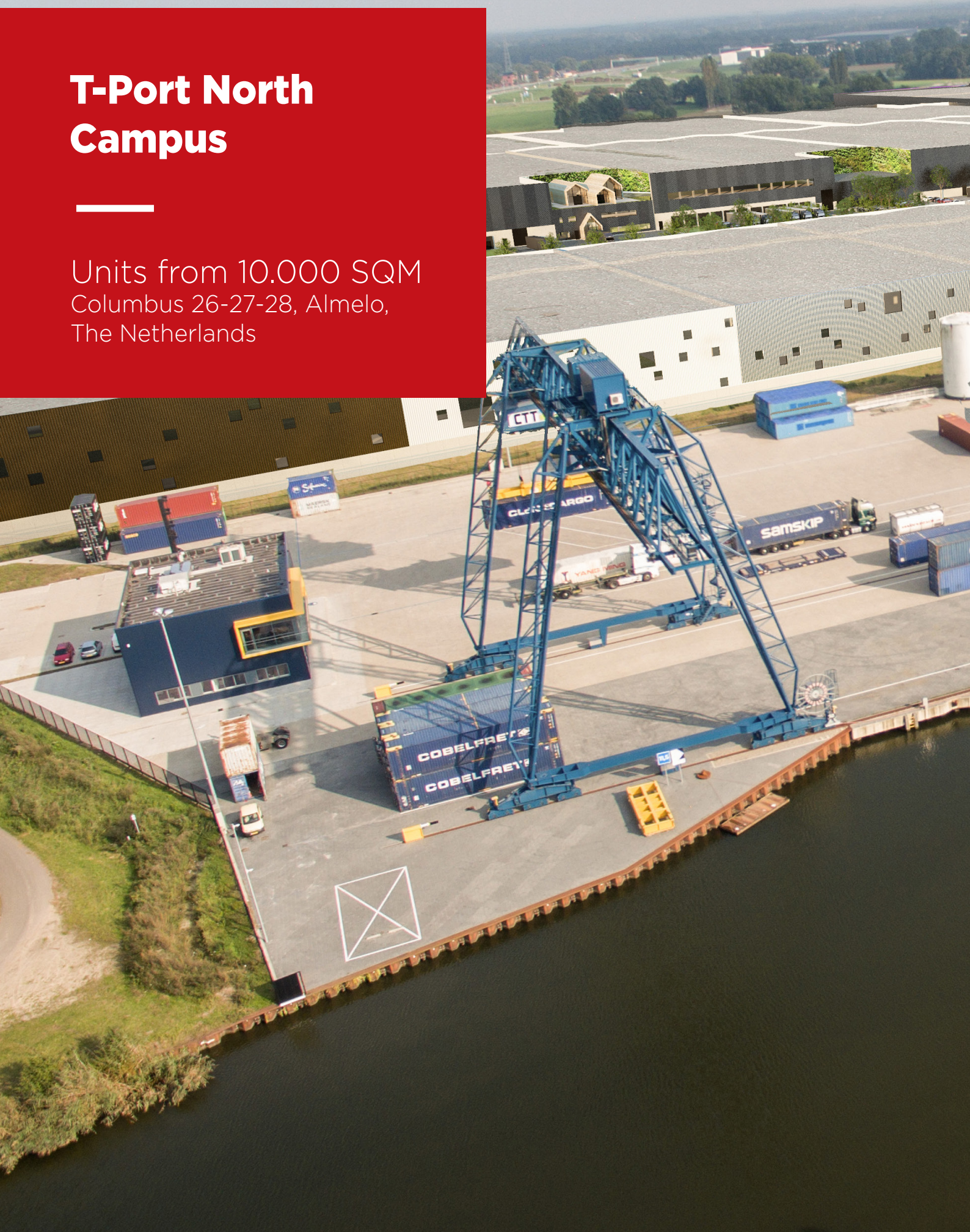


# T-Port North Campus

---

Units from 10.000 SQM  
Columbus 26-27-28, Almelo,  
The Netherlands





# Location

## ACCESSIBILITY

The site is situated on the XL Businesspark Twente in Almelo and is a strategic location on a logistic hotspot in Europe. With on-site access to a full-service barge terminal, T-Port North Campus is an excellent location for distribution from, and to the European hinterland.

