



Available for lease

Changiweg 5, Rozenburg | Immediately available

Multi-tenant warehouse

This building is located on Schiphol Logistics Park and concerns a multi-tenant warehouse divided in five units. We offer a unit of approx. 5,545 sq.m. that is immediately available for lease.

This building is realized in accordance with the BREEAM methodology and comprises a 'Very Good' certificate. Furthermore, this unit consists of a maximum storage height of 12.2 m1, a floor load capacity of 5,000 kg/sq.m., 7 loading docks, 1 overhead door and an ESFR sprinkler system.

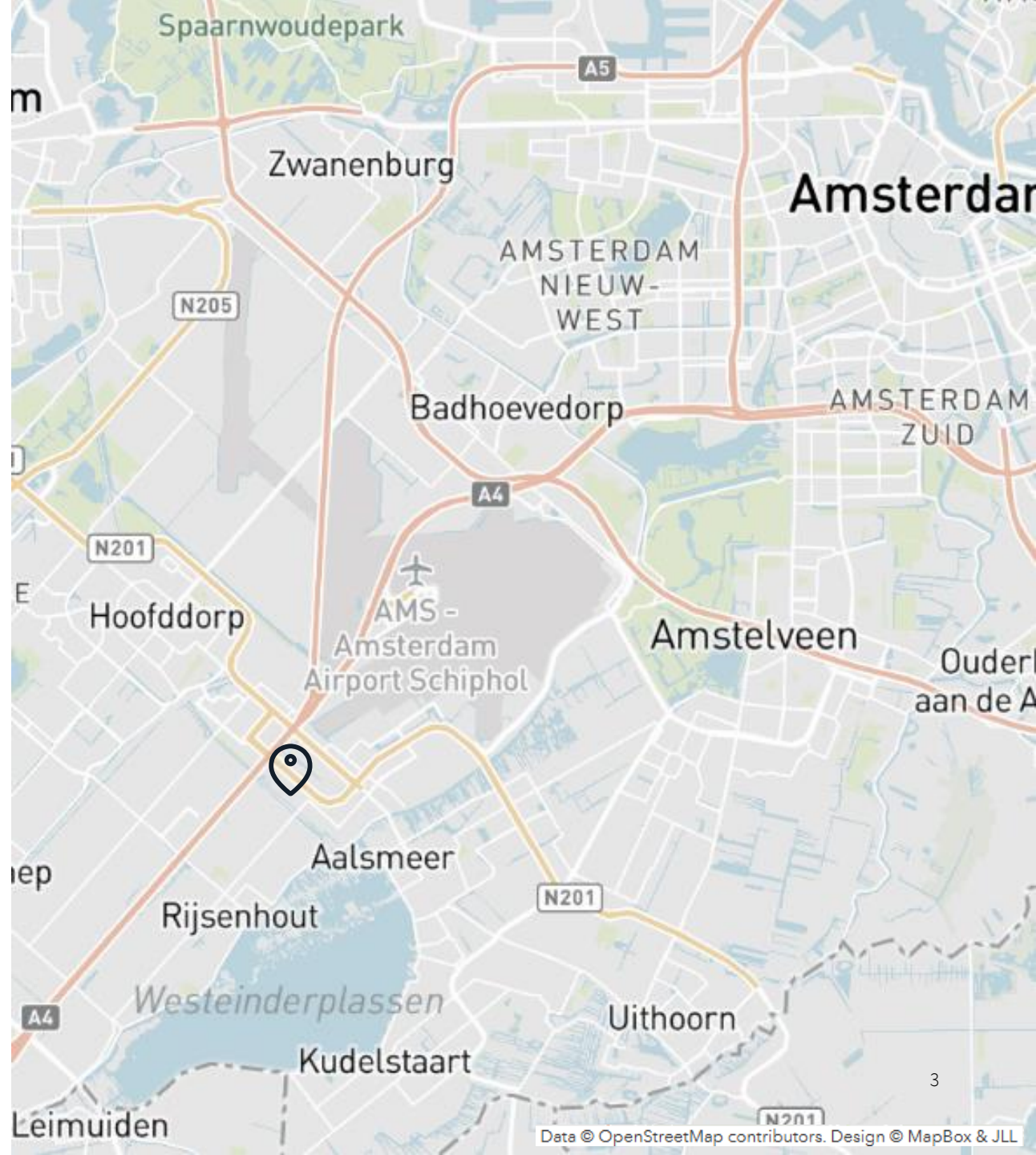


Location

Directly adjacent to Amsterdam Schiphol Airport, business park Schiphol Logistics Park (SLP) is the most conveniently located distribution park for logistics companies in the Netherlands. Thanks to its proximity to the airport, the park has a truly international and dynamic dimension. As a result, a high number of national and international organizations operate in the area of Schiphol. High profile organizations with distribution centers in the region amongst others: Expeditors, DSV, SEKO, Kuehne + Nagel, DHL, FedEx and IWS.

Accessibility

This location has a direct connection to the highway A4 (Amsterdam – The Hague) and is furthermore directly situated next to the provincial highway N201. The cargo platform of Amsterdam Airport Schiphol is accessible within less than five minutes.



