



Available for lease

Prologis DC9 – Prologis Park Venlo



JLL

*Achieve
Ambitions*

Prologis DC9 – Prologis Park Venlo

State-of-the-art warehouse in logistic hotspot Venlo

Location

Prologis Park Venlo is located near the intersection of the A67 motorway with the A73. These highways link Venlo westwards with Rotterdam and Antwerp, eastbound with the German Ruhr (Duisburg / Düsseldorf), northbound with Arnhem / Nijmegen and southbound with Maastricht, Liège and Brussels.

The business park is connected to the port of Rotterdam, the port of Antwerp and the port of Amsterdam via daily train traffic. In addition, they will soon start with the realization of the largest inland rail terminal right next to the present distribution complex.

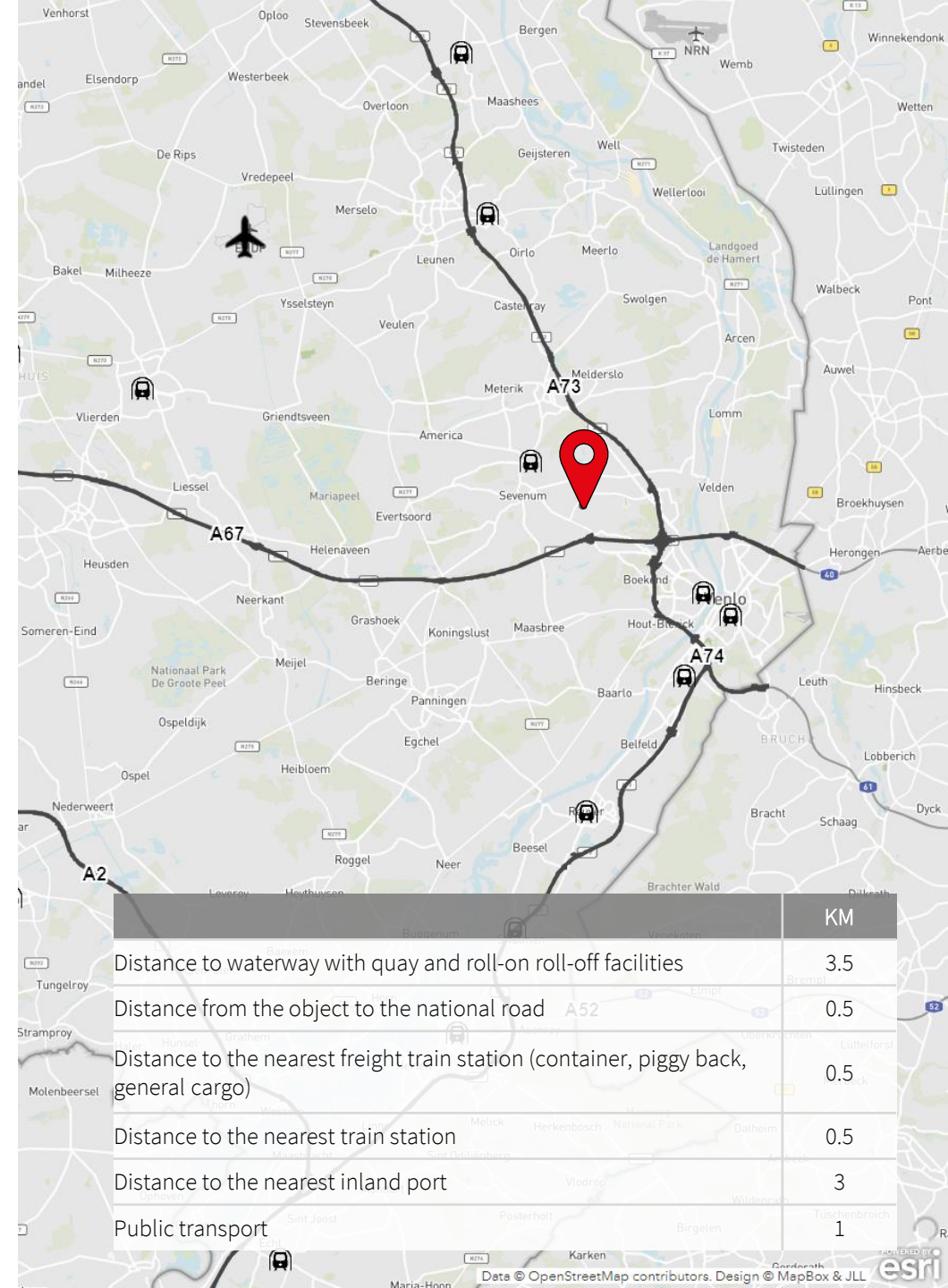
The park is adjacent to the airports of Düsseldorf, Eindhoven, Maastricht, Liège, Amsterdam and Brussels, all of which have cargo facilities. Venlo has an inland vessel container terminal, which is powered by the European Container Terminal (ECT), which connects the park with Rotterdam, Amsterdam and Antwerp.

