



Available for lease

Prologis Almere DC3 – Wittevrouwen 30-48, Almere



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*Achieve
Ambitions*

Prologis Almere DC3

This state of the art still to be developed warehouse is located at the industrial area 'Stichtse Kant' in Almere. The location enjoys an outstanding location near Amsterdam and Utrecht. The property concerns a highly-functional rectangular facility with a total area of 20,000 sqm of warehouse space and a clear height of 12.2m.

Location

The region of Almere is situated in the center of The Netherlands, close to the province of Utrecht and in the direct vicinity of the city of Amsterdam and Schiphol Airport.

From a logistic point of view, Almere has a double function, both serving as an additional logistic area for the Schiphol-Amsterdam area and as an expansion area for the province of Utrecht. As a result, a high number of national and international (retail) organizations are located in the area.

High profile organizations with distribution centers in the region include: DHL, Bakker Groep, XPO, Antalis, Pon Automotive, Staples and Geodis. A large number of specialist warehousing companies are located in the province of Flevoland as this location is ideally situated for both national and international distribution such as: health care, E-commerce, retail & food and automotive.

Business park Stichtse Kant is located on the east side of Almere and offers a lot of space for logistics and modern wholesale companies. Stichtse Kant is located directly on the A27 and is therefore, also for XXL warehousing, an excellent location for logistics companies.

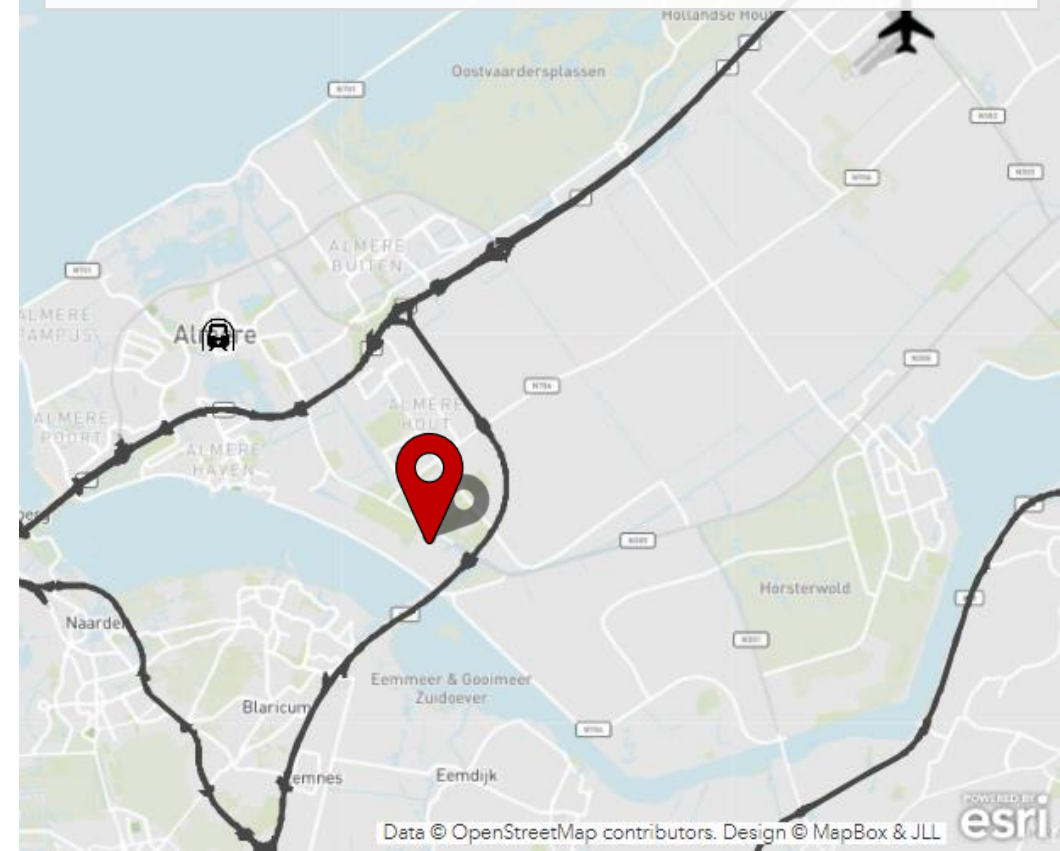
Accessibility

By car

The business park has a very good accessibility, located directly on the A27 motorway and only an 8-minute drive from the A6 motorway. The proximity of the important motorways such as the A6, A27 and A1, A2 and A28 in the region of Utrecht plays an important role in attracting organizations that choose to establish their distribution activities in the area. Schiphol Airport and the Port of Amsterdam can be reached within 30 minutes.