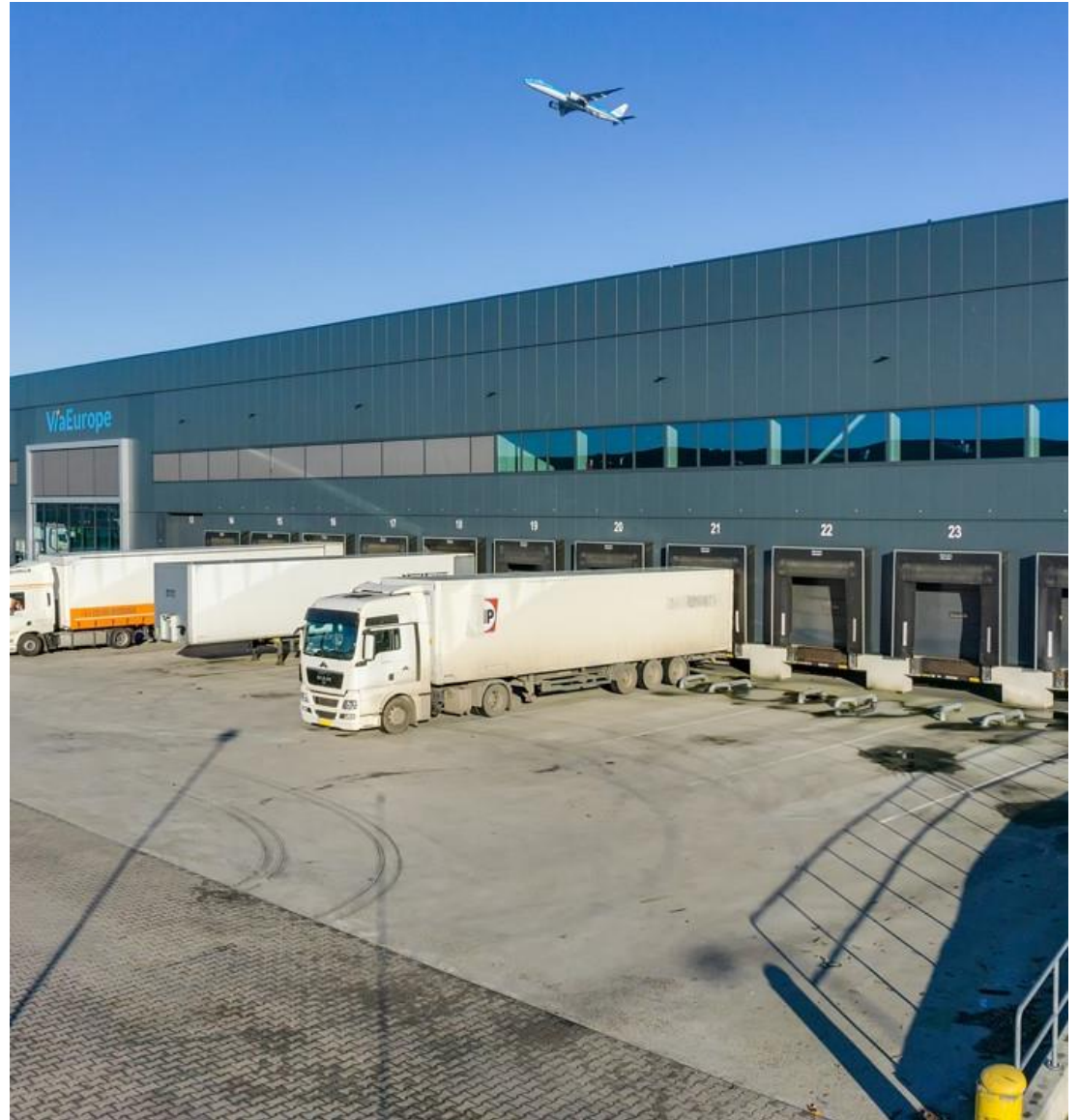
Available spaces

The availability of this building is approximately 5,545 square meter, divided as follows:

Description	Surface
Warehouse	4,962 sq.m.
Mezzanine	439 sq.m.
Office Space	144 sq.m.

Parking

40 Parking spaces



Delivery level

Warehouse

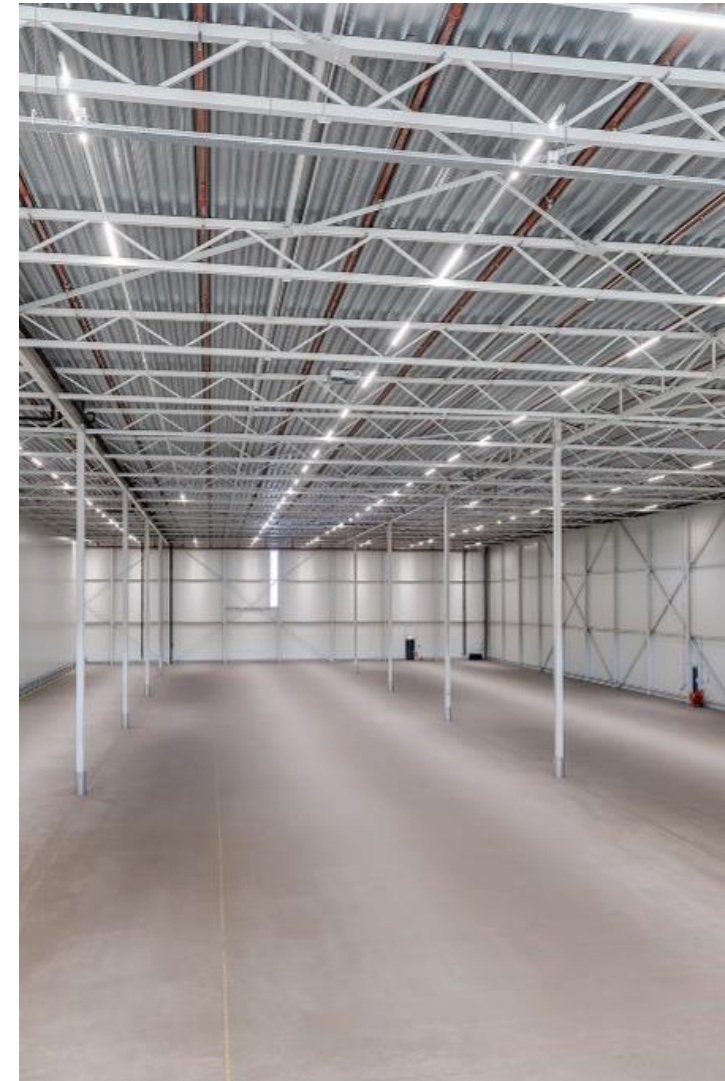
- 7 loading docks;
- Maximum clear height approx. 12.2 m¹ at storage area;
- Concrete floor load approx. 5,000 kg/sq.m. (expedition approx. 2,500 kg/sq.m.);
- Racking point load approx. 9,000 kg;
- Concrete mezzanine, average floor load 800 kg/sq.m. approx. 11.0 m¹ depth, level approx. +5.4 m¹ ;
- Floor flatness warehouse area, Din 18202 Zeile 4;
- Floor flatness expedition zone, Din 18202 Zeile 4;
- Storage sprinklers, roof-net certified automatic sprinkler system (ESFR FM);
- Free span of 18.0 m¹ (column structure);
- Electrically operated steel overhead doors at dock;

Warehouse

- Electrically operated overhead doors at ground level (4.0 x 4.5 m¹);
- Dock shelters with bumpers and wheel guides;
- Battery charging area;
- Sufficient number of 230V and 380V power connections;
- Sufficient (fluorescent) lighting (lux);Direct-fired heaters.