Prologis Park Venlo is a modern logistics platform located in Trade Port West and Trade Port Noord and already consists of six state-of-the-art distribution facilities, which can be expanded to nine.

Many internationally operating companies have chosen Venlo as the center of their European and regional distribution activities. Companies such as DHL, UPS, Geodis, DSV, Schenker, XPO, Tommy Hilfiger and Michael Kors are already based here.

Accessibility

An important aspect of Venlo as a logistics hub is multimodality; the accessibility via road, water and rail.



Total development

Approx., 75,725 sq.m. is currently available for rent, divided as follows

Unit A

Warehouse	13,750 sq.m.
Mezzanine	1,375 sq.m.
Total	15,125 sq.m.

Unit B

Warehouse	13,475 sq.m.
Mezzanine	1,100 sq.m.
Office	550 sq.m.
Total	15,125 sq.m.

Unit D

Warehouse	13,475 sq.m.
Mezzanine	1,375 sq.m.
Office	275 sq.m.
Total	15,125 sq.m.

Unit E

Warehouse	13,750 sq.m.
Mezzanine	1,375 sq.m.
Total	15,125 sq.m.

Unit F

Warehouse	13,475 sq.m.
Mezzanine	1,100 sq.m.
Office	550 sq.m.
Total	15,125 sq.m.

Parking

Sufficient parking on site.



