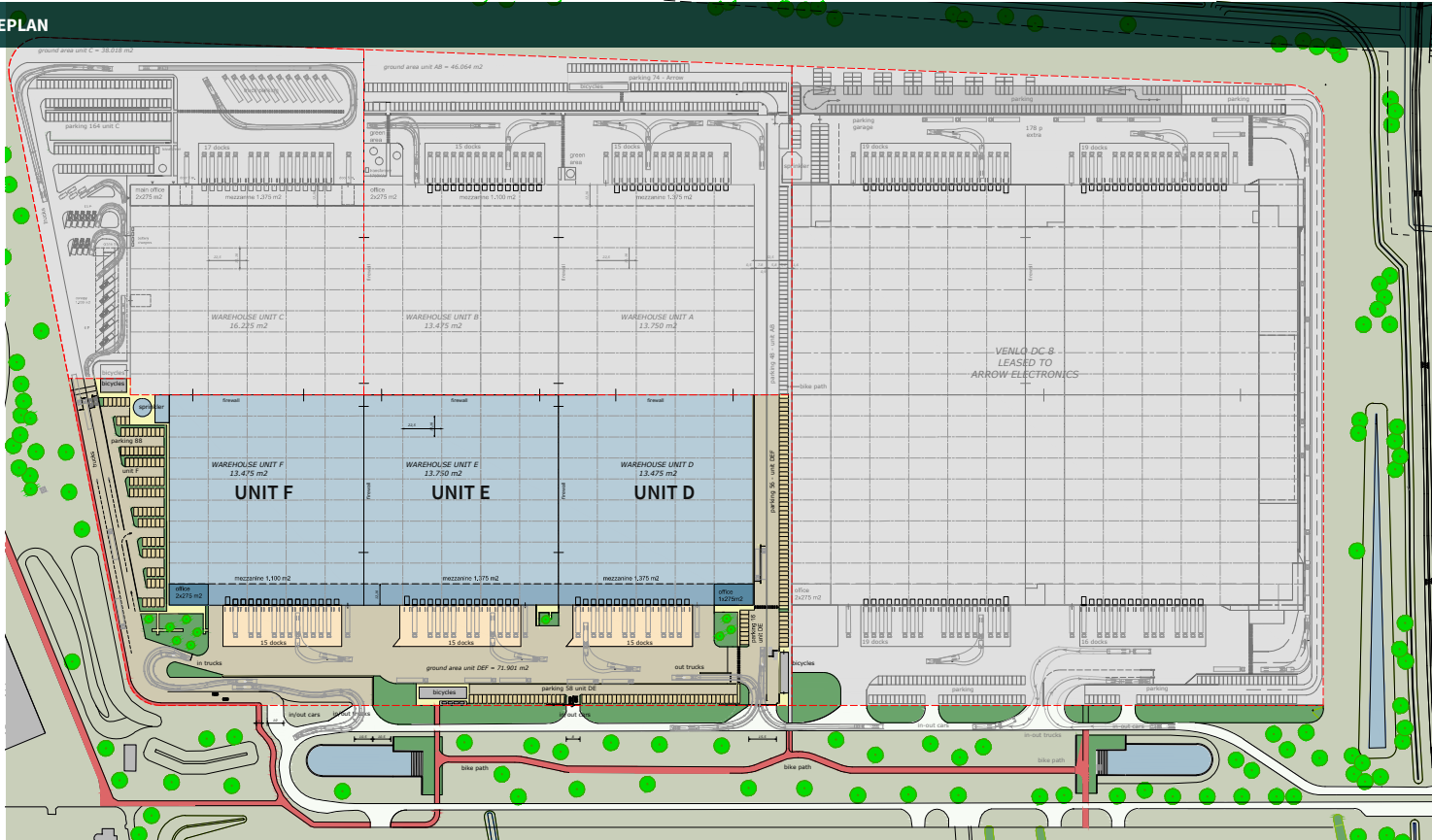
Venlo is where growth opportunities and supply, demand and transport options merge. It is an excellent base for businesses across all sectors due to its dynamic residential environment and exemplary infrastructure. At Prologis Park Venlo, a total of approximately 45,000 SQM will be available. This high-quality logistics space could be divided into as many as 3 units.

