

# KAN Logistics Park<sup>◆</sup>

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**KAN Logistics Park**  
Veilingweg 16  
Bemmel  
The Netherlands

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Version 03/2022

**Leasing Brochure**

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# Achieving more in the future

**KAN Logistics Park** is the ideal location for those who like to think big. The logistics park has extensive areas for distribution and warehousing activities. With its excellent location at **Knooppunt Arnhem-Nijmegen**, KAN Logistics Park opens new space for international goods traffic.

**KAN Logistics Park is your space for the future.**

**KAN-park.nl**

KAN Logistics Park | Leasing Brochure

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# KAN Logistics Park

# 01

- Introduction



## Introduction

# Space for your entrepreneurial vision

## achieve more

### Perfectly placed

There is more than enough room for your business at the Arnhem Nijmegen junction: **KAN Logistics Park** is a new, forward-looking 103,000 m<sup>2</sup> site in a prime location for companies with large space requirements. In two phases, a total of 63,000 m<sup>2</sup> of warehouse and logistics space will be built on the Pannenhuis industrial estate between the strategic locations of Arnhem and Nijmegen, with perfect connections to the rest of the Netherlands, Germany and other European countries.

With its generous dimensions, the business park has numerous office and parking facilities on site. Furthermore, in the spirit of sustainable construction, BREEAM Very Good certification is aimed for. With its location at a sought-after logistics site, it is perfectly connected to the transport network and allows 24/7 operation. The region scores highly in terms of consumer density.

### Gross Floor Area:

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Phase 1 **33,405 m<sup>2</sup>**

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Phase 2 **29,884 m<sup>2</sup>**

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## Introduction

# optimal transport routes




### Global, national, local

The Arnhem Nijmegen region is one of the fastest growing logistics markets in the Netherlands. Short distances to the rail terminal and domestic shipping terminals on the Rhine and Waal rivers favour multimodal transport solutions.

The location is also ideal for international goods traffic: the adjacent A15 and A12 motorways are important industrial east-west routes, connecting the major Dutch cities of Rotterdam, The Hague, Utrecht and Amsterdam with the German Ruhr region and the European hinterland.

These excellent transport links also provide efficient transport routes to international airports.

### Fast facts

-  2-minute drive to A15 motorway
-  10-minute drive to (planned) Railterminal Gelderland
-  15-minute drive to Nijmegen Barge Terminal

