



# VE-COMMERCE Logistic Campus

# LOCATION & ACCESSIBILITY



A73 / A67 / A74 / E34



Antwerp 140 km  
Rotterdam 170 km



Rail terminal  
TCT Venlo 5 km  
Cabooter/Greenports 5 km



7 Airports (20-180 km)



Barge terminal  
TCT Venlo 8 km  
Venray 23 km

# LOCATION

## Trade Port Noord *venlo*

### VE COMMERCE Logistics CAMPUS, a unique campus located in the logistic heart of Europe

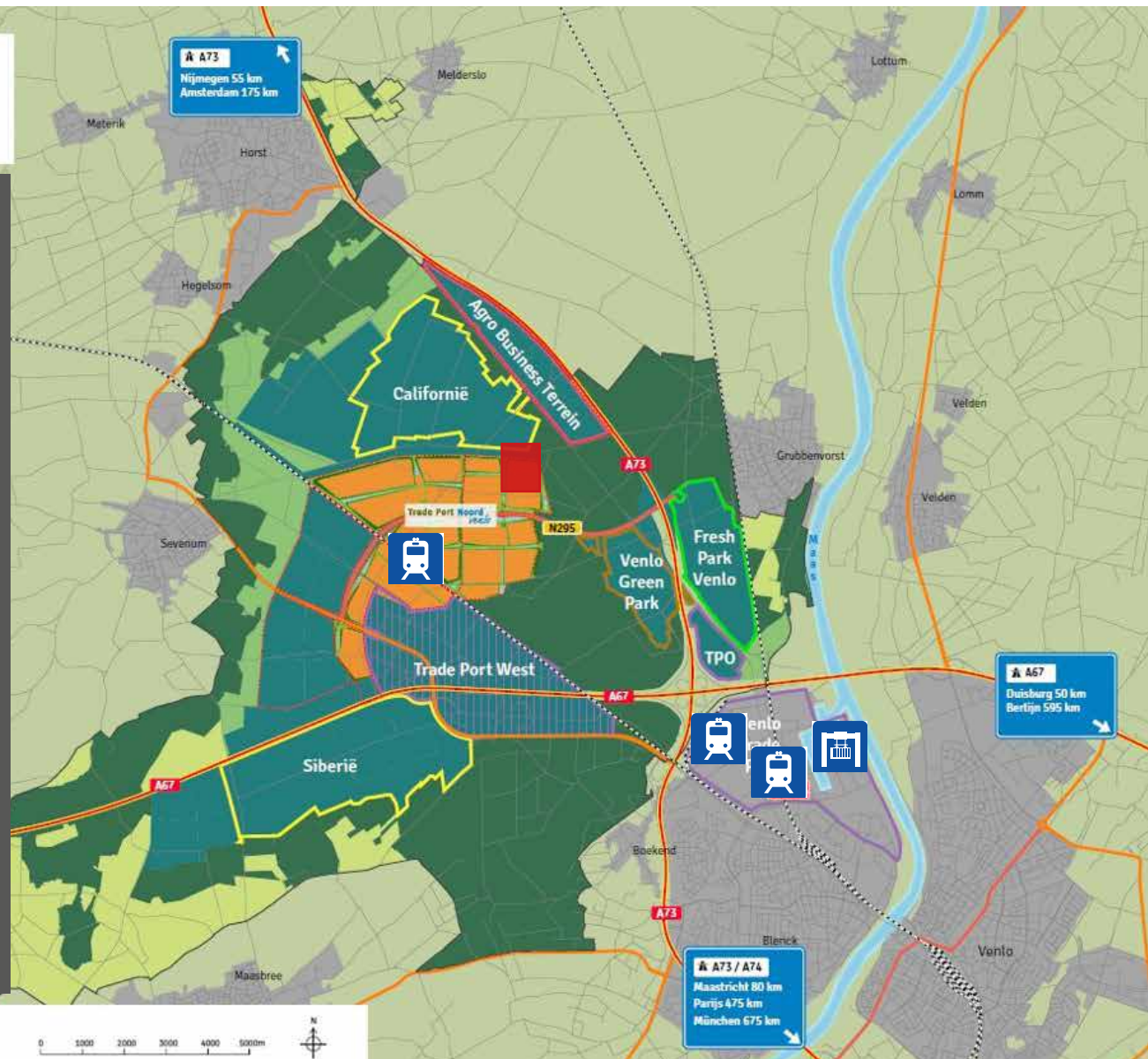
Right off the highway A67 (which links Antwerp to Duisburg/Dortmund) and the A73 (which links Maastricht to Amsterdam), Groep Heylen is building a 140.000 m<sup>2</sup> state of the art logistic campus .  
The 'Venlo E- Commerce Logistic Campus'

