



Available for lease
DC Siberië, Maasbree



DC Siberië

DC Siberië is a new to develop logistics complex, located at Business Park Siberië in Maasbree. The new warehouse with a total surface area of approx. 5,924 sq.m. is situated at a high-profile location at exit 39 of the A67 motorway, also bordering Trade Port West.

Location

Business Park Siberië is located in the logistics hotspot Venlo and is directly situated at exit 39 of the A67 Eindhoven - Venlo - Duisburg motorway and close to the A73 Nijmegen - Venlo - Mönchengladbach motorway.

The location is completely embedded in its surroundings and surrounded by woods and water features. This creates a business park with a very green image.

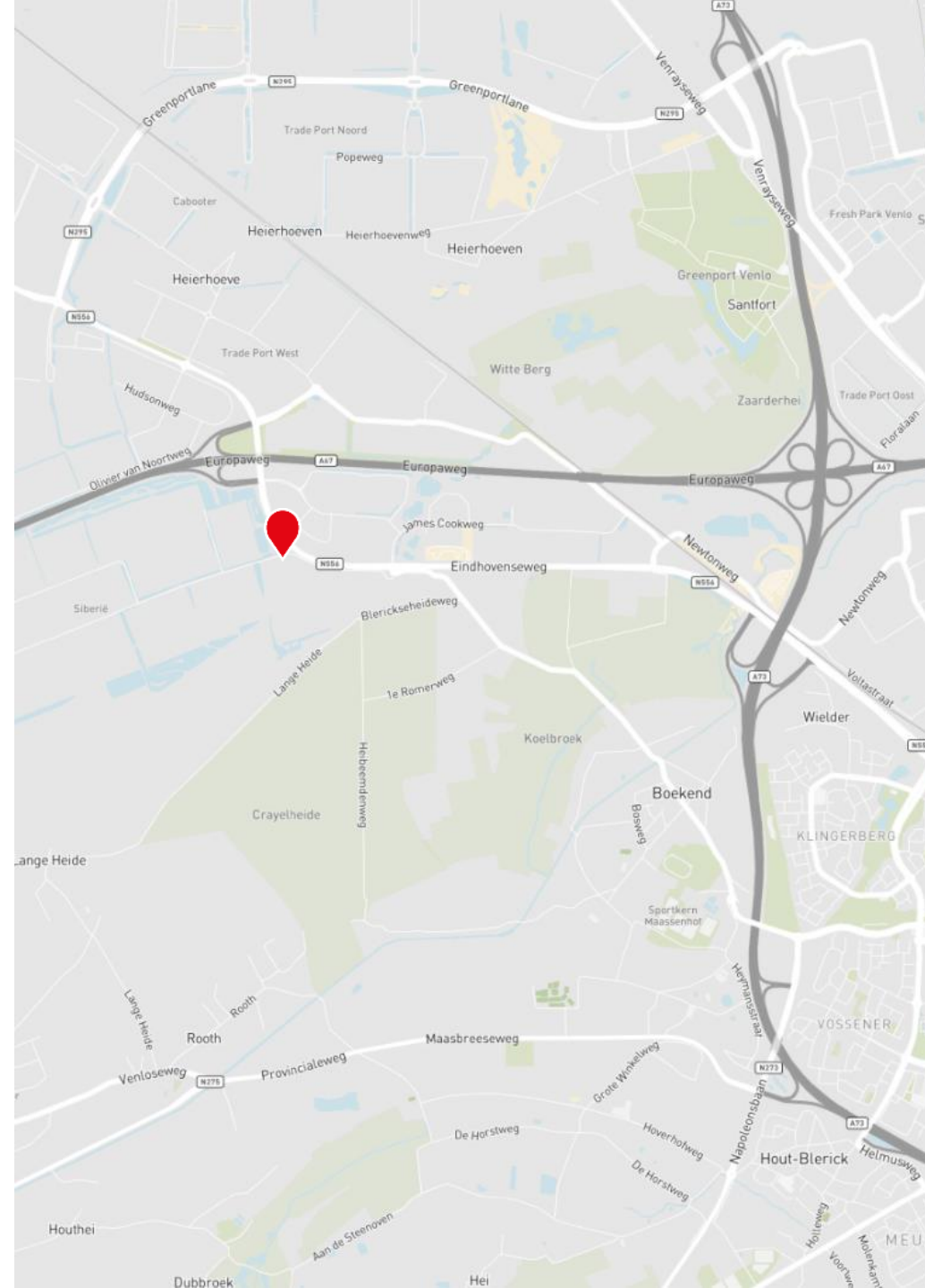
Venlo has an inland shipping container terminal, powered by the European Container Terminal (ECT), which connects the park with Rotterdam, Amsterdam and Antwerp. In addition, Venlo has three rail terminals.