## At the destination quickly





# The Location

# 02

- Overview
- The surrounding region
- The local area



Overview

◀ Düsseldorf Weeze Airport **60km**  
A12 **10km**

Amsterdam **116km** ▶  
Rotterdam **119km**

A15  
**3km**

Nijmegen  
**16,5km**

Nijmegen Barge Terminal  
**13km**

A73  
**23km**

A50  
**19km**





## Location Benefits

### A structural link

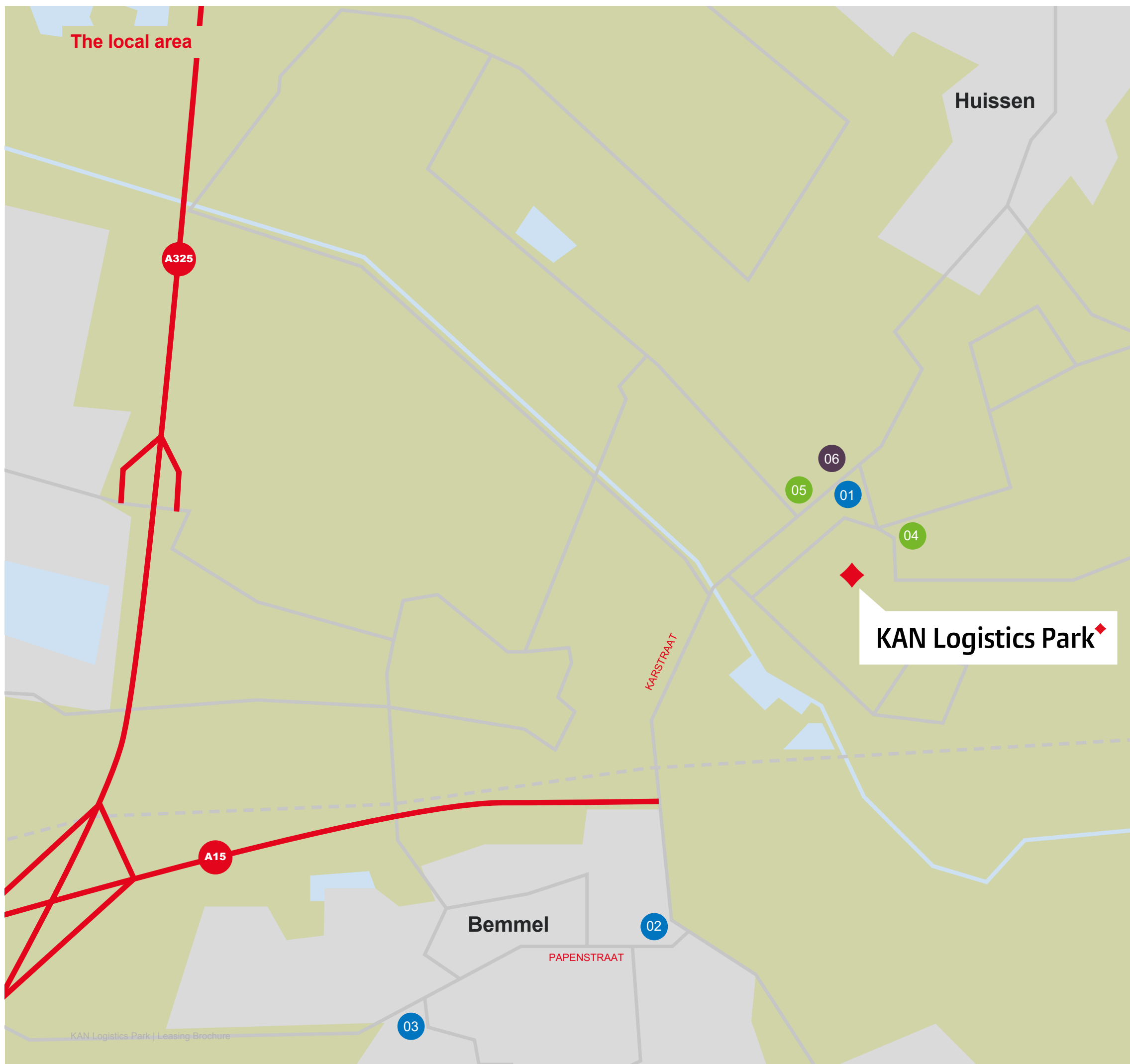
KAN Logistics Park is located close to the German border along the A15 and benefits from north-south and east-west connections with the A15, A50, A12, A37 and A325 motorways.

The A15 motorway will be extended (dotted line) and connected to the A12 motorway in the future. Both the eastern regions and the southern parts of the Netherlands (including Venlo) can be reached quickly thanks to the A73 motorway nearby.

There are numerous railway stations in the vicinity. Furthermore the BCTN barge terminal and the planned Gelderland rail terminal will be nearby. On top of that, KAN Logistics Park also boasts good connections to the ports of Rotterdam, Schiphol and Emmerik, as well as Weeze Airport.



The local area



## Local situation

### ● Service Stations

- 01 Texaco
- 02 BP
- 03 TinQ

### ● Fitness

- 04 The Gym
- 05 Ludus

### ● Public Transport

- 06 Bus Stop  
(Route 300 Arnhem Nijmegen)

**KAN Logistics Park** ◆



# The Property

# 03

- Sustainability
- Indicative masterplan
- Technical specs.





## Smart

Connected water and electricity meters

## Up-to-date

Electricity from renewable energy

## Bee-friendly

Fruit trees, herbs, native plants

## For tomorrow's challenges

**KAN Logistics Park** meets the demands of future-oriented companies. With numerous green spaces and renewable energy production with photovoltaic systems, **KAN Logistics Park** meets high energy efficiency standards and minimized carbon emissions. The green certification as well as the smartly designed green spaces add even more sustainability. **KAN Logistics Park** increases user comfort, improves the well-being of your employees and has a positive long-term effect on the environment.

