



Available for lease
Industrieweg 4 , Roermond



*Achieve
Ambitions*

Industrieweg 4

This warehouse, located on the Roerstreek business park at the Industrieweg in Roermond, is a property consisting of approximately 8,350 sq.m. of business space including appropriate office space. The warehouse is located on the main road and therefore has good accessibility.

Location

The Roerstreek business park, together with the Oosttangent business park, forms a large business zone at the East of Roermond. Roerstreek has excellent access to the motorway network. Because of the proximity of the N570 and N293, the A73 and A2 motorways are easily accessible. The border with Germany and the Ruhr area are also easily accessible due to the connection with the Bundesautobahn 52.

The Roerstreek business park is characterized by medium-sized and large companies related to logistics and wholesale. Various companies have already established themselves at this business park, including: Rockwool, Euramax, UPS and Aldi.

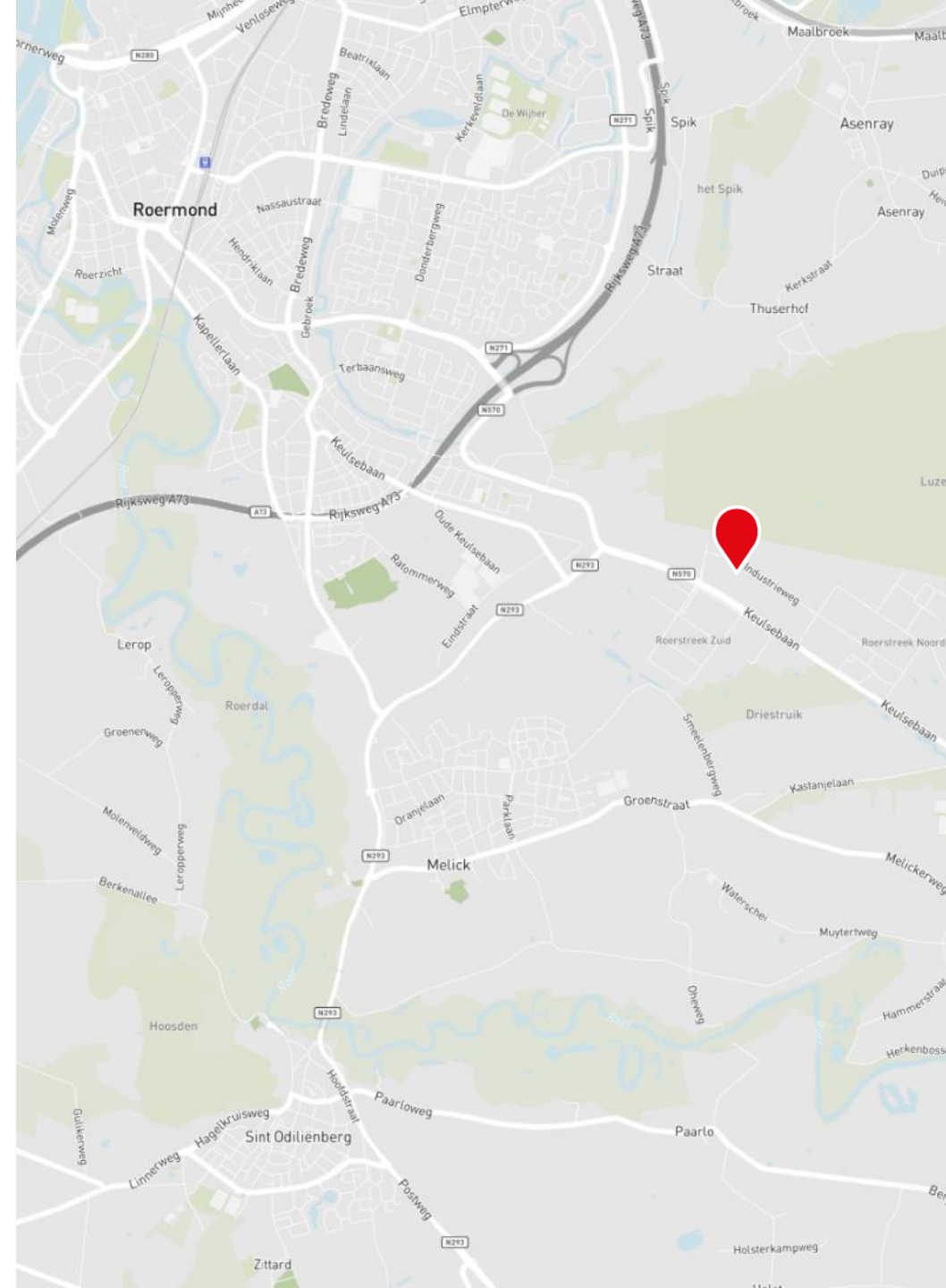
Accessibility

By car

The location at the N570, the connecting road between Roermond and the German border, makes the business area easily accessible. Through the direct connection with the N293, the A73 motorway (Nijmegen - Maastricht) can be reached within a few moments. The A73 then connects to the and A2 (Amsterdam - Maastricht).