Public transport

Close to the property there is a bus stop with connections to and from Almere Stad, Blaricum and/or Zeewolde.



Available spaces

A total of 23,293 sq.m. is currently available for rent, divided as follows:

Description	Surface
Warehouse	20.000 sq.m.
Offices	835 sq.m.
Mezzanine	2.208 sq.m.
Balcony	250 sq.m.
Total	23.293 sq.m.

Parking

Approximately 190 parking spaces for cars.



Delivery level

The property will be delivered in accordance with modern logistics specifications, including:

Warehouse:

- Clear height of approx. 12.2 m¹;
- Floor load of the warehouse of 5,000 kg/sq.m.;
- 28 electrically powered loading docks;
- 2 overhead doors;
- High performance heaters, 13°C (at -10°C outside);
- Low flow ventilation system;
- EFSR K25 dome sprinkler system;
- LED lighting incl. motion detection 200/300 lux;
- Wall insulation: \geq Rc 4.5 / Roof insulation: \geq Rc 6.0;
- Window strip over the entire front facade, HR++ ;
- Target 'BREEAM excellent' certification (minimum 'BREEAM very good');
- Ready for use (including charging forklift, sanitary facilities, heating and adjustable lighting);
- Roof prepared for solar panels (15 kg/sq.m.).

Office:

- Floor load of 500 kg/sq.m.;
- Heat pump VRF cooling system (22°C outside 28°C);
- Balanced air treatment system for supply and exhaust;
- Insulation: = Rc 4.5/6.0;
- LED incl. motion detection 500 lux;
- Ready for use (including carpet tiles, suspended ceiling, sanitary rooms and kitchenette).

Terrain:

- 35 m deep divided truck parking lot;
- 2.4 m¹ high steel fence;
- 3 electrically operated sliding gates;
- Ecological greenery and native plants to encourage biodiversity, including bird houses and insect hotels;
- Internal bicycle storage and charging points for electric bicycles and vehicles.



Rent

On request.

Service charges

To be determined.

Lease term

In consultation.

Commencement date

In consultation.

Lease agreement

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

VAT

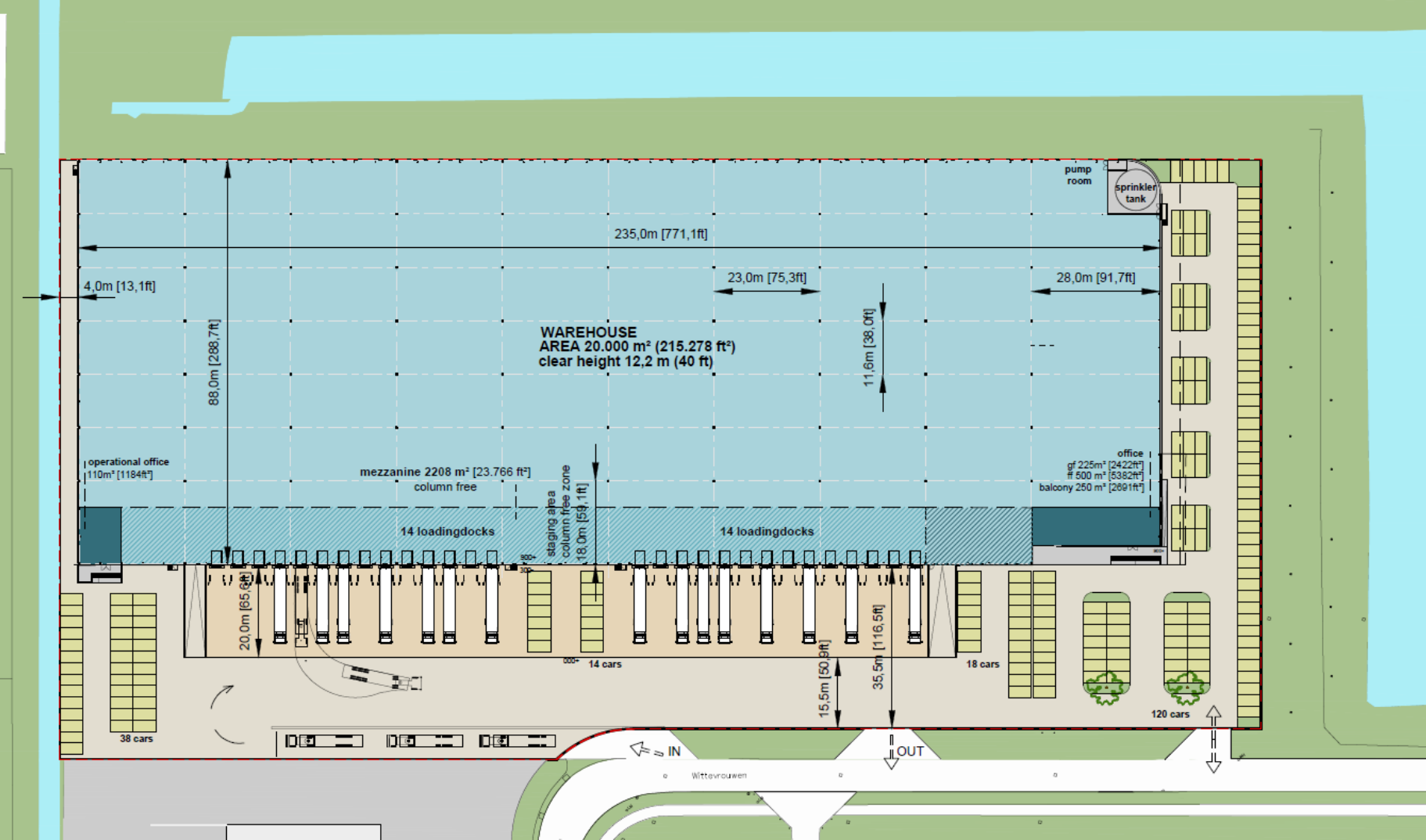
All amounts exclude service costs and Value Added Tax (VAT).



