

Metropole Region Rotterdam - the Hague **unique logistic location**

high quality logistic real estate



HEYLEN
WAREHOUSES®

Silk Route 21 Logistic Campus

Nobelsingel
Berkel en Rodenrijs

20.000 SQM WAREHOUSE TO RENT



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Silk Route 21

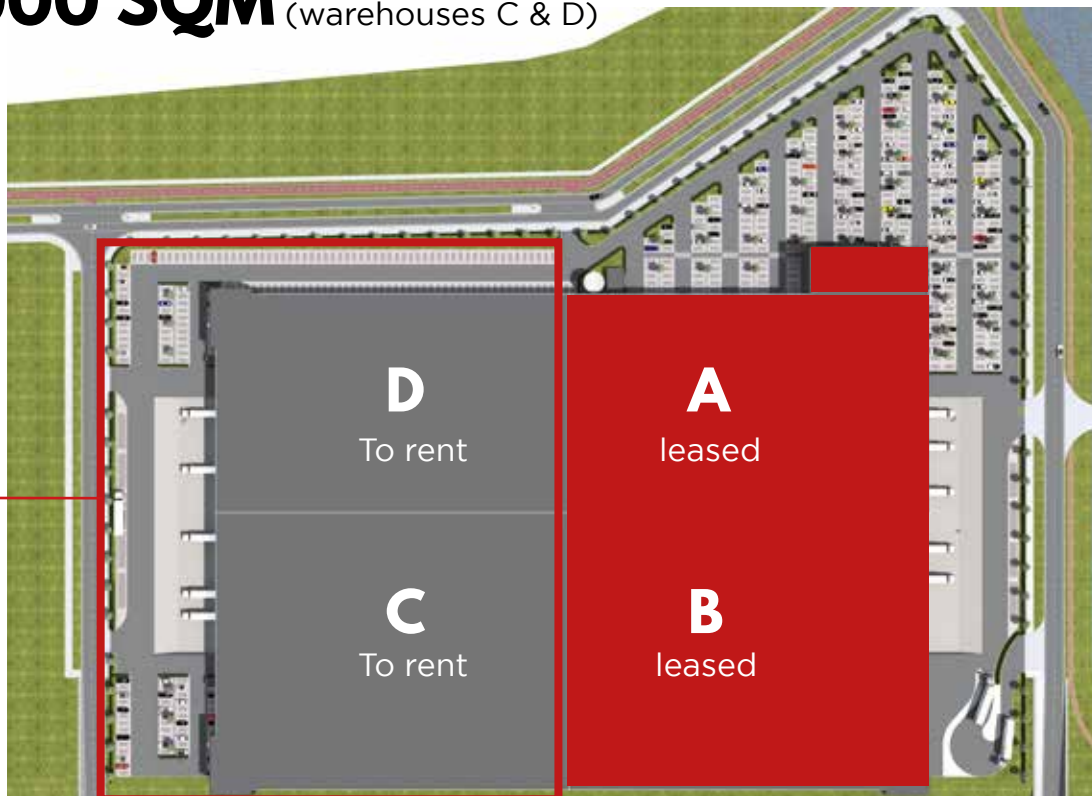
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Project Description

State-of-the-art warehouse on logistic hotspot

Tenure	Free- & Leasehold
Site Surface	68.464 Sqm
Total GFA warehouse space	40.235 Sqm
Total loading docks	42 docks
Groundfloor sectional doors	4 sectional doors
Total parking spaces	550 parkings

To Rent 20.000 SQM (warehouses C & D)