Delivery level

Warehouse

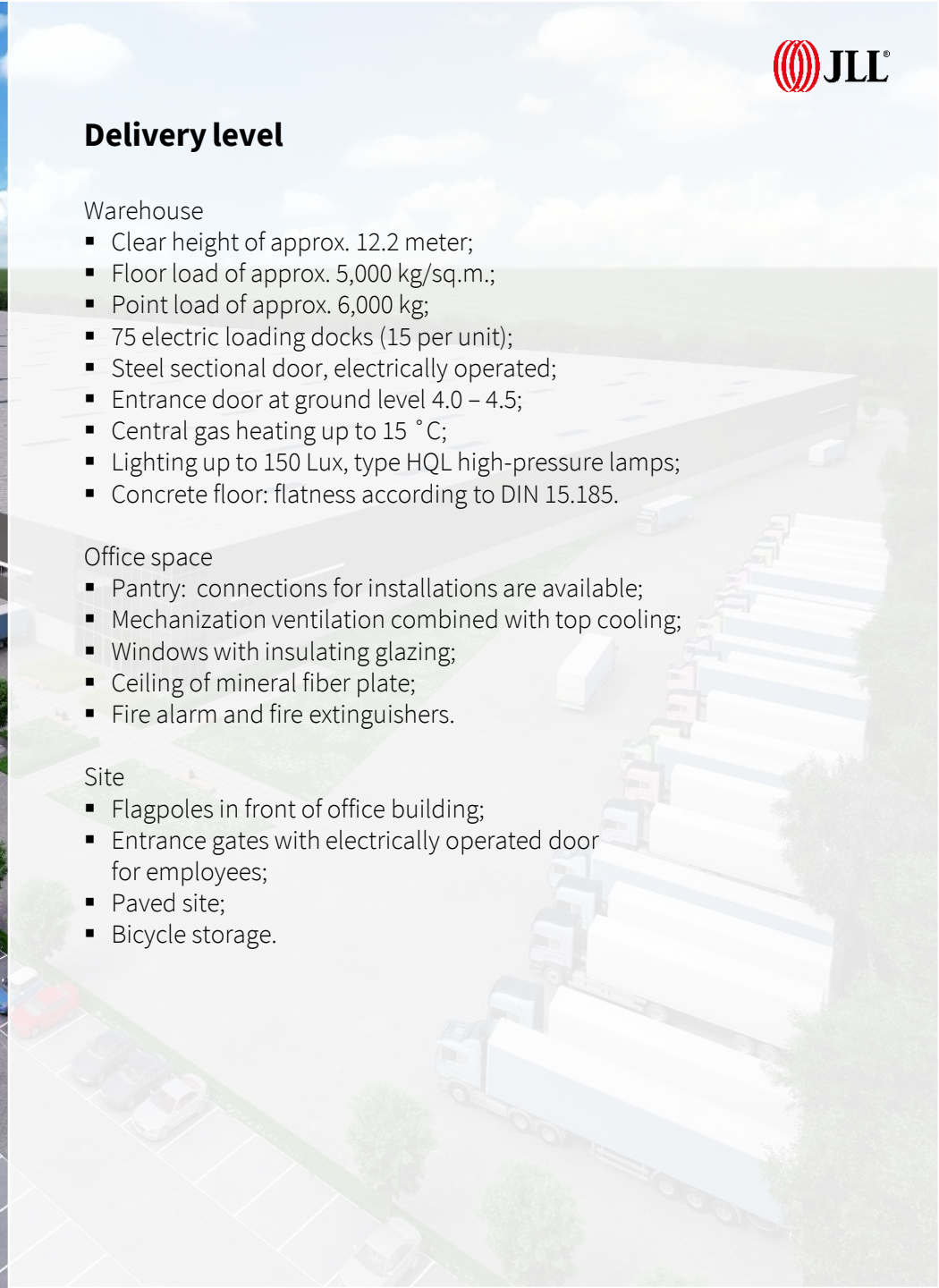
- Clear height of approx. 12.2 meter;
- Floor load of approx. 5,000 kg/sq.m.;
- Point load of approx. 6,000 kg;
- 75 electric loading docks (15 per unit);
- Steel sectional door, electrically operated;
- Entrance door at ground level 4.0 – 4.5;
- Central gas heating up to 15 °C;
- Lighting up to 150 Lux, type HQL high-pressure lamps;
- Concrete floor: flatness according to DIN 15.185.

Office space

- Pantry: connections for installations are available;
- Mechanization ventilation combined with top cooling;
- Windows with insulating glazing;
- Ceiling of mineral fiber plate;
- Fire alarm and fire extinguishers.

Site

- Flagpoles in front of office building;
- Entrance gates with electrically operated door for employees;
- Paved site;
- Bicycle storage.



Rent

Warehouse: To be determined.
Office space: To be determined.
Mezzanine: To be determined.

Service charges

To be determined.

Lease term

To be determined. Landlord prefers a long-term rental period.

Commencement date

Unit A & B are going to be developed on spec and will be available from January 2022.

Units D-E-F can become available approx. 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).



