



Available for lease

Columbus 20-28 , Bornerbroek



JLL

*Achieve
Ambitions*

Columbus 20-28

T-Port Logistic Campus: a unique campus located on a new logistic hotspot of Europe.

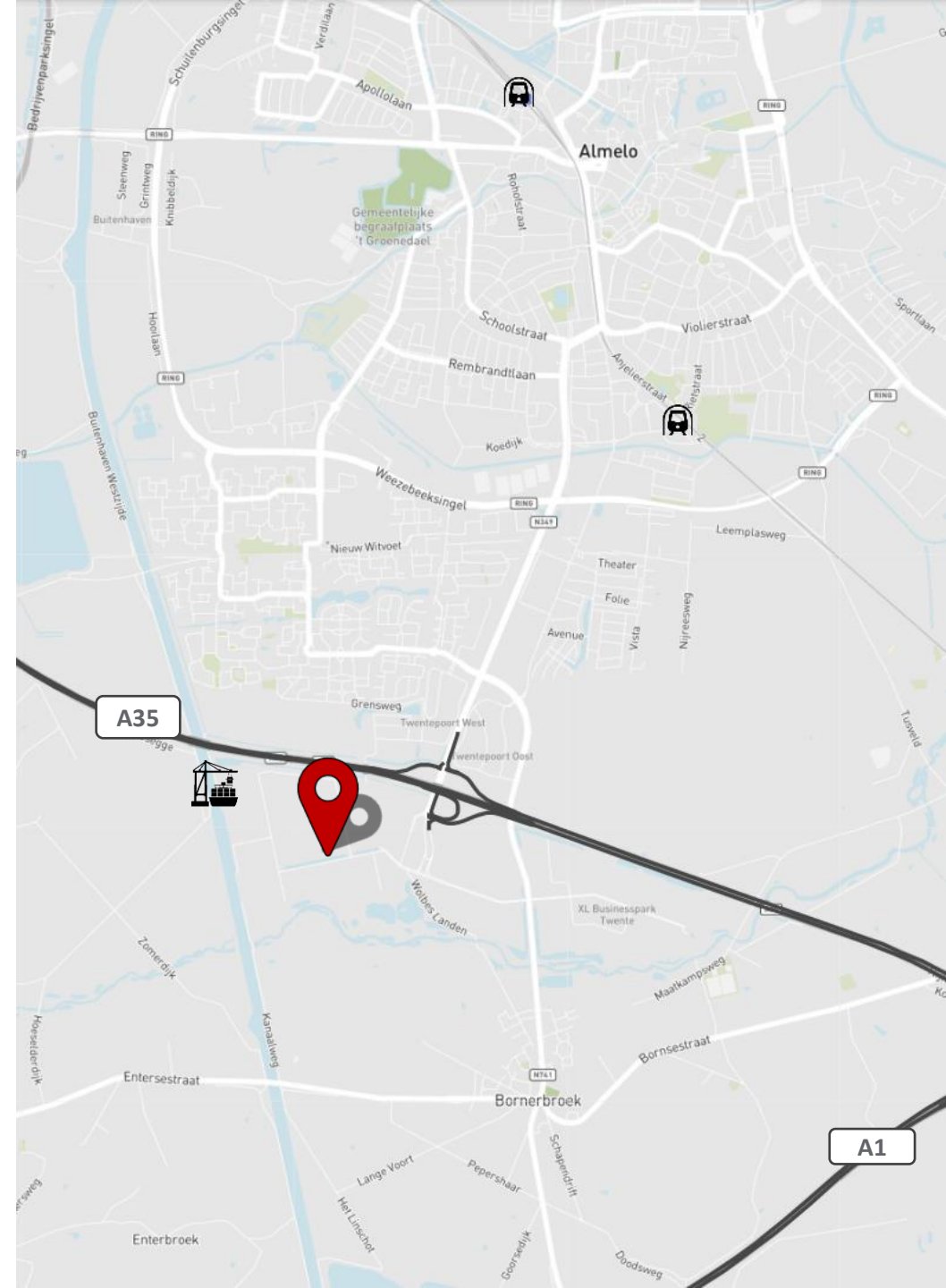
The campus consists of a modern and multi-functional distribution center with a total of 180.000 sq.m. warehouse surface, which can be divided in separate and linkable units of approx. 10.000 to 15.000 sq.m. To guarantee an efficient handling of all the logistic processes, the warehouse is built with a maximum amount of loading docks per unit. Spread out over the campus there's plenty of employee parking, separate from the lorry traffic.