The campus is located on the intersection of the North Sea-Baltic and the Scandinavian-Mediterranean TenT corridors in the center of the economic heart of Europe. All the major European Sea Ports urban area's and airports are excellent reachable within a few hours.

The campus has it's own barge terminal operated by Combi Terminal Twente ([www.ctt-twente.nl](http://www.ctt-twente.nl)). CTT has three terminals in Rotterdam, Hengelo and Almelo and handles approximately 300,000 tue annually, making it the largest inland terminal in The Netherlands.

The location is extremely suitable as an European distribution hub.

Address: Columbus 26, 27 and 28, Almelo



# Location



# Characteristics

---

We are able to offer you quality space for a fair market price in a flexible way, about which we would like to discuss further with you to make a suitable and tailor-made offer for you.

**Term of lease**

to be determined in mutual consent

**Condition of delivery**

To be determined in mutual consent

**Notice period**

12 months

**Value Added Taxes**

Yes

**Securities**

Bank guarantee or warranty

**Index**

Yearly

**Service costs**

To be determined

**Payment terms**

Per quarter

**Date of delivery**

Q1 2021

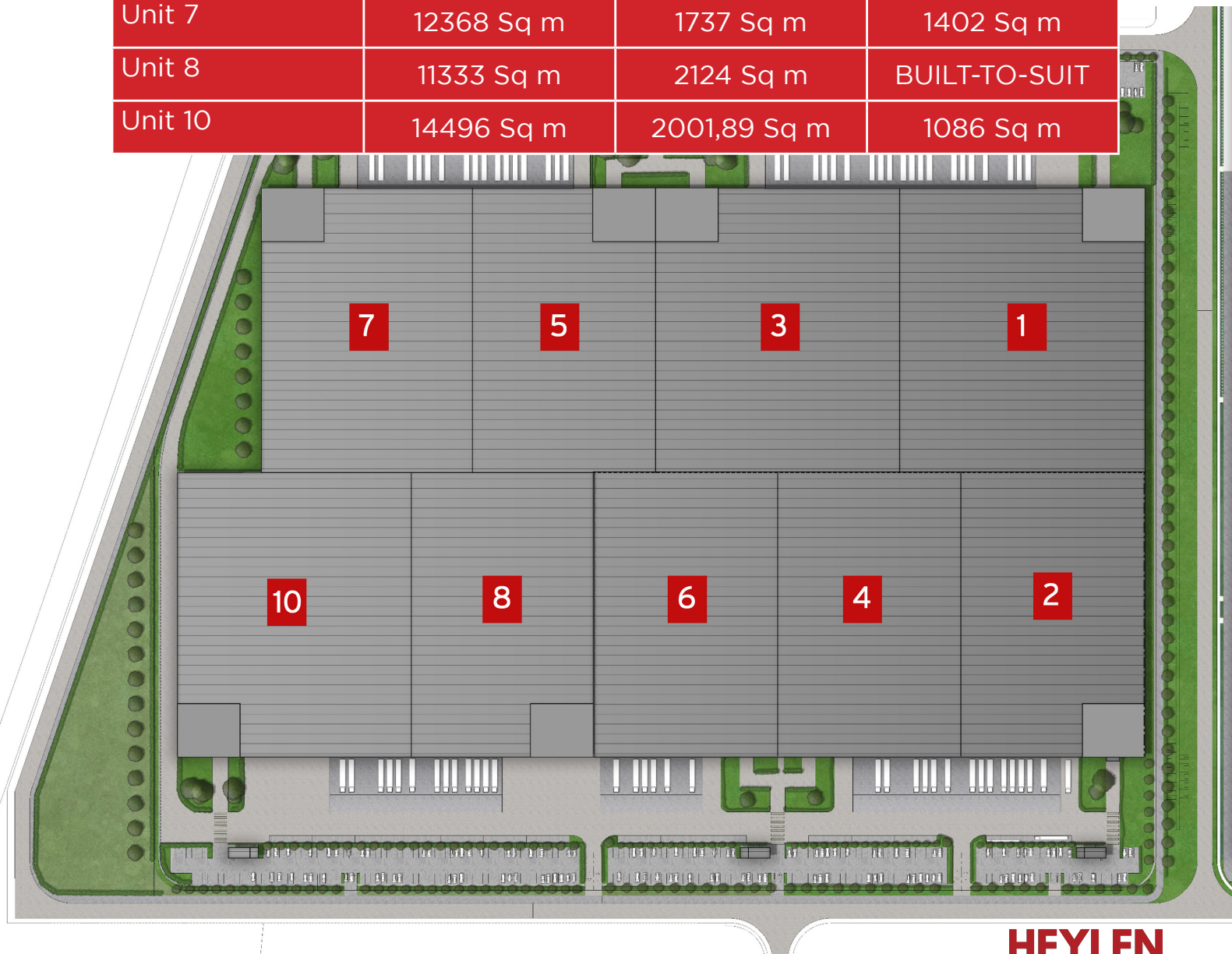






# Lay-out plan

	Warehouse	Mezzanine	Office
Unit 1	14496 Sq m	2136,45 Sq m	1402 Sq m
Unit 2	11406 Sq m	1429 Sq m	1086 Sq m
Unit 3	14433 Sq m	2136 Sq m	1374 Sq m
Unit 4	11333 Sq m	2127 Sq m	BUILT-TO-SUIT
Unit 5	10655 Sq m	1427 Sq m	1374 Sq m
Unit 6	11333 Sq m	1429 Sq m	BUILT-TO-SUIT
Unit 7	12368 Sq m	1737 Sq m	1402 Sq m
Unit 8	11333 Sq m	2124 Sq m	BUILT-TO-SUIT
