



janssen wuts architecten



Available for lease
Apeldoorn Logistics Centre



*Achieve
Ambitions*

Apeldoorn Logistics Centre

On business park Ecofactorij ETQ Exeter is developing a high quality distribution centre. The plot is zoned within categories 3,1 - 4,1, where both logistics and industrial parties can be accommodated. The total plot size is 43,825 sq.m. including several car parking spaces and 8 truck parking spaces. The total development comprises of approx. 22,000 sq.m. warehouse space, 2,000 sq.m. mezzanine and 250 sq.m. of office space.

Location

The warehouse is situated at business park 'Ecofactorij' and is easily accessible by road. The property is situated at an important junction where motorways A1 and A50 intersect. This location has an excellent position for Mid, East and North-Netherlands as well as the German market. This location is also easily accessible by water. The barge terminal is within 10 km. Companies such as PicNic, Grolleman Coldstore, SILS and Wasco B.V. are already located at the 'Ecofactorij' in Apeldoorn.

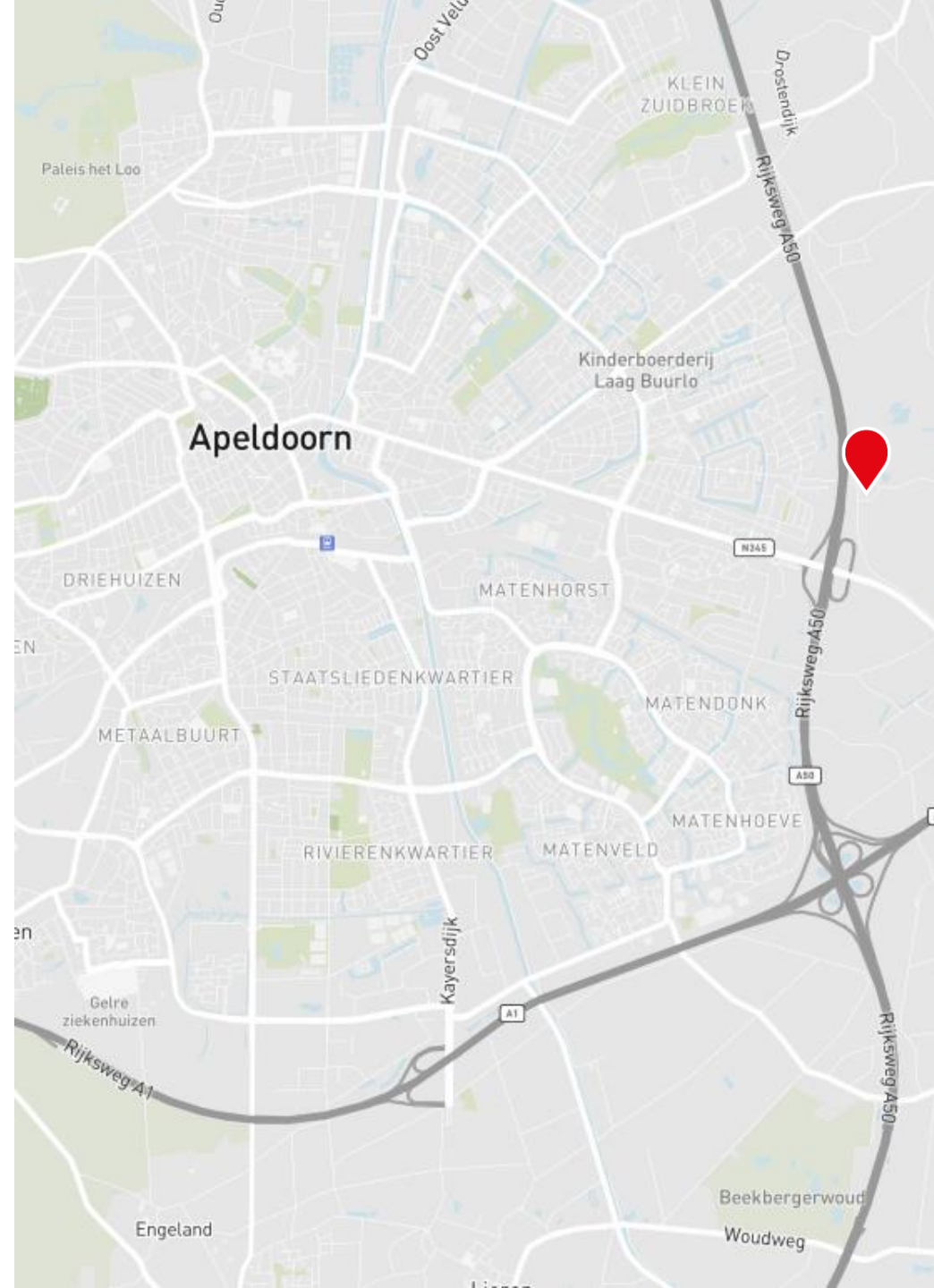
Accessibility

By car

This state-of-the-art logistics centre has excellent accessibility from both important motorways, the A1 (Amsterdam-Germany) and A50 (Eindhoven-Emmeloord). This location has a perfect connection to several important markers such as Amsterdam, Lelystad Airport, Schiphol airport. And various cities in Germany, for example Münster (approx. 1,5-hour drive). The city centre of Apeldoorn can be reached within 8 minutes.