Public transportation

A bus stop is located approximately 900 meters from the object. Bus lines 63 and 663 provide a connection with the central station in Roermond.



Available spaces

8,350 sq.m. is currently available for rent, divided as follows

Description	Surface
Warehouse	7,000 sq. m.
Offices	1,350 sq. m.
Total	8,350 sq. m.

Parking

Sufficient parking on site.





Delivery level

Warehouse

- Clear height at the front of the warehouse 4.65 m;
- Clear height at the rear of the warehouse varying from 3.90 to 5 m;
- 4 overhead doors at ground level;
- Concrete floors of which partly Stelcon boards;
- Lockable storage/ archive space with fire door;
- Sufficient power connections;
- Heating (partly ceiling mounted gas heaters) and ventilation;
- Central heating system;
- Washing and dressing room;
- Skylights in roof for daylight;
- Fluorescent lighting.

Office space

- Large office floors with fitted areas (metal stud/symmetrical walls);
- Wooden window frames with double glazing;
- Reception desk;
- Alarm system;
- Partly fluorescent lighting and partly LED lighting;
- Heating by radiators;
- Sufficient sockets (16a - 25a) and data connections (LAN);
- Top cooling and ventilation;
- Fire extinguishing facilities;
- Toilet groups (separate for men and women);
- Pantry;
- Two archive safes with lockable steel door;
- Canteen with built-in kitchen facility;
- Large canteen/dining room with professional kitchen facilities.

Outside

- Own entrance gate;
- Fully enclosed by fencing;
- Paved with concrete bricks.

Rent

Warehouse: € 42.50 per sq.m. per year

Office space: € 50.00 per sq.m. per year

The prices above are excluding VAT and service charges.

Service charges

To be determined.

Lease term

To be determined.

Commencement date

Immediately.

Lease agreement

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

VAT

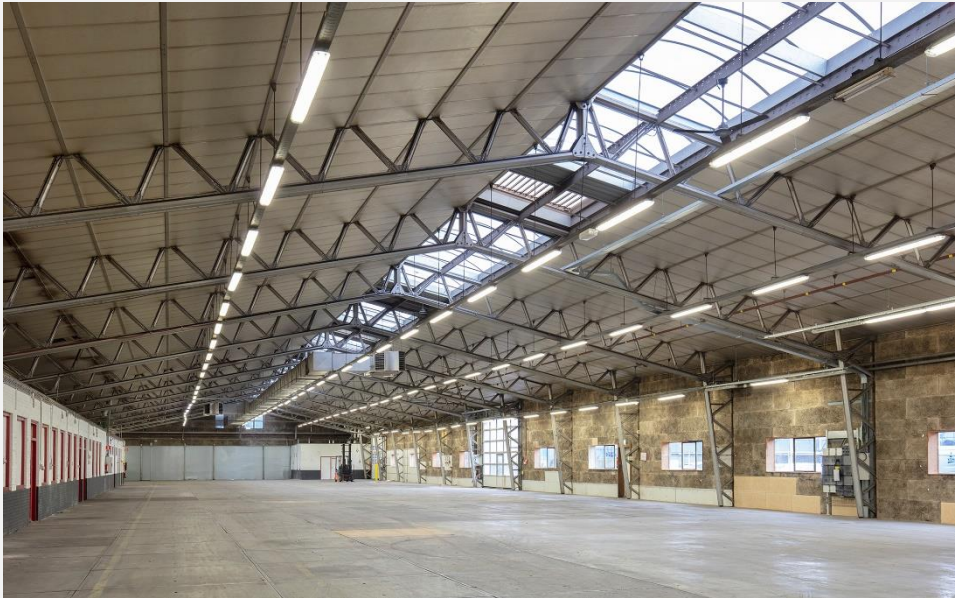
All amounts exclude service costs and Value Added Tax (VAT).