General

- BREEAM Very Good ★★ ★;
- Steel building frame;
- Insulation value of RC= 6.0 sq.m. K/W for the roof and RC= 4.5 sq.m. K/W for the facades;
- Fire alarm and evacuation alarm, fire hoses, emergency lighting as per regulations.



Delivery level

Outdoor area

- Truck court;
- 2.0 m¹ high security fencing (partly) and water boundaries;
- Two separate entrances and exits for employees and visitors with electrically operating sliding gates;
- Truck entrance and exit equipped with electrically operated barrier (remote control);
- Truck entrance equipped with intercom;
- Paving with heavy-duty concrete vowel;
- Excellent outdoor site lighting over loading pits;
- Fibre optic network available at Schiphol Logistics Park.

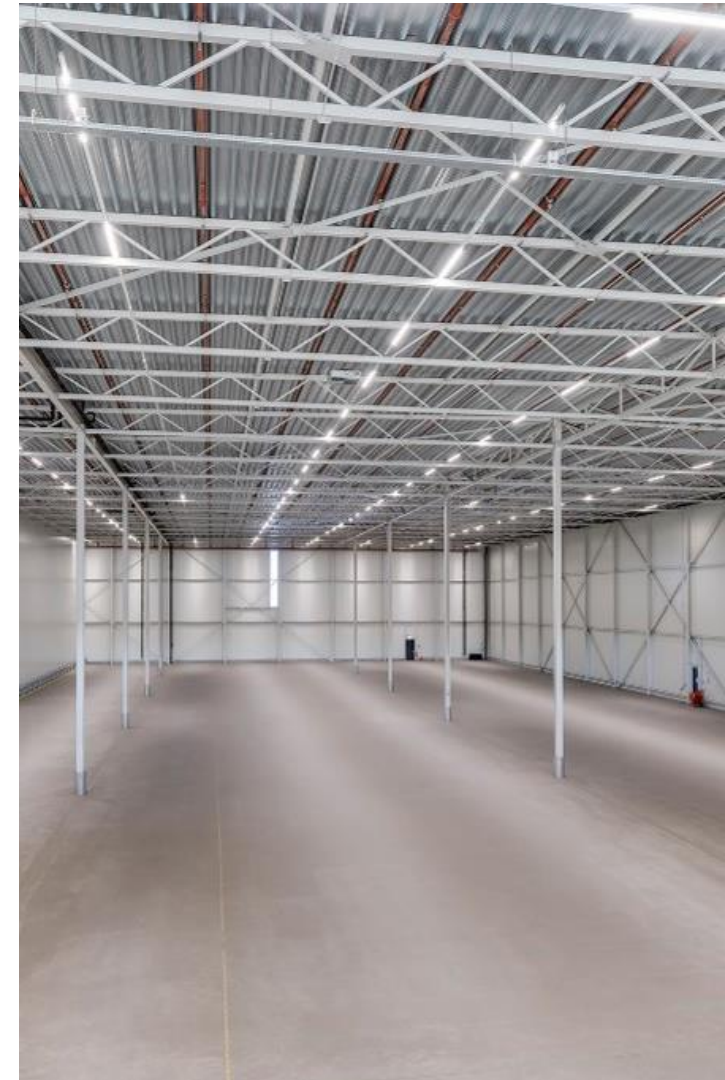
Office space

- Two levels;
- Central heating system;
- Mechanical ventilation, fitted with air-conditioned ceiling cassettes;
- Suspended ceilings fitted with monitor friendly integrated (fluorescent) LED lighting;
- Cable ducts for data.

Park management

The park management association offers the following services:

- Maintenance of public area;
- Maintenance of hillsides and watercourses;
- Collective security;
- Signage and wayfinding;
- Sustainability;
- Maintenance of fire extinguishing facility.



Lease terms

Rental payment

Quarterly in advance

Rent indexation

Annually, for the first time 1 (one) year after the rental commencement date, based on the monthly price index according to the consumer price index CPI series CPI all households (2015=100, or the most recent time base), published by Statistics Netherlands (CBS).