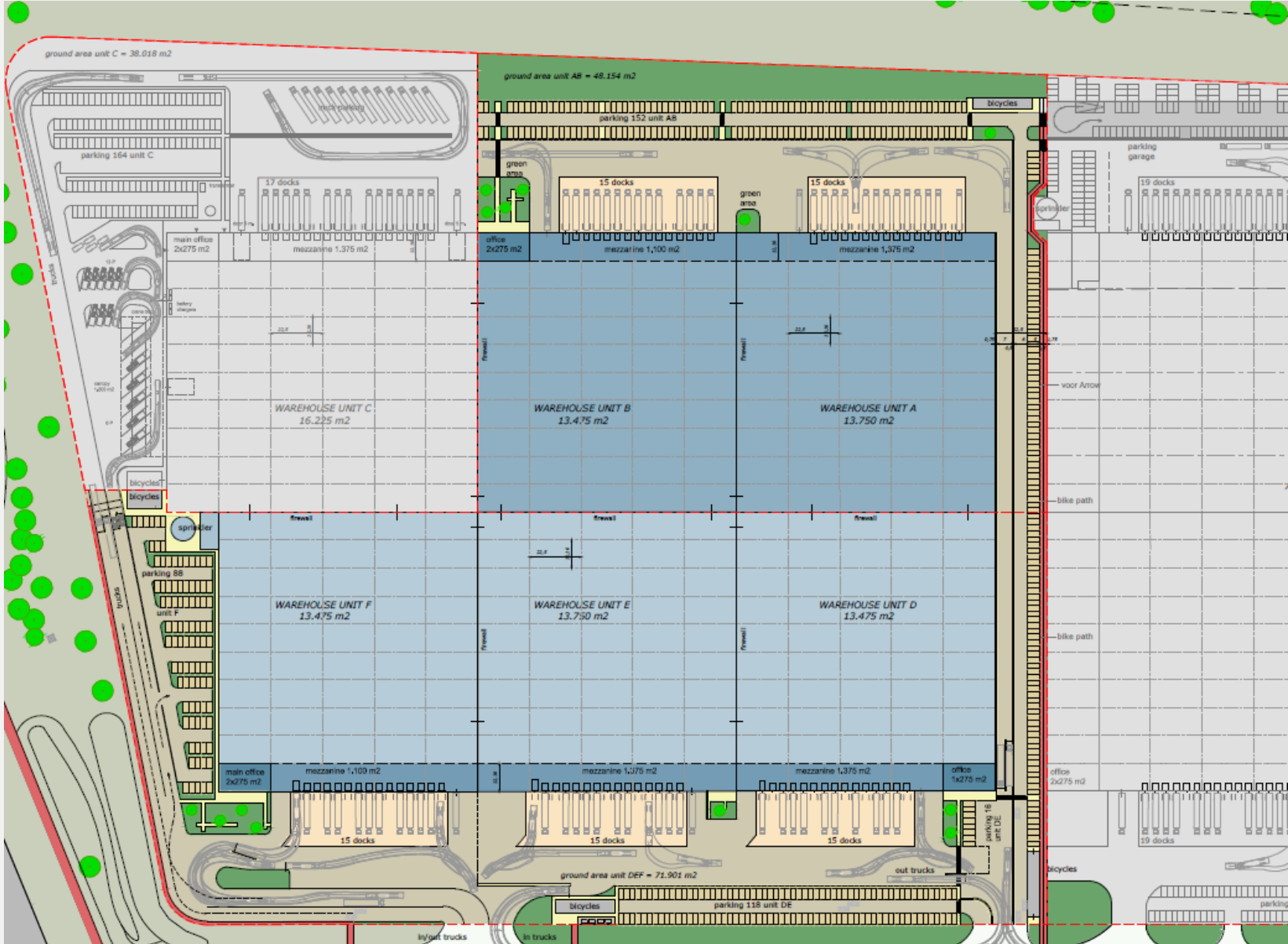
Pictures



Pictures



Floor plan



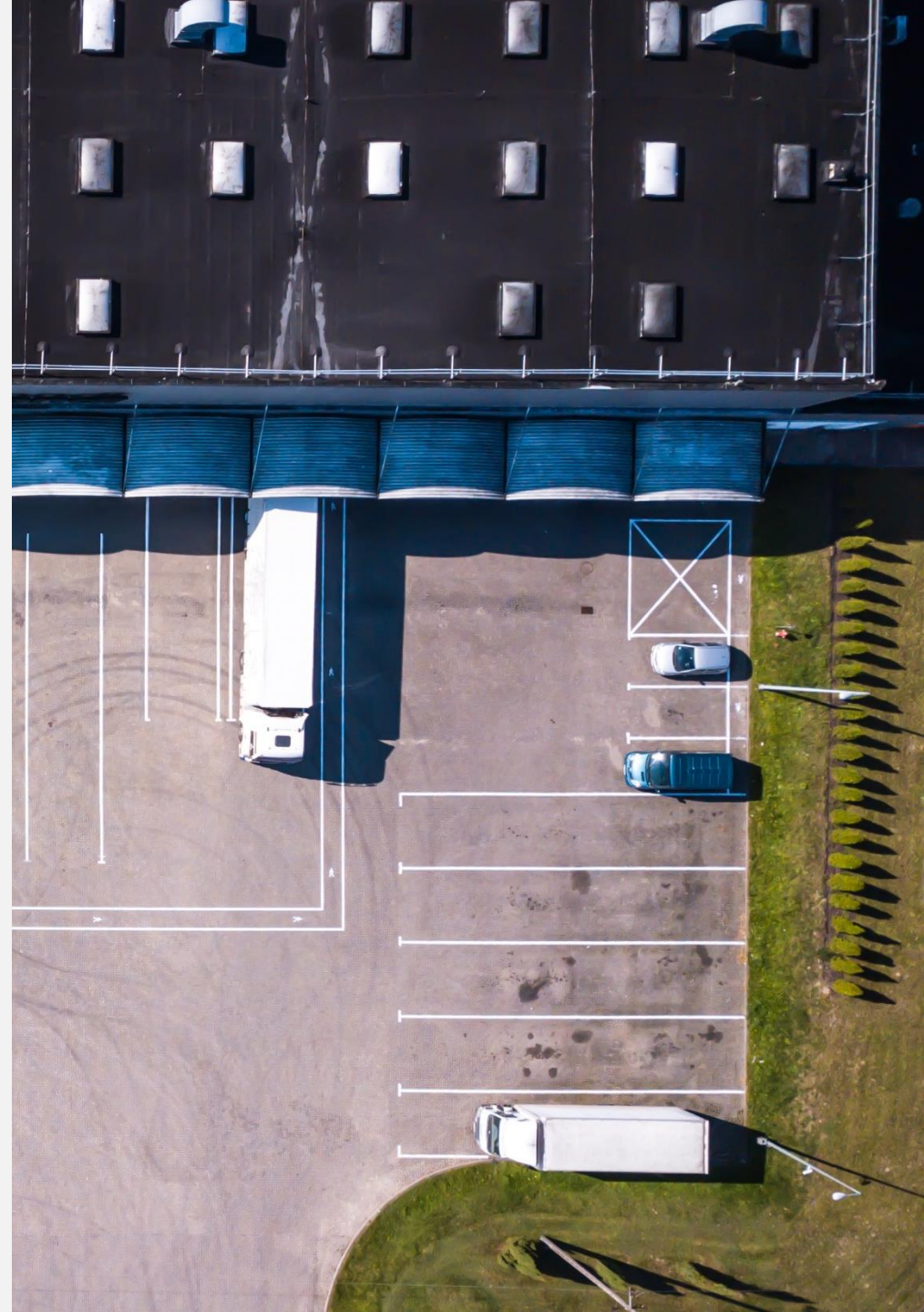
Contact