Barge terminal

The recently finished barge terminal in Deventer, is within 10 km and has a great connection to the Port of Rotterdam.



Available spaces

24,250 sq.m. is currently available for rent, divided as follows:

Description	Surface
Warehouse	22,000 sq. m.
Mezzanine	2,000 sq.m.
Offices	250 sq. m.
Total	24,250 sq. m.

Parking

Sufficient parking on site for cars and trucks.



Delivery level

- Clear height of 12.2 m;
- Maximum floor load of approx. 5,000 kg/sq.m.;
- 24 loading docks;
- 2 overhead doors;
- Fully fenced;
- Charge ports for electric cars;
- Electricity capacity: approx. 2,000 KVA;
- BREEAM certified;
- Industrial zoned for use of category 3.1 – 4.1;
- Solar panels;
- Sustainable business park;
- Certified sprinkler installed.



Rent

On request.

Service charges

To be determined.

Lease term

To be discussed.

Commencement date

Q4 2022.

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).



Impressions



Impressions



Floorplan



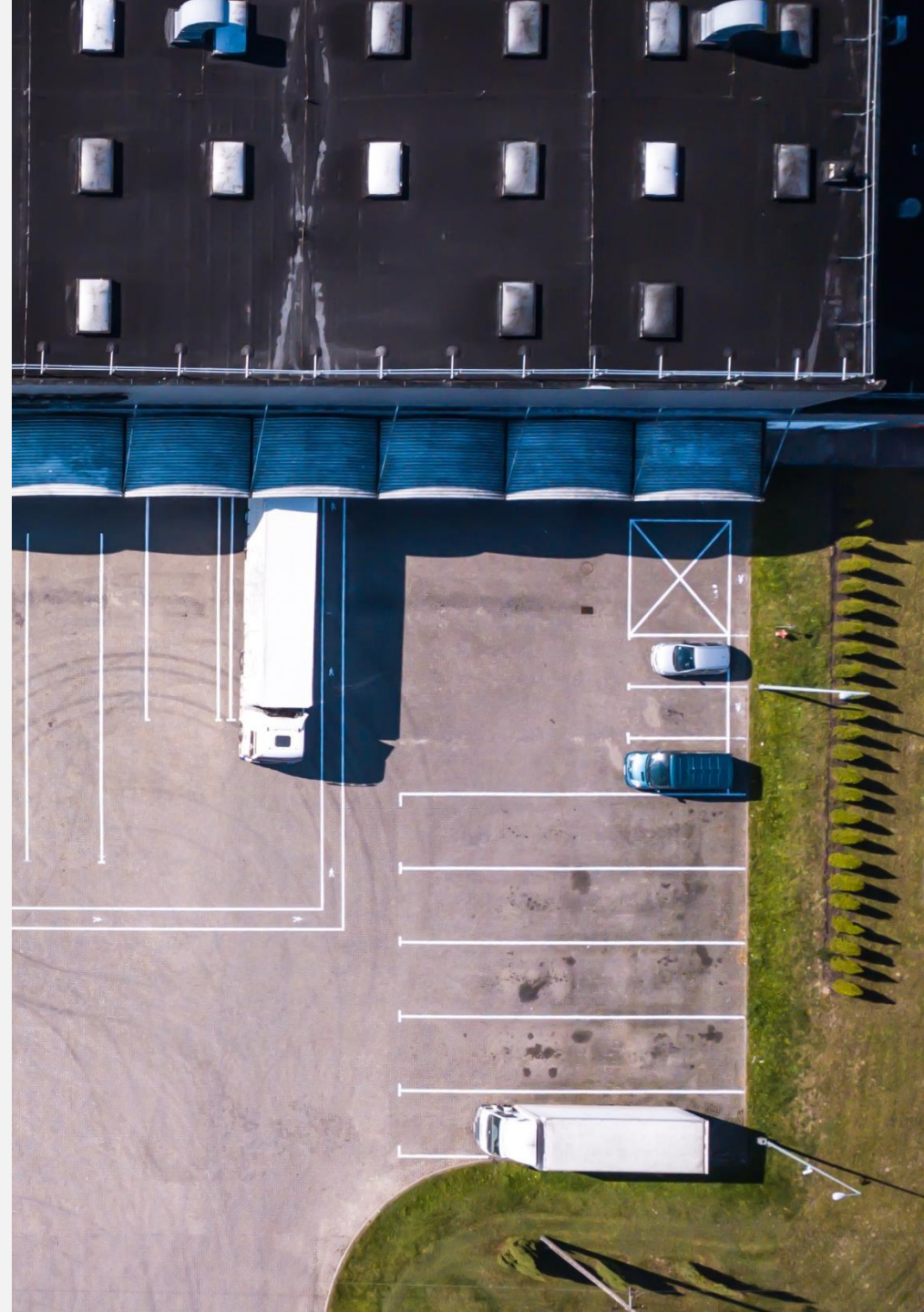
Contact



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

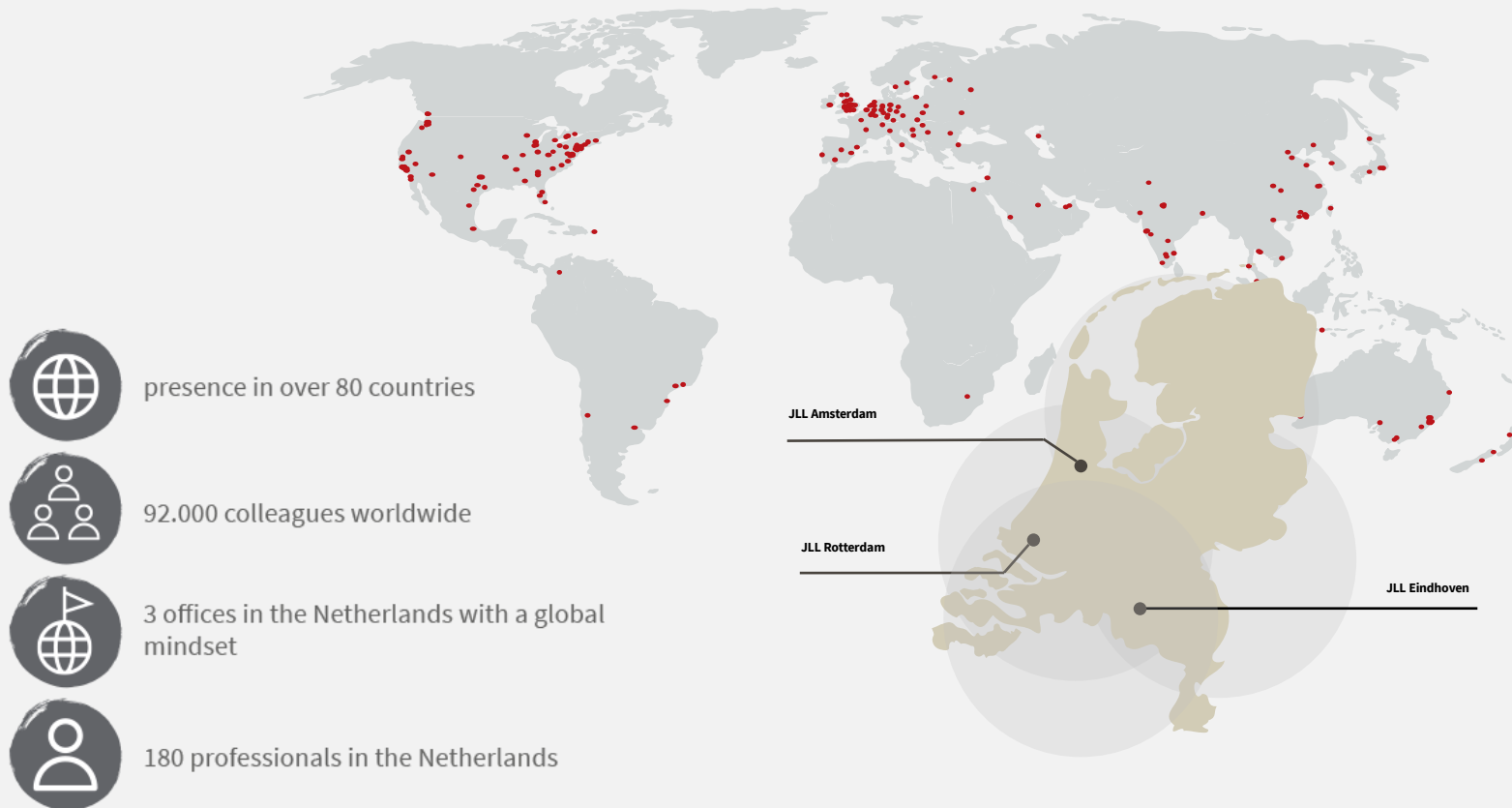
Yos Otten

Consultant
Industrial & Logistics
+31 6 30 66 61 51
Yos.Otten@eu.jll.com



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