Eco-industrial park Trade Port North is on the way to becoming the center for high-quality, sustainable logistics in Northern Europe. The park is designed to allow logistical and industrial companies to share infrastructure in order to enhance production and minimize costs.

At Trade Port North, Prologis exclusively holds a large-scale land position and is ready to grow its existing platform of high-quality distribution centers in Venlo by an additional 45,000 SQM. Prologis Park Venlo is a modern logistics park located in Trade Port West and Trade Port North. It currently consists of seven distribution facilities with a total area of approximately 377,000 SQM leased to well-known customers, such as UPS, Geodis, Nu Skin, Europa Apotheek, XPO and Dentsply Sirona.

Prologis Park Venlo DC9 exemplifies Prologis' ambition to expand in Venlo further with a new state-of-the-art logistics center totaling 45,000 SQM at Trade Port North.





TOTAL AREA OVERVIEW

Prologis Park Venlo DC9

	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	Total
Warehouse	13,750 SQM	13,475 SQM	16,225 SQM	13,475 SQM	13,750 SQM	13,475 SQM	84,150 SQM
Office	0 SQM	550 SQM	550 SQM	275 SQM	-	550 SQM	1,925 SQM
Mezzanine	1,375 SQM	1,100 SQM	1,375 SQM	1,375 SQM	1,375 SQM	1,100 SQM	7,700 SQM
Total	15,125 SQM	15,125 SQM	18,150 SQM	15,125 SQM	15,125 SQM	15,125 SQM	93,775 SQM
Car Parking	91	92	164	73	73	73	566
	Leased	Leased	Leased	Available	Available	Available	

Prologis Park Venlo DC9 Specifications

Building description

General:

- Transformer: 1 pcs. 1,750 kVa.
- Transformer prepared with spare fields for over capacity.
- Utility meters: each unit 1 pcs. for power, gas and water.
- Smart metering for real time energy data.
- LED lighting.
- Healthy building certificate of IWBI (International Well Building Institute) according to WELL v2, Sheel & Core.
- Building certificate according to BREEAM, minimum classification 'Very Good'.

Warehouse:

- Clear height: 12.2 m.
- Floor load: 5,000 kg/sqm.
- Point loads of 2 x 75 kN per shelf post.
- Floor flatness: Superflatt DIN 15.185.
- Columns in expedition area protected by A-Safe collision protection.

Mezzanine:

- Mezzanine above docking area: depth approx. 12 m.
- Floor load: 500 kg/sqm.
- Floor flatness: DIN 18.202.

Office:

- 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 $U_w \leq 1.1W/sqmK$ and sunblinds.

Outside area:

- Electrically driven automatic entrance gates.
- Sufficient parking on site
- Automatic barriers and intercom system with high/low post at truck site entrance.
- Charging points for electric bicycles and vehicles.
- 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.



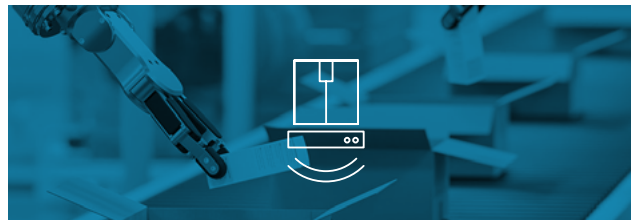
SOLARSMART

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 BENELUX

Symphony Offices
Gustav Mahlerplein 17–21
1082 MS Amsterdam
The Netherlands
T + 31 (0)20 655 19 24
www.prologis.nl

YOUR CONTACT

Bart Konings
Director, Capital
Deployment & Leasing
T +31 (0)6 1362 3753
bkonings@prologis.com

BROKERS

CUSHMAN & WAKEFIELD

T +31 (0) 88 199 8008
cushmanwakefield.nl

JLL

T +31 (0) 40 250 0100
jll.nl

No warranties or representations, expressed or implied, are made as to the accuracy or completeness of the information contained herein. All sizes are approximate. Prologis makes no commitment to update the information contained herein, and may make changes to these materials at any time without notice.