Artist impressions



Floor plan



Contact



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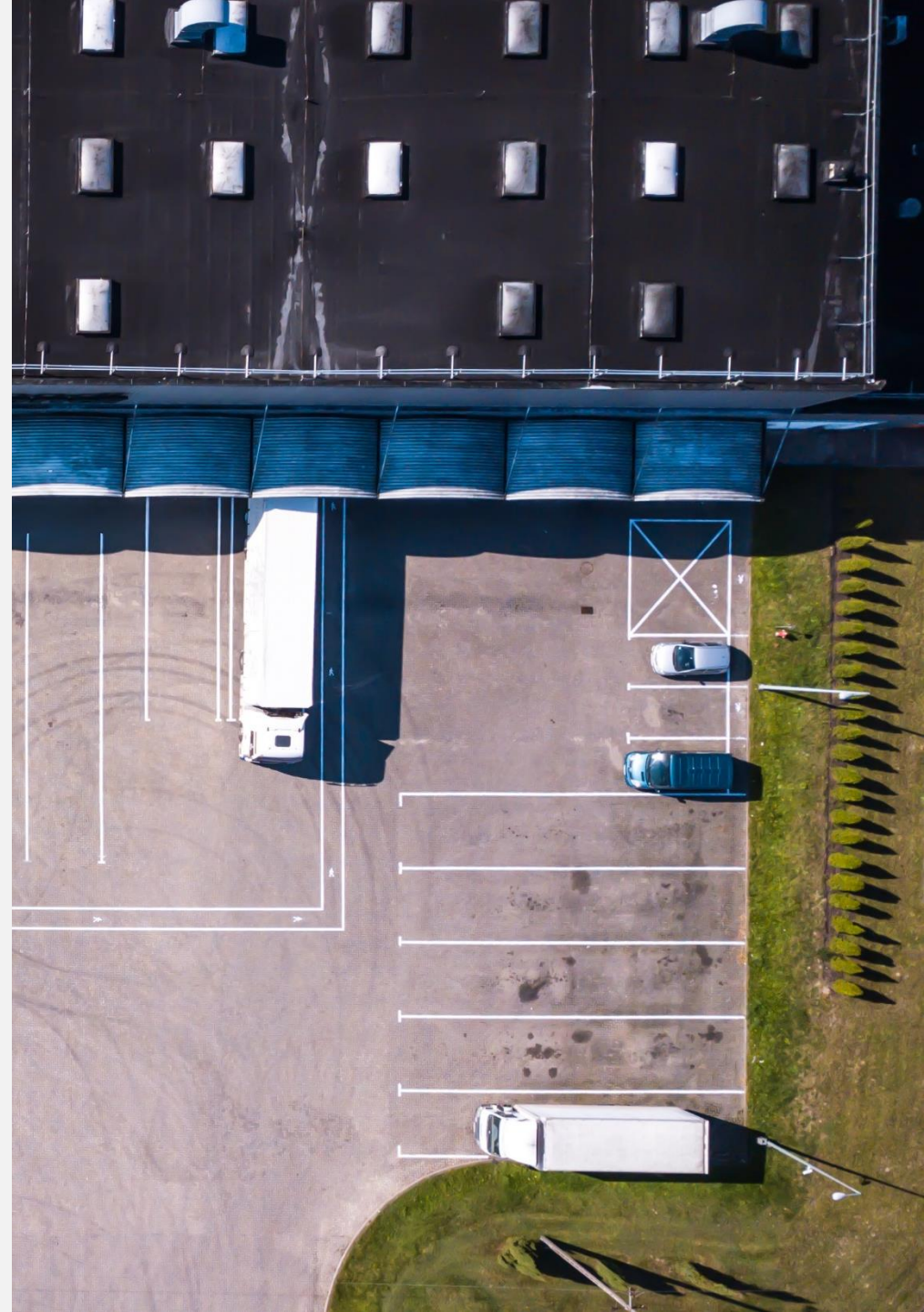