Location

The site is situated on XL Businesspark Twente in Almelo and is a unique AAA-view location on the A35 highway with multimodal transport flows. The campus has a barge terminal on site. Furthermore, it is worth mentioning that Twente Airport, situated at 20 km, is available for business flights. The campus has its own barge terminal operated by Combi Terminal Twente (has three terminals in Rotterdam, Hengelo and Almelo and handles approximately 300,000 t/a annually, making it the largest inland terminal in The Netherlands. And last but not least, in the region there is still highly motivated labor available. In this area there is a close collaboration between special educational institutions, the government and the business community.

Accessibility

The site is situated on XL Businesspark Twente in Almelo and is a unique AAA - view location on the A35 highway with multimodal transport flows. The campus has a barge terminal on site. Furthermore, it is worth mentioning that Twente Airport, situated at 20 km, is available for business flights. The campus has its own barge terminal operated by Combi Terminal Twente (has three terminals in Rotterdam, Hengelo and Almelo and handles approximately 300,000 t/a annually, making it the largest inland terminal in The Netherlands. And last but not least: in the region there is still highly motivated labor available. In this area there is a close collaboration between special educational institutions, the government and the business community.



Available spaces

Unit 1:	Warehouse: 14,496 sq.m. Mezzanine: 2,136 sq.m. Office: 1,402 sq.m.	Unit 6:	Warehouse: 11,333 sq.m. Mezzanine: 1,429 sq.m. Office: built-to-suit
Unit 2:	leased	Unit 7:	Warehouse: 12,368 sq.m. Mezzanine: 1,737 sq.m. Office: 1,402 sq.m.
Unit 3:	Warehouse: 14,433 sq.m. Mezzanine: 2,136 sq.m. Office: 1,374 sq.m.	Unit 8:	Warehouse: 11,333 sq.m. Mezzanine: 2,124 sq.m. Office: built-to-suit
Unit 4:	leased	Unit 10:	Warehouse: 14,496 sq.m. Mezzanine: 2,001 sq.m. Office: 1,086 sq.m.

Parking

Sufficient parking on site.



Delivery level

The units will be delivered according to the following specifications:

- Clear height: 13,7 m (creating 15-20% more pallet space);
- Span & column grid suitable for both small and wide aisles;
- 1 dock door per 1.000 sq.m.;
- dock equipped with dockleveller (60kN dynamic load), shelter and bumper bars;
- 1 ground level access door (4m x 4,7m) per unit;
- Floor load: 50kN/sq.m.;
- Maximum point load pallet racking: 80kN/foot;
- Flatness tolerance: according DIN15185 Superflat;
- Insulated concrete plinth with a height of 2,5m;
- Certified automatic sprinkler installation (ESFR roof sprinklers);
- Fire hose and hydrants conform to local regulations and building code;
- Fire alarm and evacuation system conform to the rules and code;
- Heating (12°) and ventilation system;
- Lighting: energy efficient LED.

Mezzanine

- Mezzanine with a depth of 24m above expedition area;
- Floor load of 10kN/sq.m.;
- Windows for natural light.

Offices

- Offices on ground floor and mezzanine level with an open floor plan;
- High-end VRF-system for cooling and heating;
- Lighting: energy efficient LED, 500 Lux at worktable level;
- Fully equipped pantry;
- High-end finishing.

Site:

- Perimeter fencing with automated entrance gate;
- Loading area 40m deep;
- Exterior lighting for loading area, circulation roads and park yards;
- Parking yard for cars;
- Completely separated freight- and passenger traffic.



Rent

On request.

Service charges

On request.

Lease term

In consultation.

Commencement date

Unit 6 is immediately available.

For the other units, delivery is within 10 to 12 months after signing a lease agreement.

Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

VAT

All amounts exclude service costs and Value Added Tax (VAT).