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

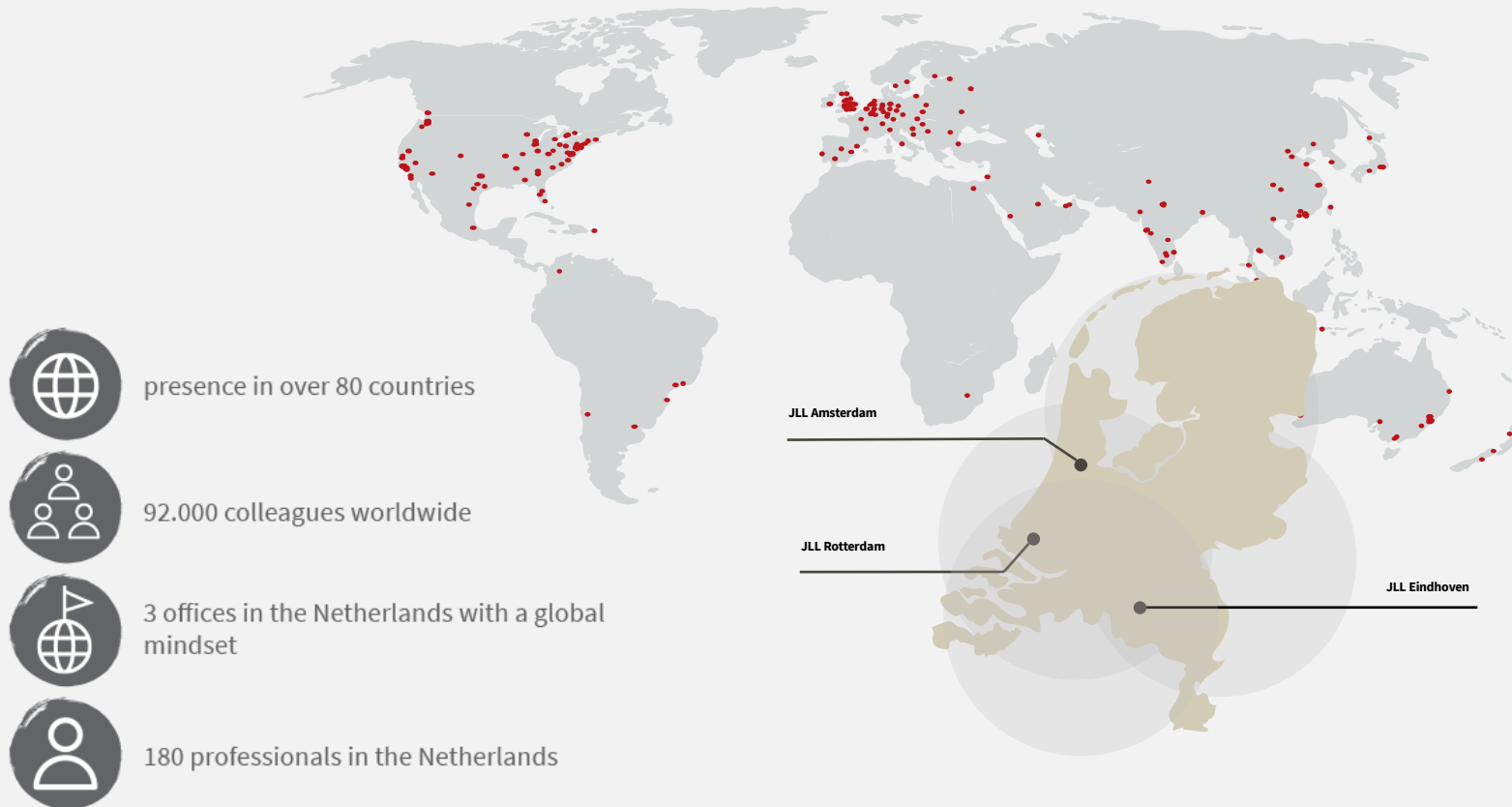
Peter Titulaer

Director - Agency / Industrial & Logistics
Peter.Titulaer@eu.jll.com
+31(0)6 46 23 63 30



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.



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