The site is situated on the business park Trade Port Nord and is a unique AAA - view location with multimodal transport flows.

The campus consists of a modern and multi-functional distribution center with a total of 140.000 m<sup>2</sup> warehouse surface, which can be divided in separate and linkable units of approx. 15.000 m<sup>2</sup>.

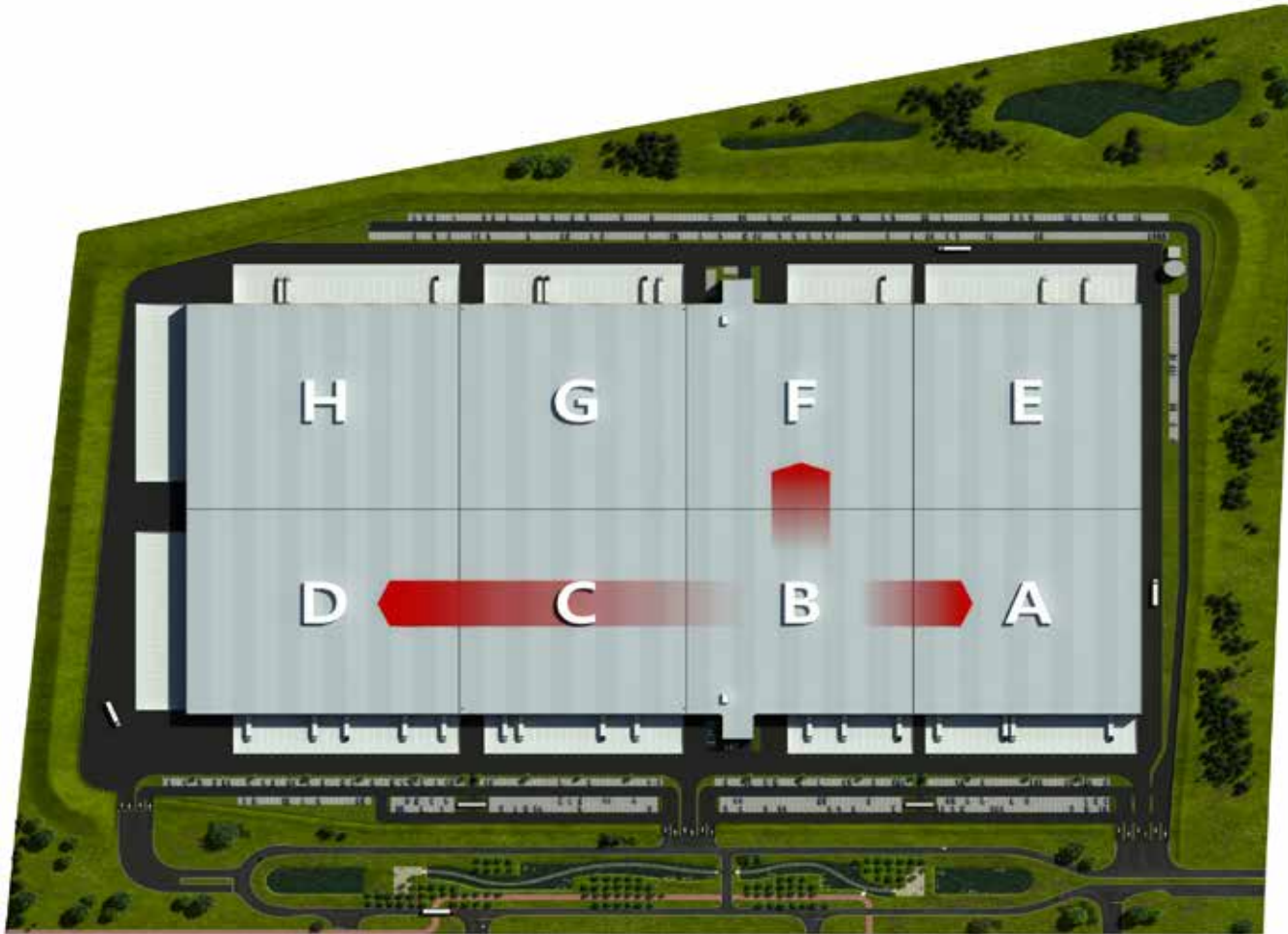
Spread out over the campus there's plenty of employee parking, completely separate from the lorry traffic.