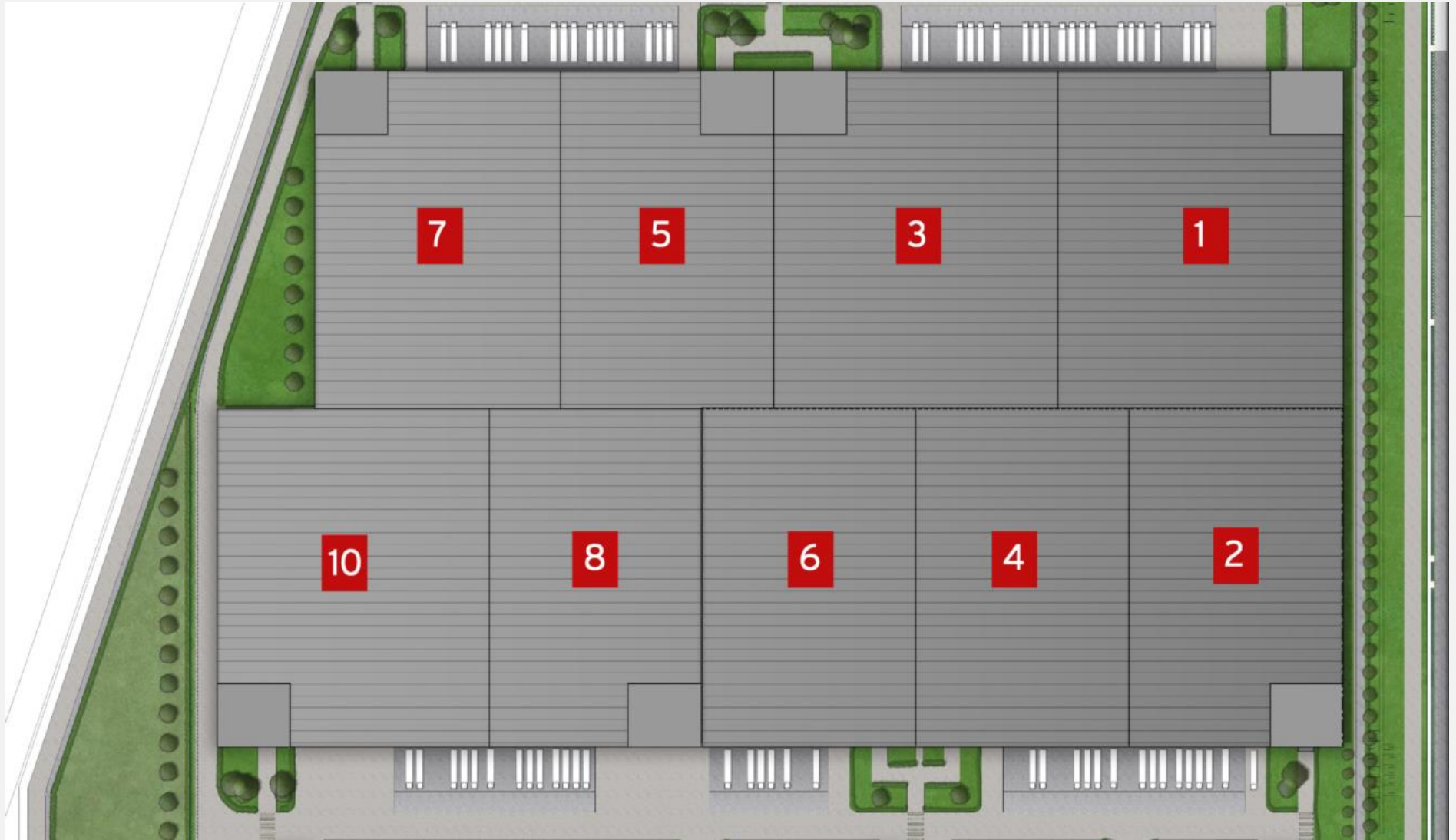
Pictures



Renders



Floor plan



Contact



JLL Industrial & Logistics
Parnassusweg 727
1077 DG Amsterdam
020 5405 405
www.jll.nl