In total, Business Park Siberië consists of approximately 13 hectares (about 130,000 sq.m.) of land available for building. At present, there are still 9,416 m² of visible location available.

Accessibility

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

Distance to waterway with quay roll-on-roll-off facilities	6 km
Distance from object to national road	1,5 km
Distance to the nearest freight train station (container, piggy back, general cargo)	4 km
Distance to the nearest railway station	5,5 km
Distance to the nearest (inland) port	6 km
Public transport	0,5 km



Available spaces

5,924 sq.m. is currently available for rent, divided as follows:

Omschrijving	Metrage
Warehouse	5,242 sq.m.
Mezzanine	400 sq.m.
Kantoorruimte	282 sq.m.
Totaal	5,924 sq.m.

Parking

There are 30 parking spaces available on own site.





Delivery level

Warehouse

- Clear height 12.2 metres;
- Maximum floor load 5,000 kg/sq.m. with a max. point load of 9,000 kg;
- Max. floor load under mezzanine 1,000 kg/sq.m.;
- Floor flatness in accordance with DIN 18.202, Zeile 4;
- Total of 6 loading docks;
- Hydraulic dock levellers with wheel guidance and bumpers;
- 1 overhead door at ground level;
- LED lighting warehouse 175 lux, mezzanine/expedition 300 lux;
- Evacuation alarm and fire hose reels;
- Reversible heat pump.

Office space

- Approx. 344 sq.mm office space;
- VRF system with heating and cooling;
- Evacuation alarm and fire hose reels;
- LED lighting office 500 lux.

Outside terrain

- 30 parking spaces;
- LED lighting for loading and unloading pit: 20 lux, grounds: 10 lux;
- Paved with concrete clinkers.



Rental conditions

On request.

All amounts are excluding service charges and VAT.

Service charges

To be determined.

Lease term

5 years with extension periods of 5 years.

Availability

DC Siberië is expected to be completed in Q4 2022.

Lease agreement

Lease agreement based on ROZ model 2015.

VAT

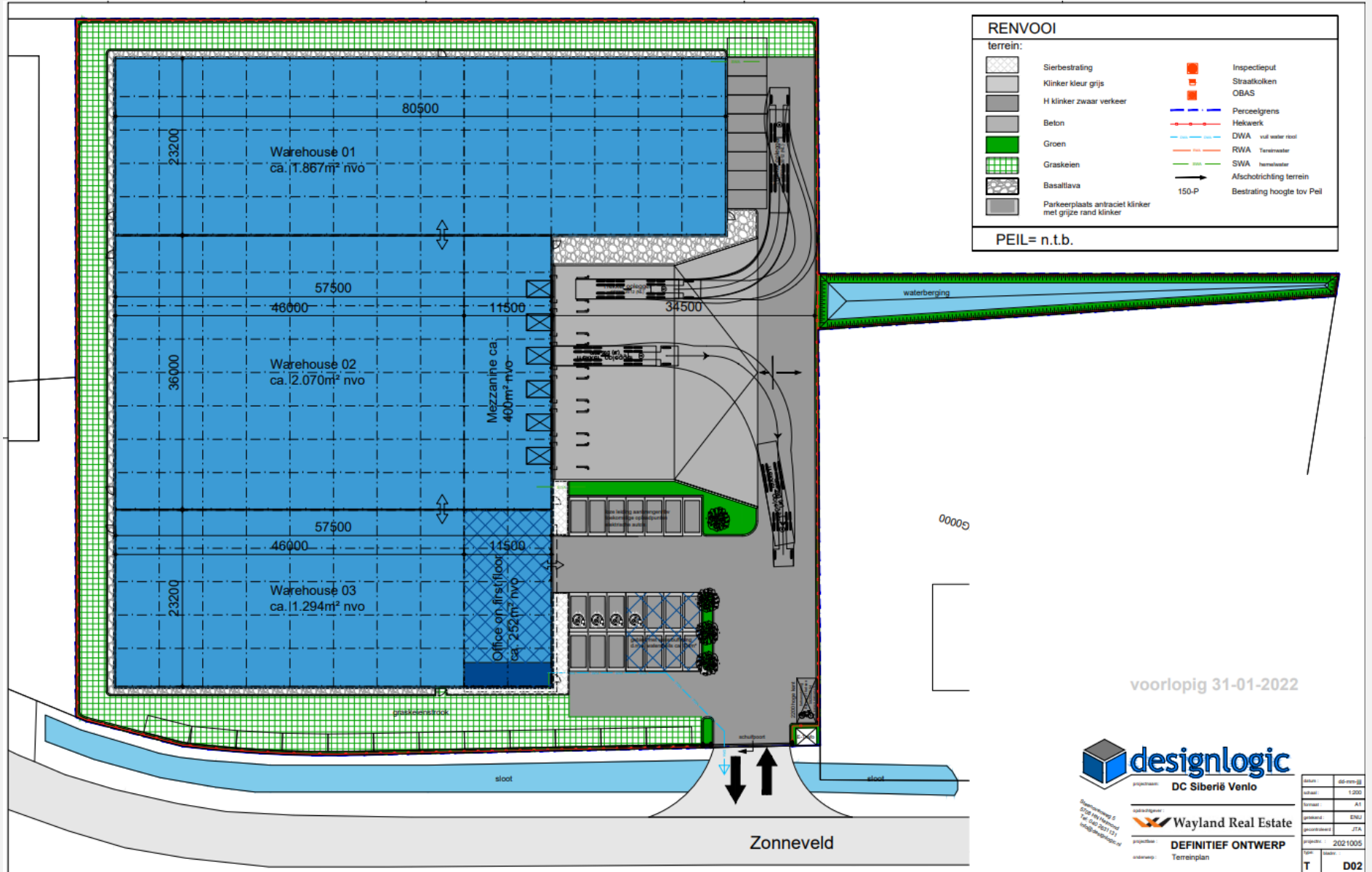
Landlord wishes to opt for a VAT taxed rent and lease. If rent subject to VAT cannot be opted for, the rent will be increased by an amount to be determined at a later date.