- ✓ **Biodiversity**  
Land sealing is reduced, more green areas
- ✓ **Photovoltaic systems**  
Production of renewable energy on the roof
- ✓ **Smart metering**  
optimises energy consumption and usage costs
- ✓ **BREEAM-NL Very Good**  
Certification for sustainable building is aimed for



## Indicative masterplan

## Phase 1



## Key

- Warehouse
- Office space
- Green space
- Car parking spaces
- Truck parking spaces
- Public roads

## Warehouse A:

Total rental area: 15,747 m<sup>2</sup>

Warehouse area: 14,100 m<sup>2</sup>

Office area: 540 m<sup>2</sup>

Mezzanine floor: 1,107 m<sup>2</sup>

Parking spaces for cars: 136

Number of loading docks: 17

Number of overhead doors  
(ground floor): 1

Available from: Q2 2023

## Warehouse B:

Total rental area: 17,561 m<sup>2</sup>

Warehouse area: 15,754 m<sup>2</sup>

Office area: 540 m<sup>2</sup>

Mezzanine floor: 1,267 m<sup>2</sup>

Parking spaces for cars: 151

Number of loading docks: 18

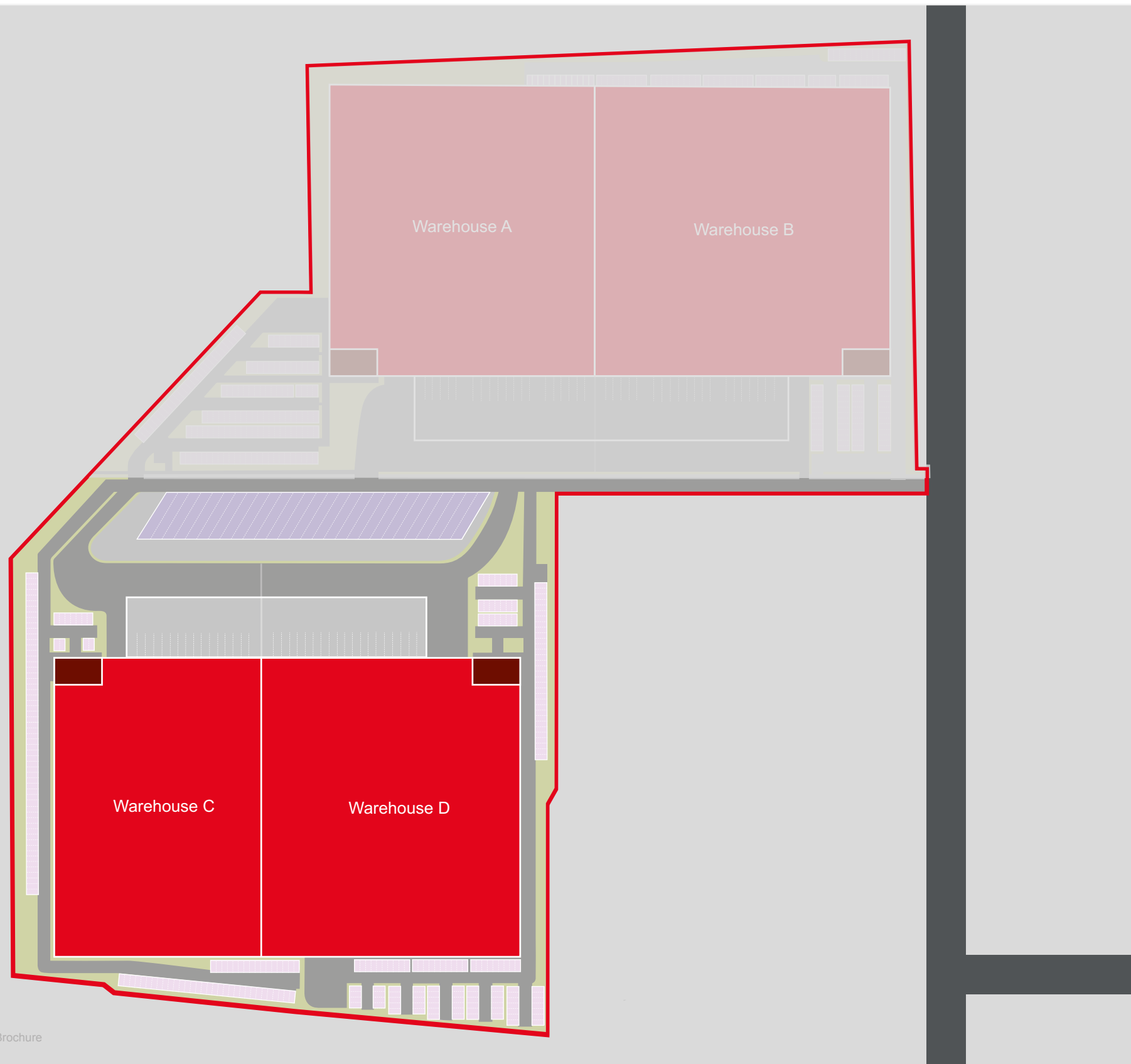
Number of overhead doors  
(ground floor): 1