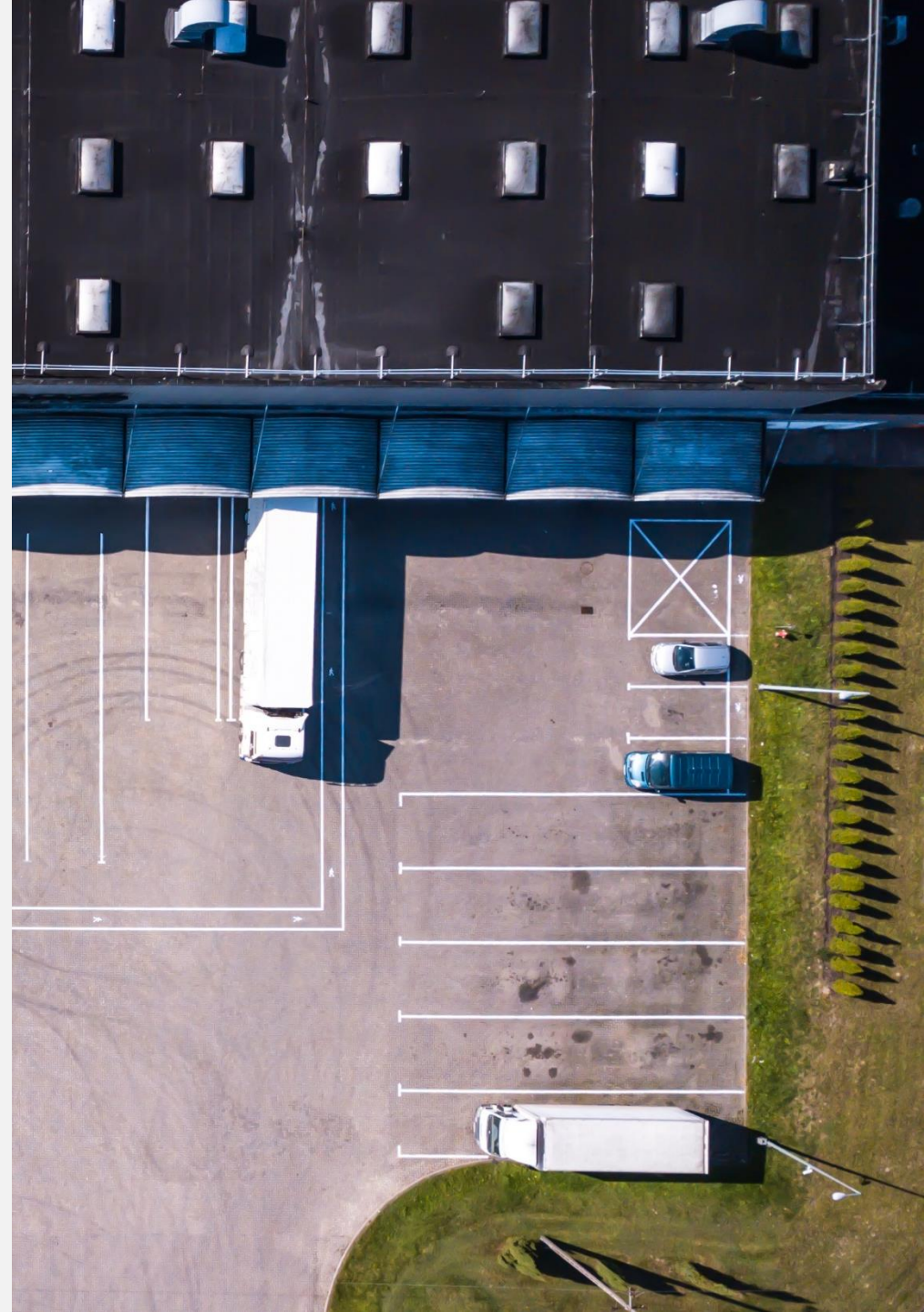
Yos Otten

Consultant - Agency / Industrial & Logistics
Yos.Otten@eu.jll.com
+31 (0)6 30 66 61 51