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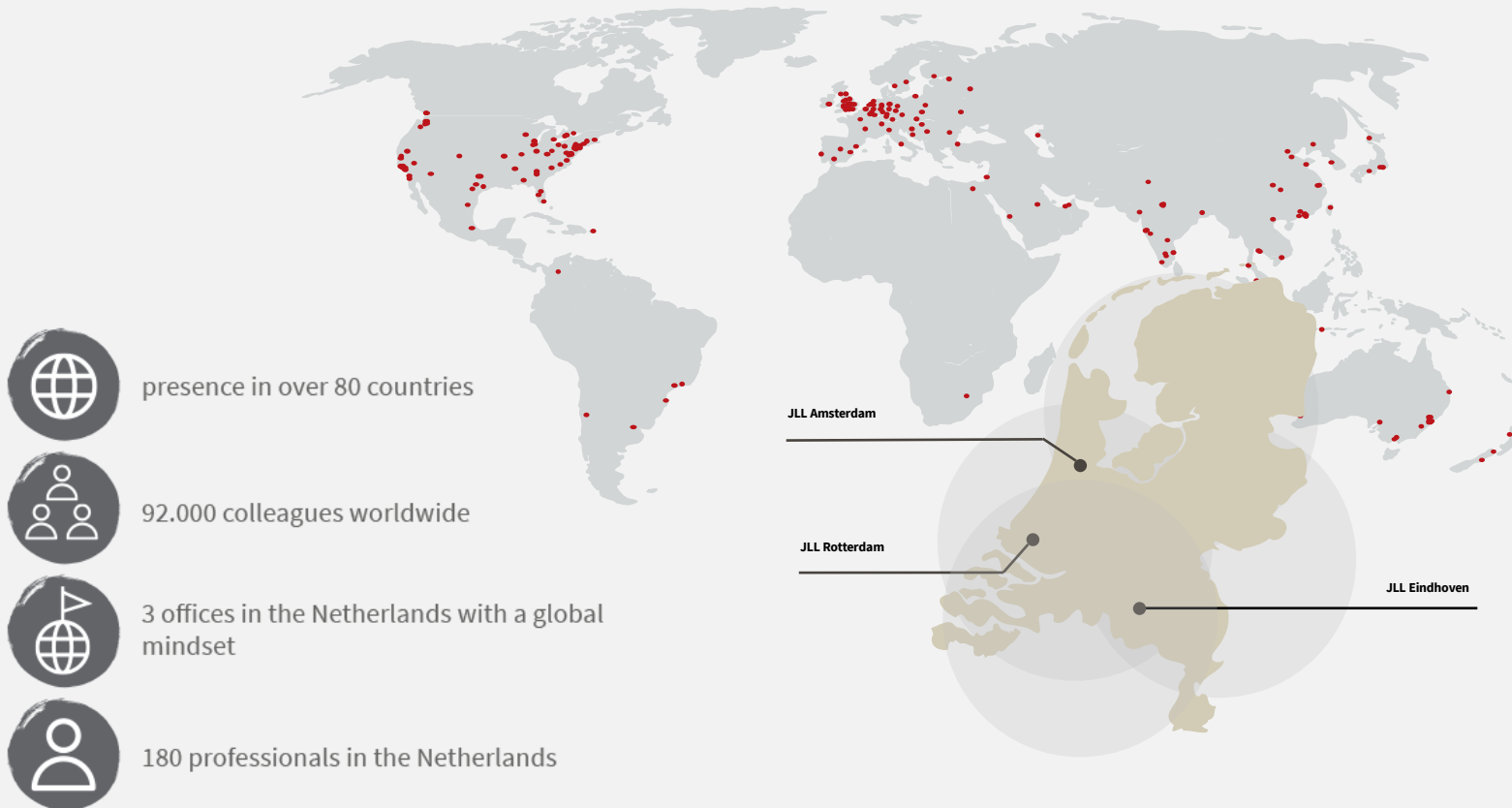
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