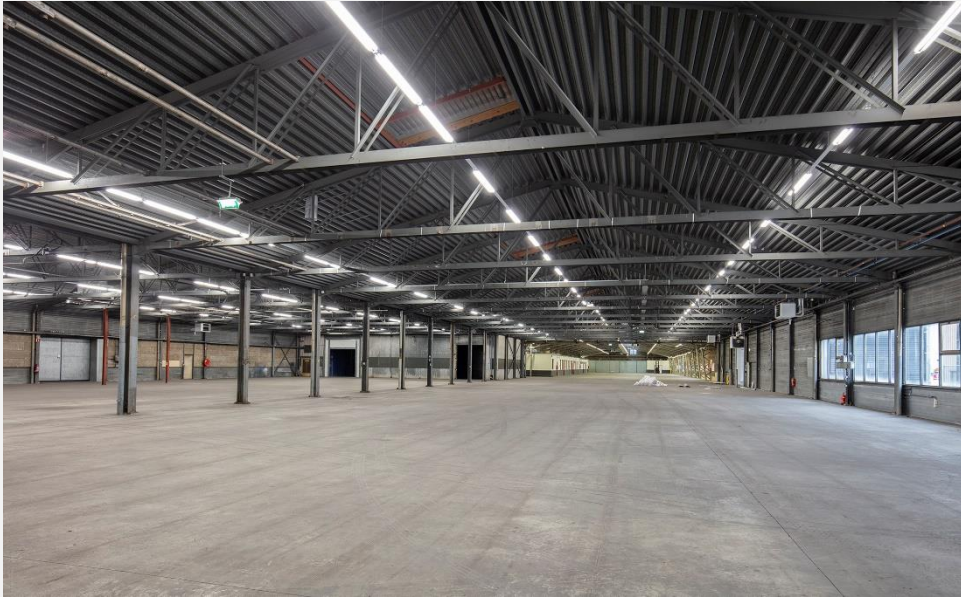
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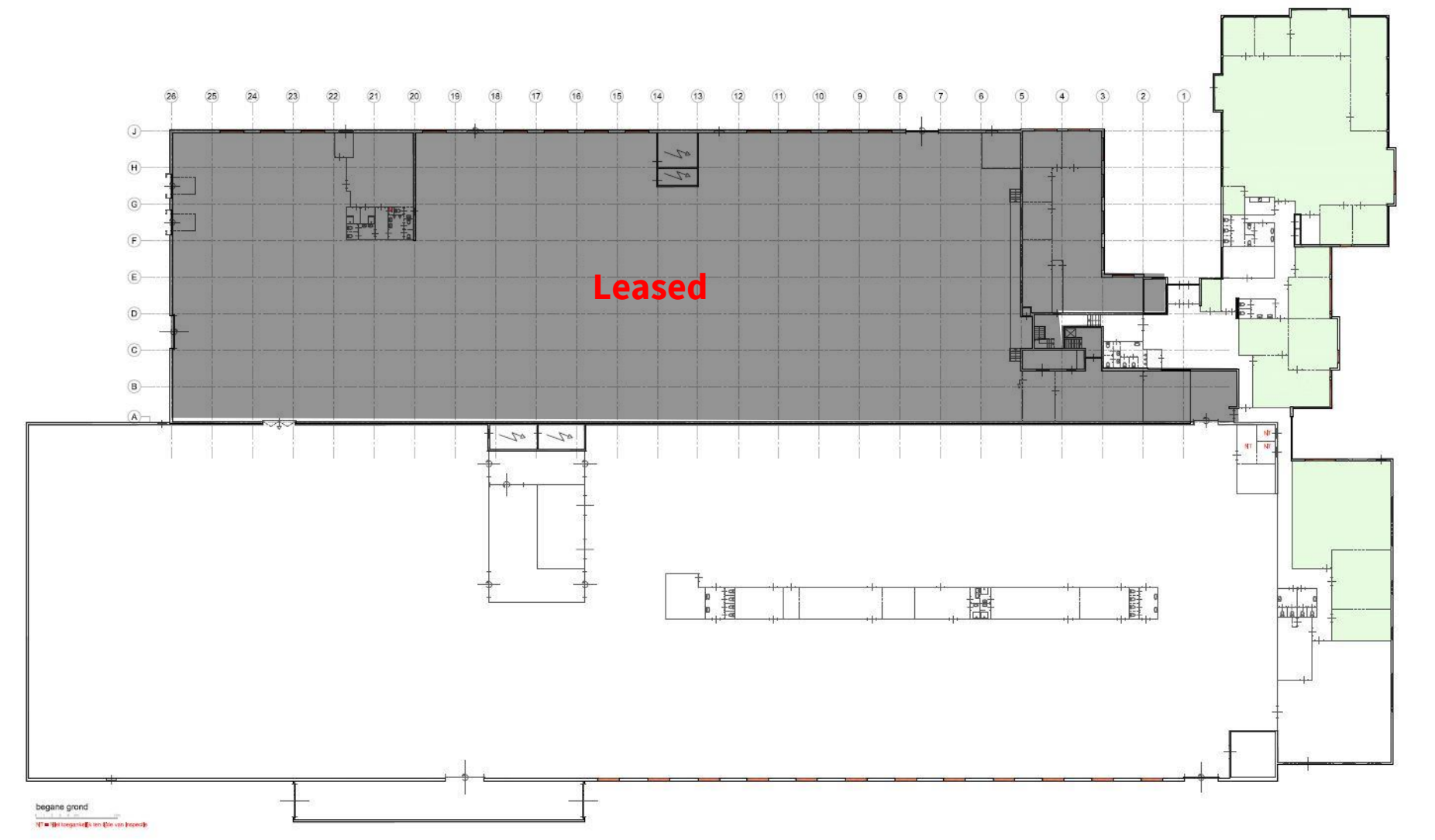
Pictures



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Floorplan



Contact

JLL Industrial & Logistics
Kennedyplein 244A
5611 ZT Eindhoven
040 250 0100
www.jll.nl

Aelmans Bedrijfsmakelaars
Kerkstraat 2
6095 BE Baexem
0475 45 92 60
www.aelmans.com

Dennis Kleijne

Consultant
Industrial & Logistics
+31 6 10 24 33 22
Dennis.Kleijne@eu.jll.com



Gied Cuijpers

Real Estate advisor
BOG
+31 6 11 01 52 54
gcuijpers@aelmans.com