To guarantee an efficient handling of all the logistic processes, the warehouse is built with a maximum amount of loading docks per unit.



Trade Port Noord Venlo  
Startdatum: 23 Juli 2015  
Datum 23-07-2015 Schaal 1 : 50.000 op A3

# LOCATION



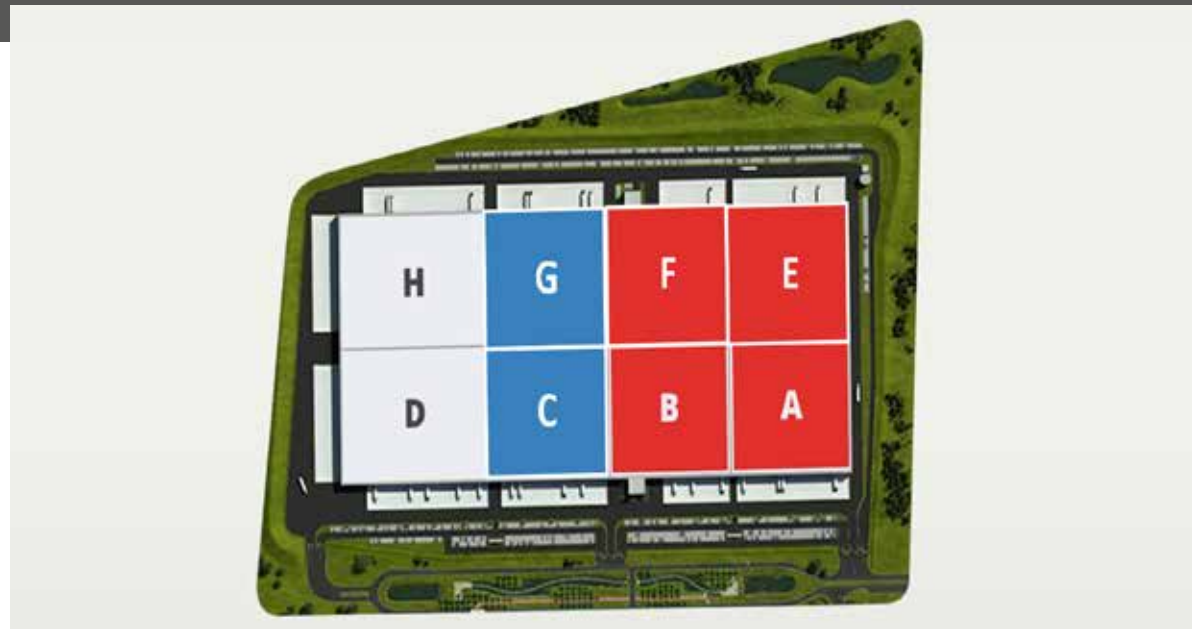
Address	Greenportlane (John Hicksstraat) 5928 RC VENLO VE-COMMERCE LOGISTICS
Tenure	Freehold
Site	220.000 Sqm
Total LFA	140.000 Sqm + built-so-suit
Site coverage	64%
Construction Date	A-B-E-F Apr '16 & Fase 3+4 in '16-'17
Floor Load	50KN/sqm
Floor Flatness	DIN 18202 tabel 3, Zeile 4
Clear Height	12,20m
# Loading docks	1 per 1000 sqm