Impressions



Floor plan



Contact



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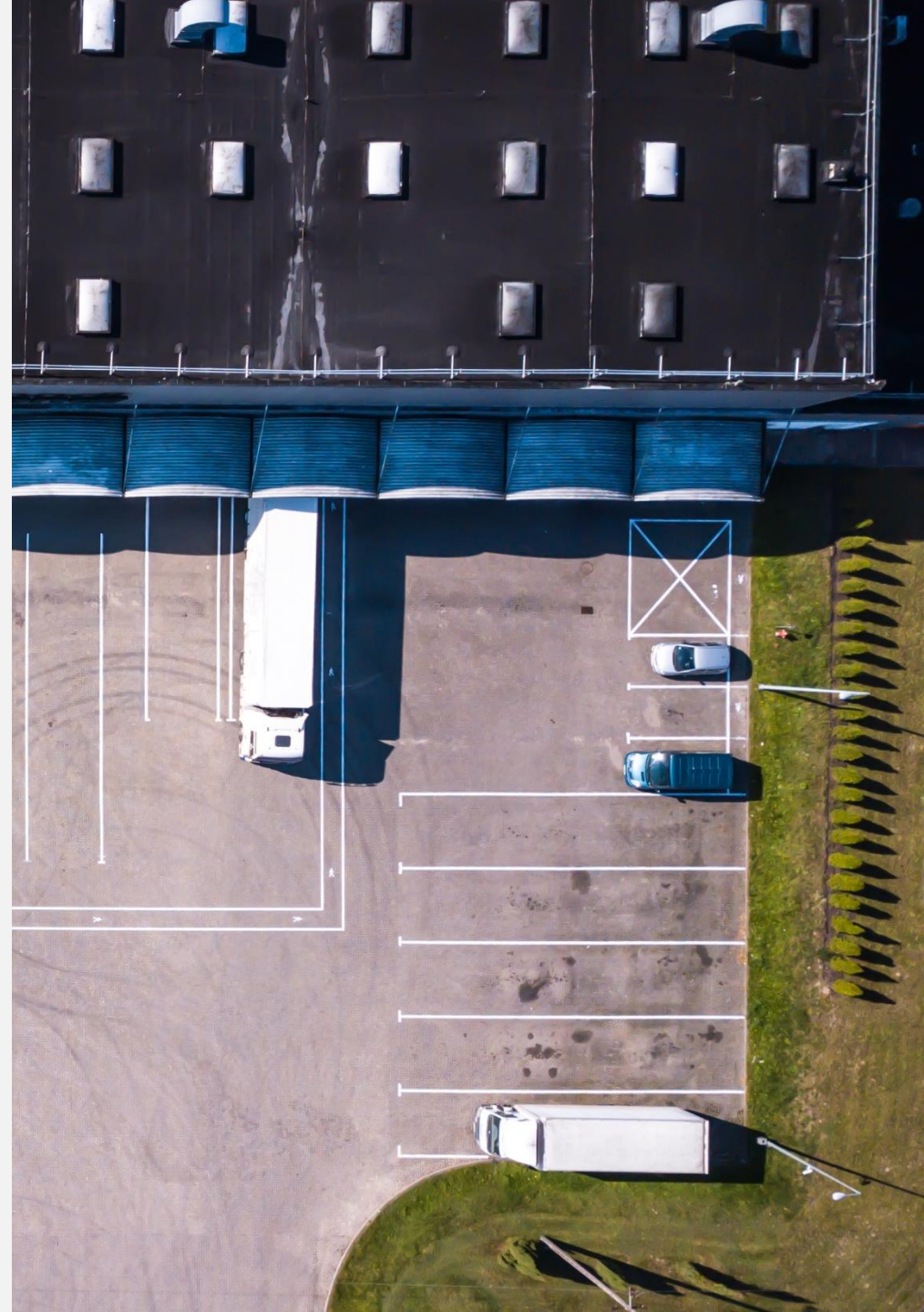