Available from: Q2 2023



## Indicative masterplan

## Phase 2



## Key

- Warehouse
- Office space
- Green space
- Car parking spaces
- Truck parking spaces
- Public roads

## Warehouse C:

**Total rental area:** 13,292 m<sup>2</sup>

**Warehouse area:** 11,914 m<sup>2</sup>

**Office area:** 548 m<sup>2</sup>

**Mezzanine floor:** 830 m<sup>2</sup>

**Parking spaces for trucks:** 14

**Parking spaces for cars:** 116

**Number of loading docks:** 13

**Number of overhead doors  
(ground floor):** 1

**Available from:** 2024

## Warehouse D:

**Total rental area:** 16,592 m<sup>2</sup>

**Warehouse area:** 14,938 m<sup>2</sup>

**Office area:** 548 m<sup>2</sup>

**Mezzanine floor:** 1,106 m<sup>2</sup>

**Parking spaces for trucks:** 14

**Parking spaces for cars:** 142

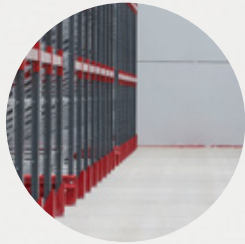
**Number of loading ramps:** 16

**Number of overhead doors  
(ground floor):** 1

**Available from:** 2024

## Technical specs.

# Technical Specs.



### Warehouse

**Free stacking height:** approx. 12,2 m<sup>1</sup>  
(between main trusses)

**Main grid size:** 22,8 m<sup>1</sup> (in the width of the building)

**Construction:** steel

**Daylight:** In the façade, provisions are made for the entry of daylight

**Storage area:** maximum floor load 50 kN/m<sup>2</sup>, maximum point load 90 kN

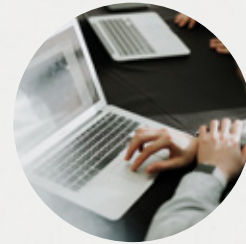
**Expedition area:** maximum floor load 25 kN/m<sup>2</sup> (depth of expedition area approx. 17 m<sup>1</sup>)

**Flatness of the concrete floor:**  
in accordance with NEN 2747

**Lighting:** LED 200 lux (+ 1 meter), based on 4 aisles per main grid 22,8 m<sup>1</sup>, equipped with switched motion detectors

**Sprinkler system:** type ESFR and provided with an inspection certificate

**Heating system:** with ecofans (no less than 15 °C)



### Offices

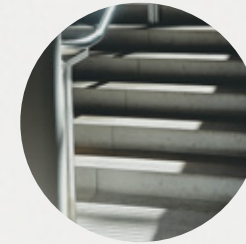
**Entrance:** separate entrance per office per unit

**Floor in sanitary units:** ceramic floor tiles

**Floor:** Smooth concrete / screed floor suitable for finishing with carpet floor coverings

**Suspended ceiling with LED lighting:** average light output of 500 lux, switched on motion detectors (1 per 40 m<sup>2</sup> GFA)

**Pantry:** per office per storey equipped with dishwasher, refrigerator and microwave



### Mezzanine

**Free height under floor:** is approx. 5,0 m<sup>1</sup>

**Depth of mezzanine floor:** max. 12 m<sup>1</sup>

**Office area:** 548 m<sup>2</sup>

**Flatness of the concrete floor according to NEN:** 2747

**Maximum floor load:** 7,5 kN/m<sup>2</sup>



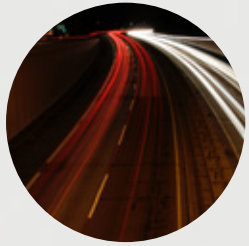
# Fraser's Property Industrial

- Fraser's Property Industrial
- Completed projects
- Sustainability

# 04



## What will the world look like tomorrow?



### Global insight

Today, supply chains are undergoing necessary and rapid transformations. As city populations grow and businesses work harder than ever to meet the changing needs of consumers, it's our focus to turn these growing challenges into rewarding opportunities.

With our experience, knowledge and international reach, we're uniquely positioned to take businesses like yours into the future.



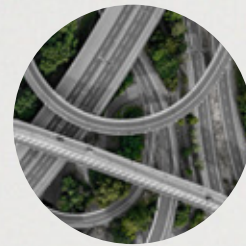
## Frasers Property Industrial

### Embrace change



#### Upgrade experience

The next 10 years will be a decade of transformation in industrial - a natural but necessary evolution driving our business to better serve yours, and in turn, your customers.