Lease agreement

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

Security deposit

Bank guarantee or security deposit equal to at least three months' rent including service charges and VAT.

VAT

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



Rental conditions

On request.

Service charges

On request.

Commencement date

Immediately.

Lease term

5 (five) years with extension periods of 5 (five) years each. The notice period is 12 (twelve) months.

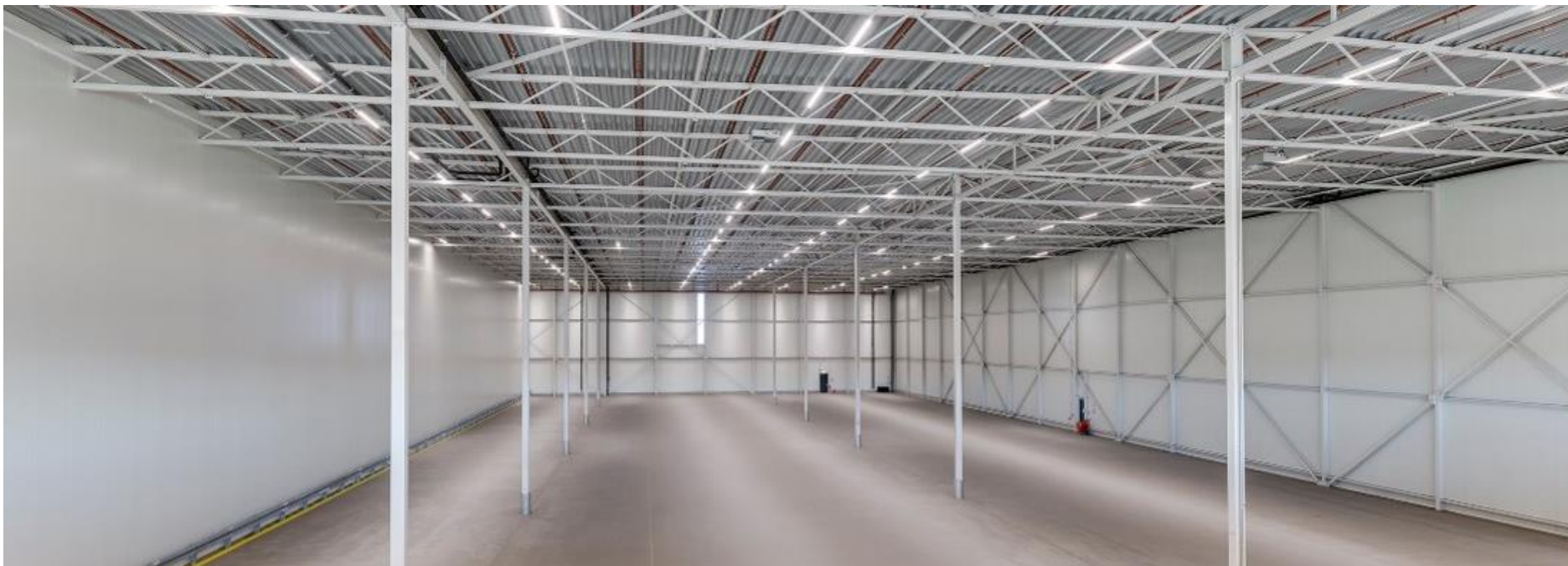
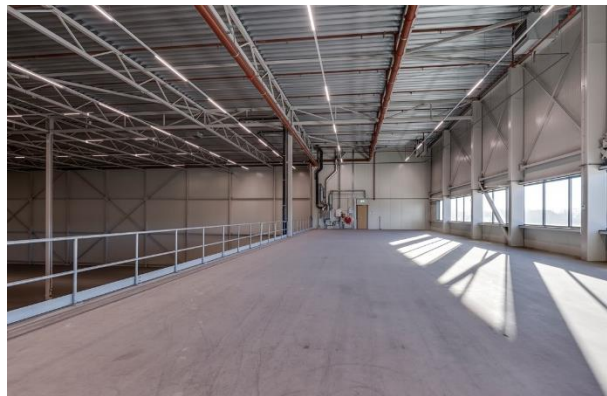
Changiweg 5 | Rozenburg

Photos exterior



Changiweg 5 | Rozenburg

Photos interior | warehouse



Floor plan



Get in touch



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