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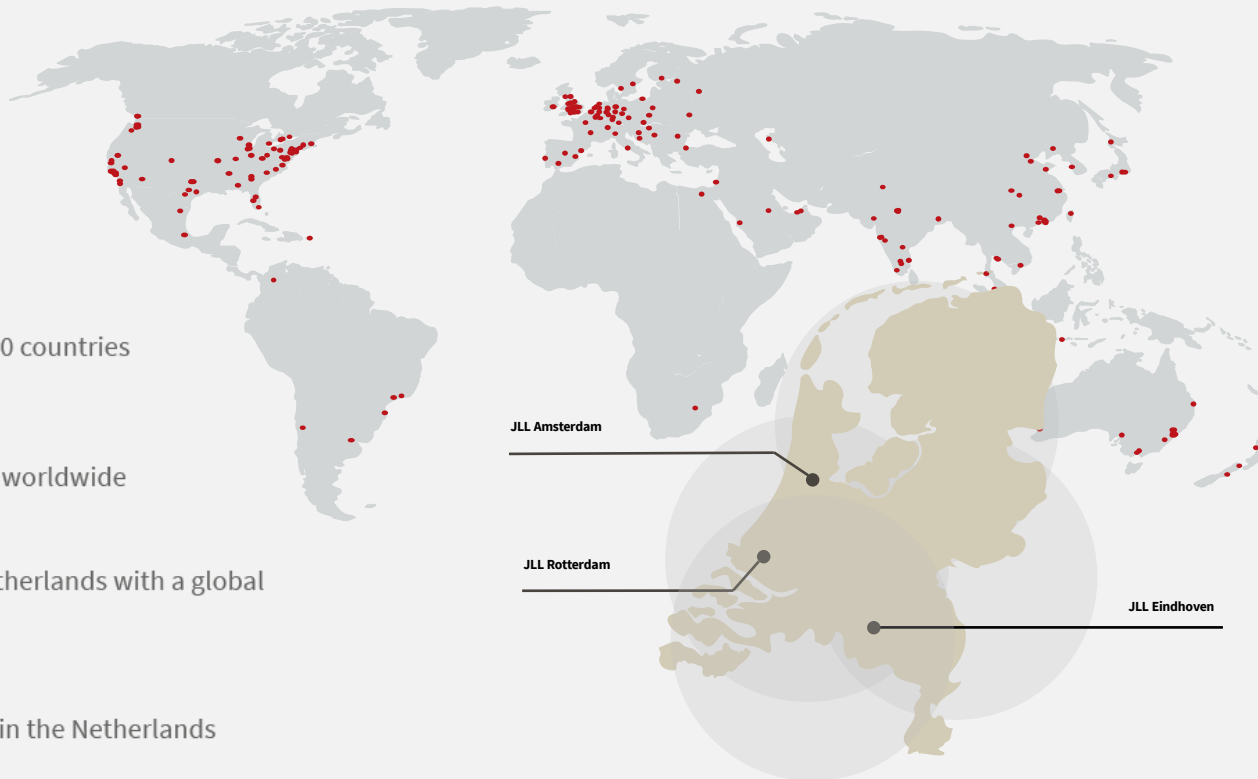
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