#### Be ready

Rapid population increases in our global cities is also inevitable. Combined with the emergence of 5G networks, the digitisation of industry and the adoption of sustainable solutions, it's clear to see this change in scale, technology and delivery is going to be profound.

We're ready.



#### Lead growth

As city populations grow and the demand on logistics changes, the way businesses produce, store and distribute is transforming too. It's this disruption that has driven the creation of Frasers Property Industrial, a business unit focussed solely on the industrial and logistics property sector. As these changes emerge, it's clearer than ever that smarter, more sustainable industrial spaces must outperform an increasing demand.



#### Secure partnership

Our expert team covers all potential needs—designing, building, development and property management. Every project is delivered with futureproofing and sustainability in mind to protect your business – your people too. We are genuinely driven to empower smarter, healthier and more dynamic workplaces to help your business succeed long term.

# Future focussed



## Connected

With the right partner, the world feels closer. With Frasers Property Industrial's multi-national presence and ability to work collaboratively with expert teams across our entire business, we're well-placed to deliver a seamless experience that enhances the supply chain delivery of any business we work with.

### Worldwide reach

#### Frasers Property Limited

Operating under the global Frasers Property brand our multi-national reach extends to 70 cities in 25 countries across 5 asset classes around the world - all made possible by our diverse history and impressive international list of assets worth more than € 24.7 billion.

### Industrial ambition

#### Frasers Property Industrial

With the experience and capabilities we've cultivated across the globe, we are uniquely positioned to offer and create sector-leading and sustainable real estate options that includes logistics, warehousing and distribution, production and manufacturing facilities in strategic locations across Australia, Germany, Austria and the Netherlands.



€ 4.8 billion

industrial & logistics assets  
under management



€ 5.0 billion

commercial & business park assets  
under management



€ 3.0 billion

retail assets under management



€ 4.6 billion

hospitality assets under  
management



3.3 million<sup>sqm</sup>

GLA of business space

\* as of 30 September 2021



## Collaborative



01

Acquisition



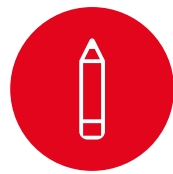
02

Masterplanning



03

Town Planning



04

Design



05

Project Management



06

Construction



07

Asset Management



08

Property Management

### Integrated approach

Our collaborative business model means we are well positioned to lead the future of industrial. Our customers get the benefits of in-house expertise across our integrated development and asset ownership platform.

This means all Frasers Property Industrial customers are served by experts in architecture and design, project management, civil, infrastructure and authority management - as well as asset and property management professionals. We know every business is unique. It's why each project begins with a deep understanding of what our customers need, from geographical considerations, to specific sector requirements and beyond.

As a developer, owner and manager of industrial property, we customise every solution from a focussed and individual perspective.



## Experienced

### Collective experience

The name Frasers Property Industrial is synonymous with industry leadership, but it's our reputation and experience that delivers the authenticity and trust customers demand. With a continuously growing number of assets being managed from Australia to Europe, we know our products, and have the insight to deliver them to the highest of standards.



“We are motivated by a passion to deliver quality facilities that make a positive contribution to the environment and the communities in which we develop. Our aim is to work with customers to create great places that increase business efficiencies and improve the health and well-being of the people who work there.”



**Reini Otter**  
CEO, Frasers Property Industrial





# Track record

Frasers Property Industrial is an expert in the European commercial and industrial property sector with a diverse range of customers.



## Completed projects

# Frasers Property Industrial

We help your business find the right location. Our global network and a major global portfolio of projects successfully implemented and still in the pipeline help us do this. With our wide reach, industry-leading design and solution-focused approach, we have created a series of award-winning properties since our foundation 90 years ago.

### Our track record

Our portfolio spans a broad spectrum of clients, ranging from global corporations and external logistics suppliers to local manufacturers. We know that every business we work with is unique. That's why every one of our industrial solutions is based on extensive research of the company's individual needs – to create more effective, efficient and sustainable prospects for growth.