Unit 10	14496 Sq m	2001,89 Sq m	1086 Sq m









# Technical specifications

## Warehouse

- Clear height: 13,7 m (creating 15-20% more pallet space)
- Span & column grid suitable for both small and wide aisles
- 1 dock door per 1.000 m
- Dock equipped with dockleveller (60kN dynamic load), shelter and bumpers
- 1 ground level access door (4 m x 6 m) per unit
- Floor load: 50kN/m
- Maximum point load pallet racking: 90kN / leg
- Flatness tolerance according to DIN18202 Table 3, Zeile 4
- Insulated concrete plinth with a height of 2,5 m
- Certified automatic sprinkler installation (ESFR roof sprinklers)
- Fire hose and hydrants conform to local regulations and building code
- Fire alarm and evacuation system conform the rules and code
- Heating (12°) and ventilation system
- Lighting: energy efficient LED, 250 Lux

## Mezzanine

- Mezzanine with a depth of 24 m above expedition area
- Floor load of 10kN / m
- Windows for natural light

## Offices

- Offices on ground floor and mezzanine level with an open floor plan
- High-end VRF-system for cooling and heating
- LED lighting, 500 Lux at worktable level
- Fully equipped pantry
- High-end finishing

## Site

- Perimeter fencing with automated entrance gate
- Loading area 40m deep, designed for heavy loads
- Exterior lighting for loading area, circulation road and park yards
- Parking yards





**T-Port Campus North**

Columbus 26-27-28

Almelo - The Netherlands

+31 (0)6 82 72 40 78

[jordy.grundel@heylenwarehouses.com](mailto:jordy.grundel@heylenwarehouses.com)

[heylenwarehouses.com](http://heylenwarehouses.com)

**HEYLEN**  
WAREHOUSES