Warehouse D

Warehouse	8.879 Sqm
Mezzanine	729 Sqm
Office	516 Sqm

Warehouse C

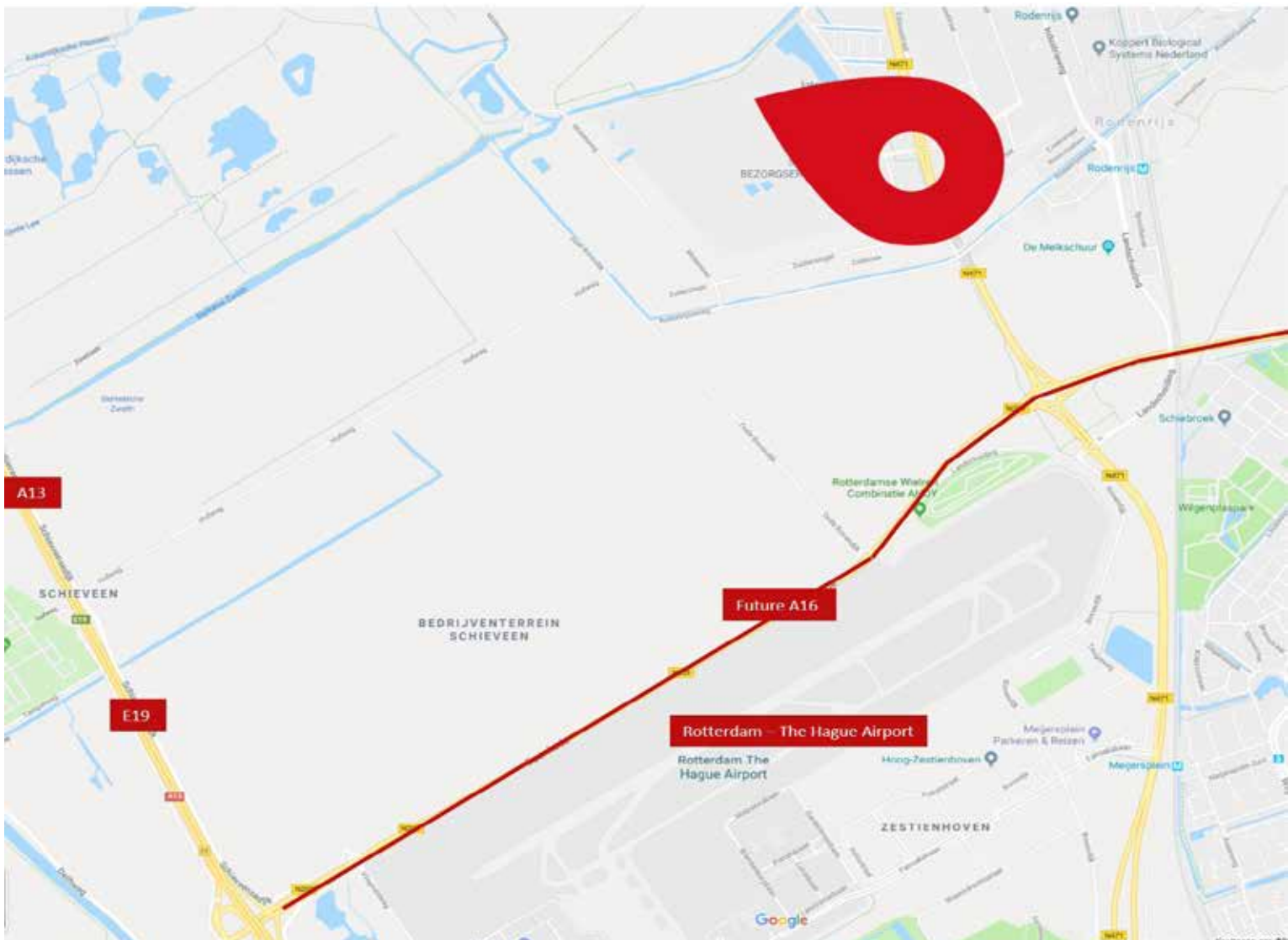
Warehouse	11.045 Sqm
Mezzanine	952 Sqm
Office	526 Sqm

Quick scan technical specifications

Warehouse

- Free height of 12,20 m
- Span suitable for both small and wide aisles
- 21 loading docks
- 2 automated, electric gate on ground floor level
- Floor load 5.000kg/m¹
- Maximum point load pallet racking: 80kN/foot
- Flatness floor cfr. DIN 18202 tabel 3, Zeile 4
- Insulated concrete plinth with a height of 2.5m
- Certified ESFR FM Sprinkler
- Lighting: LED

Mezzanine and office built-to-suit



Location

- Center of Metropole Region
Rotterdam - the Hague
- Along highways A16 - A13 - A20 and A12
- 5 minutes from Rotterdam - the
Hague Airport
- Triple AAA Location



**Nobel Singel
Berkel en Rodenrijs**

ralph.caspanni@heylenwarehouses.com

+31 6 31 974 336

heylenwarehouses.com

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