### REWE Duisburg

Germany  
34,189 m<sup>2</sup>  
Completed: 2020



### BASF Frankenthal

Germany  
20,266 m<sup>2</sup>  
Completed: 2019



### UPS Roermond

The Netherlands  
33,342 m<sup>2</sup> (still available: 15,206 m<sup>2</sup>)  
Completed: 2021



### B+S GmbH Logistik und Dienstleistungen Bielefeld

Germany  
23,115 m<sup>2</sup>  
Completed: 2017



## Completed projects

# Hercuton & Over Engh Vastgoed

KAN Logistics Park will be constructed by development partner Hercuton. Hercuton is part of General Contractor Janssen de Jong Groep. The Logistics facilities shown have been recently completed by Hercuton in collaboration with Over Engh vastgoed.

### Crocs Europe Dordrecht

The Netherlands  
35,000 m<sup>2</sup>  
Completed: 2021



### PostNL Zaltbommel

The Netherlands  
27,000 m<sup>2</sup>  
Completed: 2020



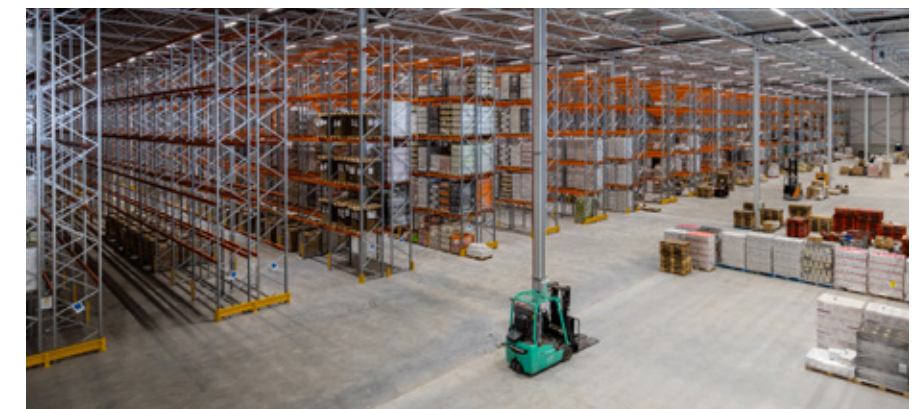
### Katun & BMD Transport Tiel

The Netherlands  
25,000 m<sup>2</sup>  
Completed: 2018



### LIS Logistics & Geodis Almere

The Netherlands  
35,000 m<sup>2</sup>  
Completed: 2021





# Sustainable and rewarding

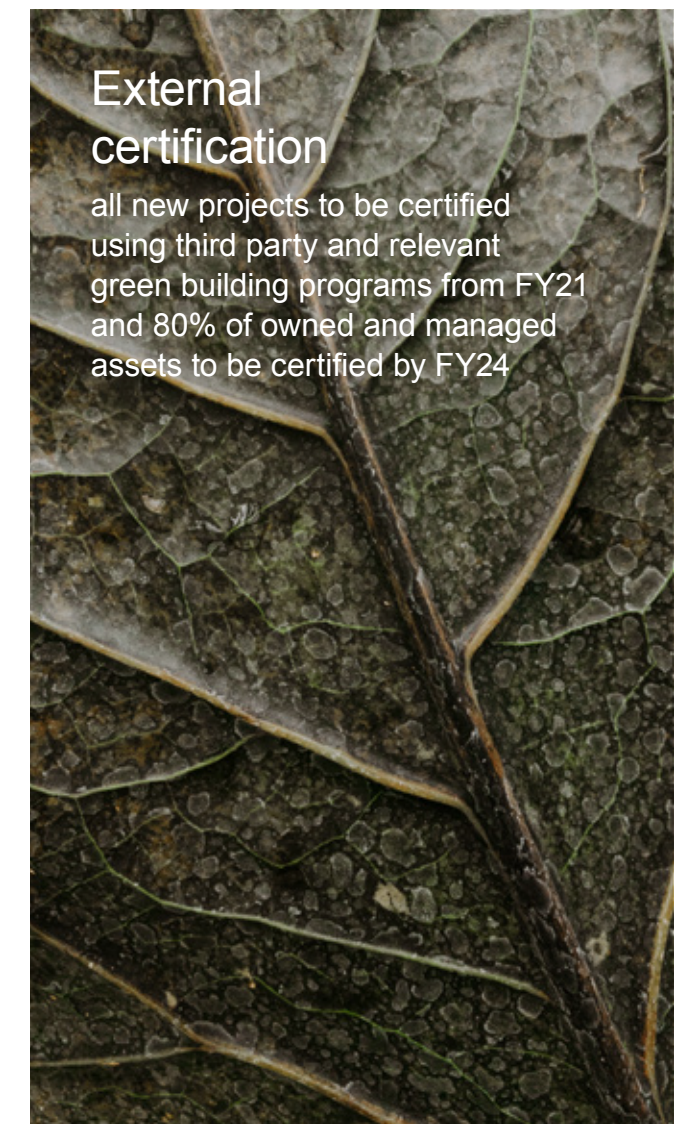
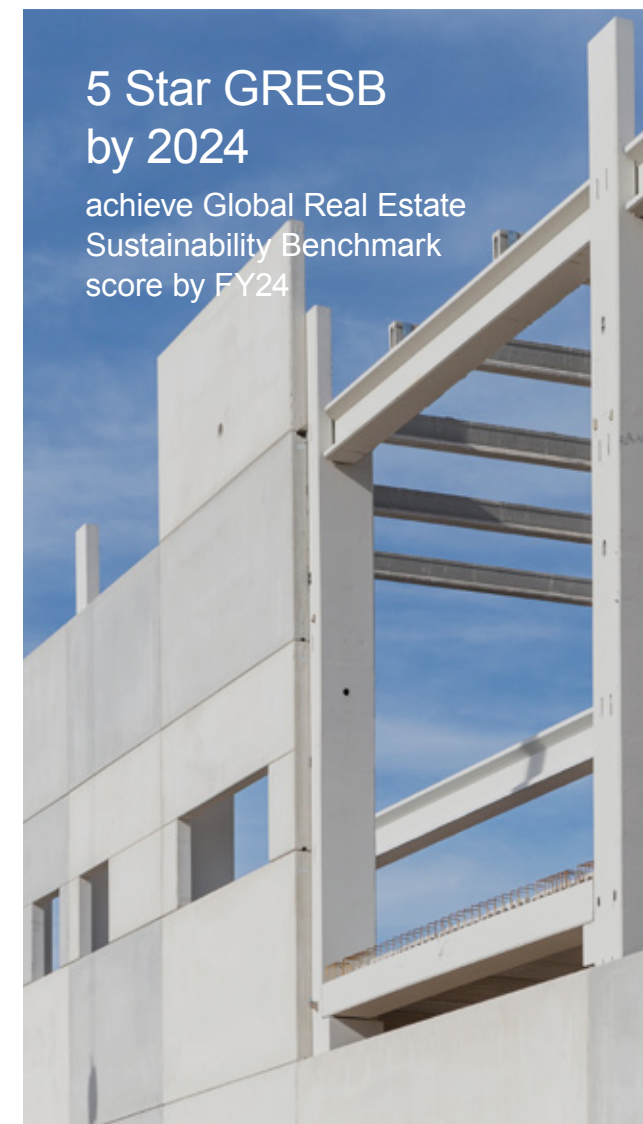
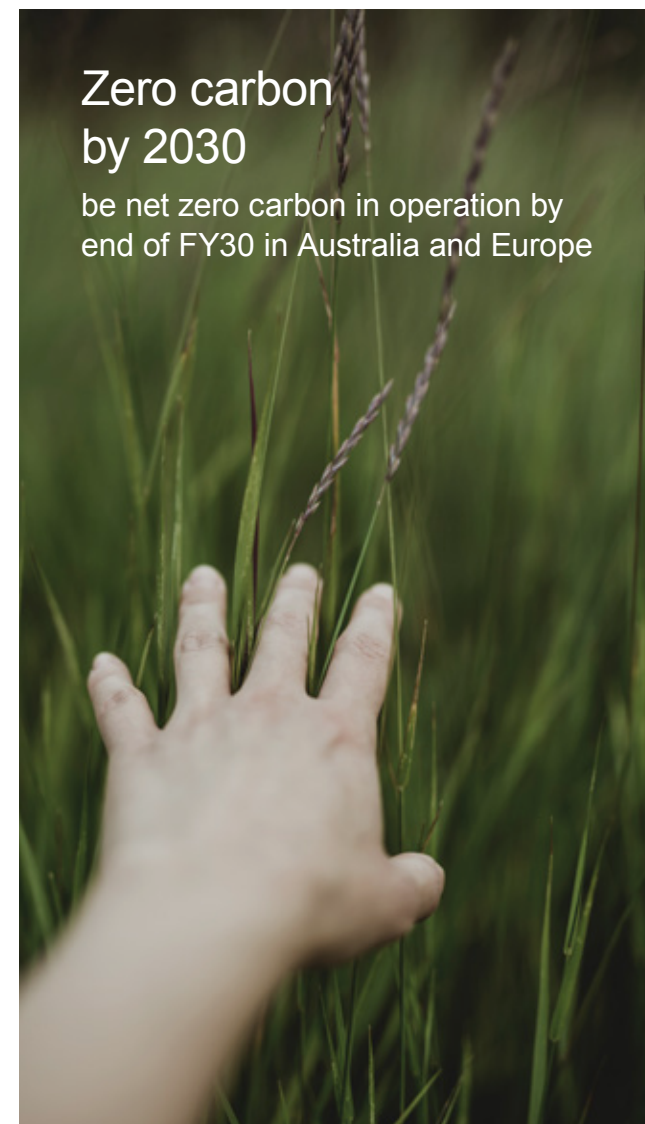
Sustainable design, construction, waste reduction and ethical supply chains have become an integral part of how we do business. With market-leading sustainability benchmarks and services, we're committed to doing our part and empowering your business to achieve the rewards that sustainability delivers.