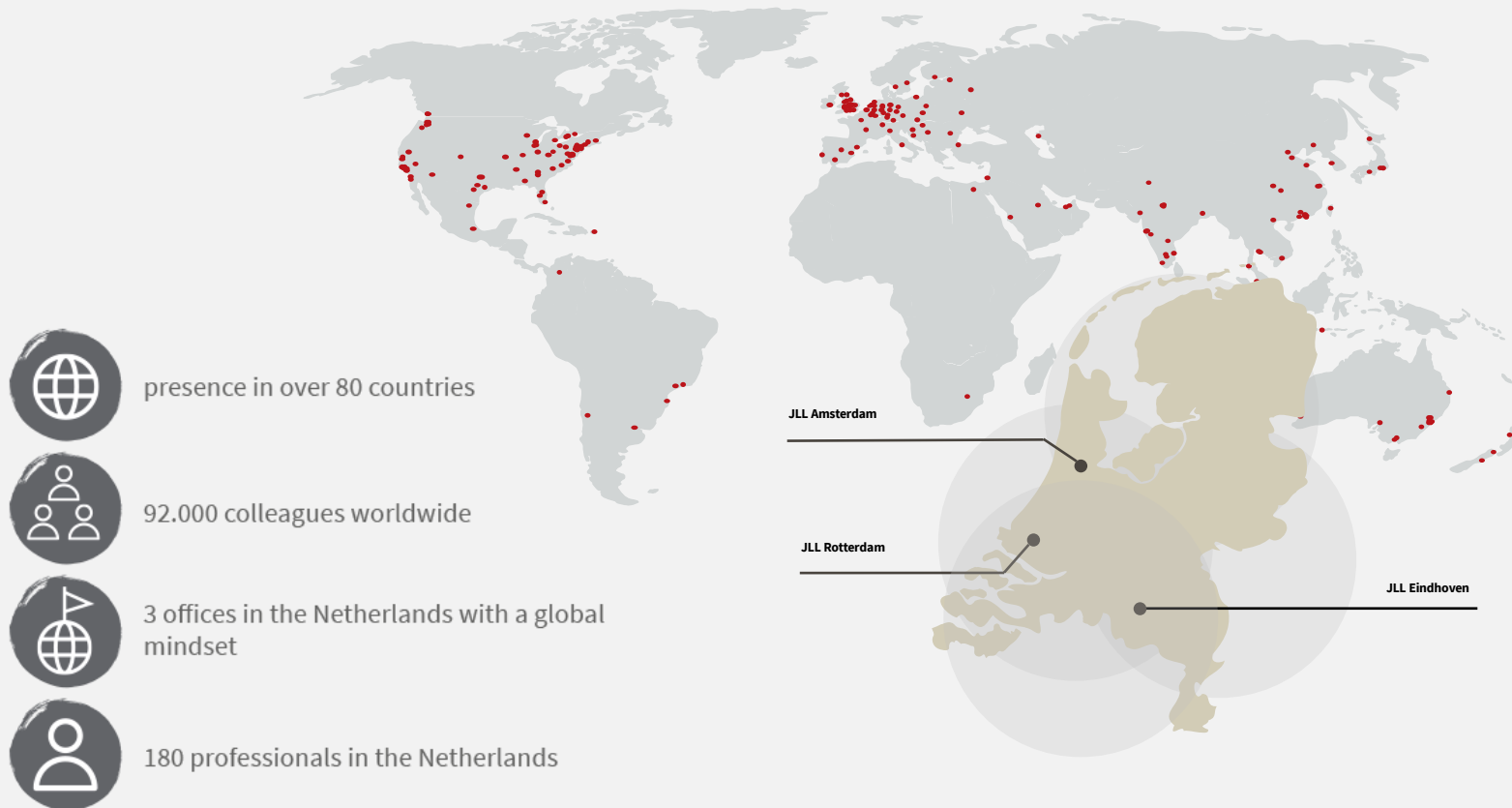
Jordy Verhoeven

Head of Agency / Industrial & Logistics
Jordy.Verhoeven@eu.jll.com
+31 (0)6 50 67 11 21



About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion in 2020, operations in over 80 countries and a global workforce more than 95,000 as of September 30, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).



DISCLAIMER
©2022 Jones Lang LaSalle IP, Inc. All rights reserved. The information contained in this document is proprietary to Jones Lang LaSalle and shall be used solely for the purposes of evaluating this proposal. All such documentation and information remains the property of Jones Lang LaSalle and shall be kept confidential. Reproduction of any part of this document is authorized only to the extent necessary for its evaluation. It is not to be shown to any third party without the prior written authorization of Jones Lang LaSalle. All information contained here in is from sources deemed reliable; however, no representation or warranty is made as to the accuracy thereof.

ETHISPHERE®
WORLD'S MOST
ETHICAL
COMPANIES®
2008-2021

FORTUNE
WORLD'S MOST
ADMIRIED
COMPANIES™ **2021**

IAOPGLOBAL
OUTSOURCING100