# AVAILABILITY

## AVAILABLE PER UNIT LFA

TOTAL SIZE  
**140.000 sqm**

Warehouse	Warehouse C - in option - 15.000 sqm	Warehouse D - available - 25.000 sqm	Warehouse G - in option - 15.000 sqm	Warehouse H - available - 25.000 sqm
Mezzanine	built-to-suit	built-to-suit	built-to-suit	built-to-suit
Offices	built-to-suit	built-to-suit	built-to-suit	built-to-suit
	Warehouse A + B + C + D - LEASED -			



# PROPERTY SPECIFICATIONS

## WAREHOUSE

- ✓ Free height of 12,2 m
- ✓ Span suitable for small and wide aisles
- ✓ A minimum of 1 loading dock per 1.000 m<sup>2</sup>
- ✓ Each loading dock has an automated, electric gate (3m x 3m), dockleveller (6 ton dynamic, 9 ton static), shelter and bumper bars
- ✓ 1 automated, electric gate on ground floor level (4m x 4,2m)
- ✓ Floor load of 5.000 kg/m<sup>2</sup>
- ✓ Maximum point load pallet racking: 80kN/foot
- ✓ Flatness floor conform DIN18202 Tabel 3, Zeile 4 (5mm/2m)
- ✓ Insulated concrete plinth with a height of 2,5m
- ✓ Certified ESFR sprinkler installation
- ✓ Fire hose and fire hydrants conform the rules and code
- ✓ Fire alarm and evacuation system conform the rules and code
- ✓ Heating by way of gas-fired air heaters with ecofans
- ✓ Lighting: high frequency TL5 lights equipped with ballasts, 250 Lux at 1,5m

## MEZZANINE

- ✓ Mezzanine with a depth of 24 m on the front façade – level 6 m
- ✓ Floor load of 1000 kg/m<sup>2</sup>
- ✓ Window for natural light

## OFFICES

- ✓ Offices on ground floor and mezzanine level with an open floor plan
- ✓ High-end VRF-system for cooling and heating
- ✓ Lighting: high frequency TL5 lights, 500 Lux at worktable level
- ✓ Pantry with integrated fridge, stainless steel sink and dishwasher
- ✓ High-end finishing

## SITE

- ✓ A 2m high fence around the perimeters of the site with automatised entrance gates
- ✓ Parking for employees
- ✓ Exterior lights: circulation roads 20 Lux, loading docks 50 Lux

# VE-COMMERCE LOGISTIC CAMPUS



# LOGISTIC DEVELOPMENT OPPORTUNITY





# GROEP HEYLEN

CREATIVE INVESTORS IN  
BUSINESS AND BUILDINGS

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De gehele projectinformatie mag niet worden beschouwd als een aanbieding. De vermelde informatie is van algemene aard en niet meer dan een uitnodiging om in onderhandeling te treden. Alle informatie is met zorg samengesteld, is geheel vrijblijvend en is uitsluitend bestemd voor de geadresseerde, tenzij uitdrukkelijk anders vermeld. De informatie is (mede) gebaseerd op door derden verstrekte gegevens. Aansprakelijkheid veroorzaakt door onjuistheid en/of onnauwkeurigheid van door derden verstrekte gegevens aan Groep Heylen wordt niet aanvaard.