## Sustainability

# Future Proof

We make strong investments in sustainability for the good of our team and the environment – but just as important, our initiatives will enable you to access the long term rewards that sustainable buildings and services provide.

### Our sustainability targets





## Sustainability

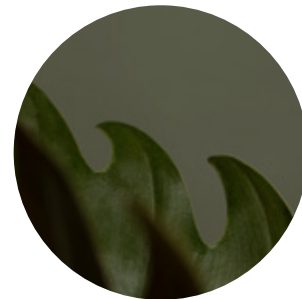
### Benefits

The top 5 benefits to your business and beyond



#### 01 Save Money

**Efficiency upgraded**  
Our energy and water efficient buildings bring down the cost of your bills.



#### 02 Future Proof

**Industrial ambition**  
Your facility is designed to meet the needs of now and with the technology to unlock future opportunities that evolve with your business.



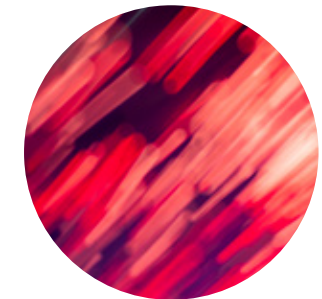
#### 03 Empower People

**Health focused**  
Our selection of responsibly sourced materials in your office spaces and access to natural daylight promote your staff's wellbeing.



#### 04 Protect Planet

**Leading change**  
We help you take control of your impact on the environment and work with you to reduce it.



#### 05 Increase Recognition

**Rising above**  
We walk the talk by seeking independent certifications for your building.

## Sustainability

# Making it happen

### How we do it

A sustainable business is a better performing one. We help you achieve it at every stage.

## Stage 01

We build a better facility that leaves the smallest footprint possible while enhancing wellbeing.



## Stage 02

We help you plan to offset your carbon - and even get you certified Carbon Neutral.



## Stage 03

We monitor the energy performances of all our buildings and sharing the findings of any abnormal use so you can be informed and act.



## Stage 04

We share our unique sustainability framework to help you map out what's important for your business into the future.





## Sustainability

## Portfolio

## Location Germany / Netherlands



## Frasers Park Egelsbach

Germany  
(29,600 m<sup>2</sup>)  
Completed: 2020  
DGNB Gold



## DC Hazeldonk

Netherlands  
(11,000 m<sup>2</sup>)  
Completed: 2021  
Aiming for BREEAM-NL "Excellent"



## Business Park Tamm

Germany  
(40,000 m<sup>2</sup>)  
Completed: 2018  
Eco-friendly aspects in focus



## CityLog Campus Breda

Netherlands  
(48,400 m<sup>2</sup>)  
Scheduled completion: 2023  
Aiming for BREEAM-NL "Very good"

# Let's talk

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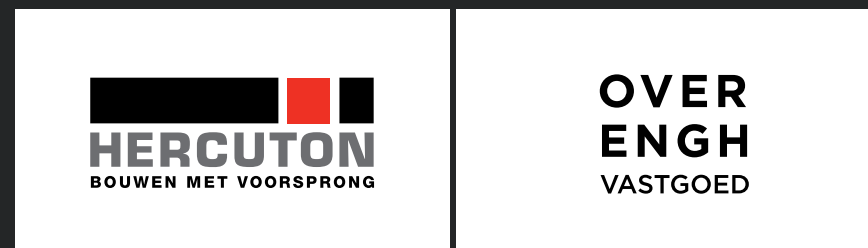
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