

T-Port North Campus

Columbus 20, 21, 22,
23 and 25, Almelo
The Netherlands



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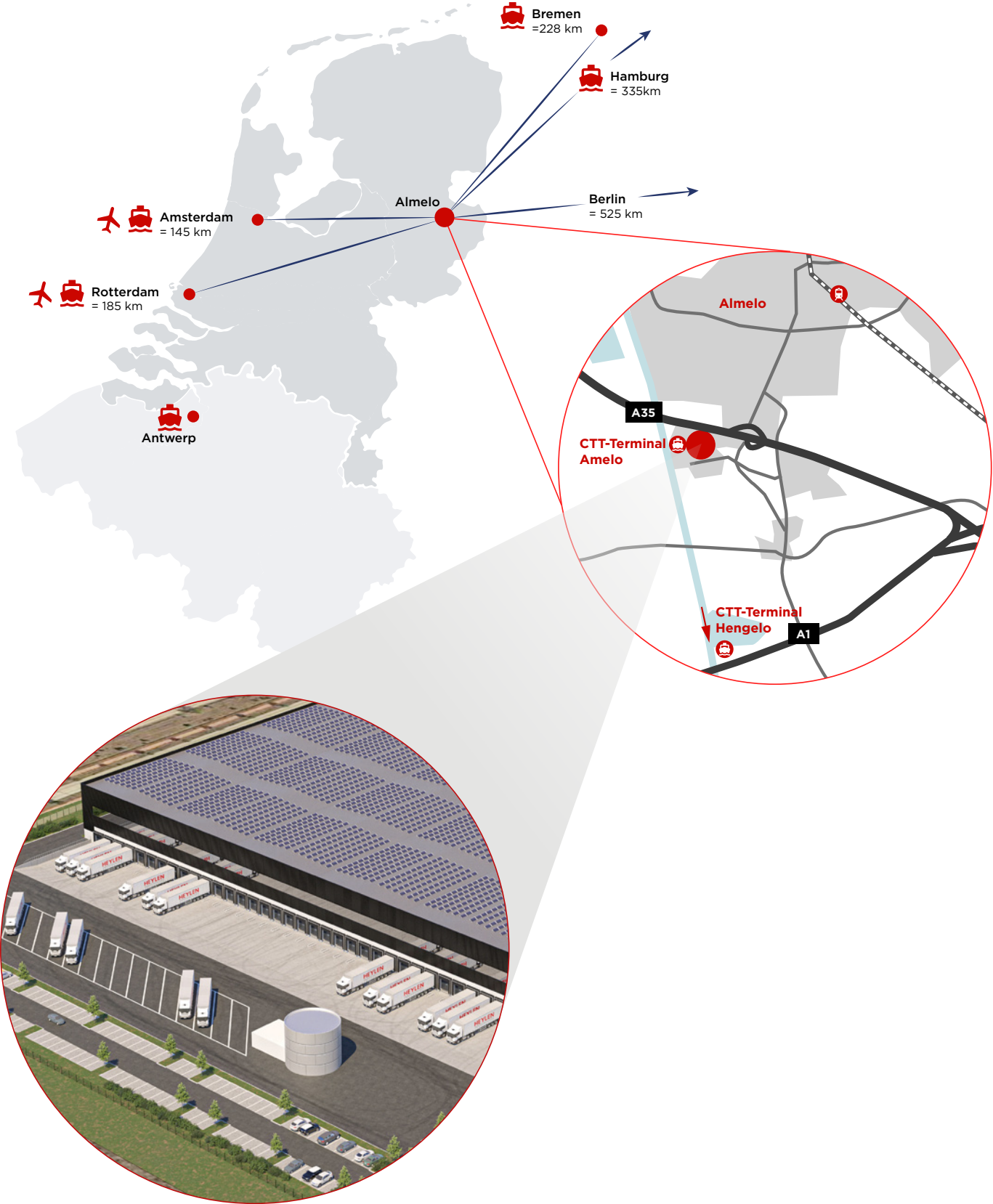
Sustainability 12





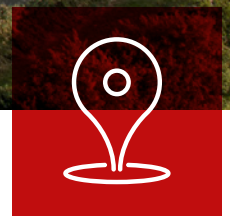
Location

Columbus 20, 21, 22, 23 and 25, Almelo - The Netherlands



 **Blue Banana:** corridor of strong urbanisation in Europe





Accessibility

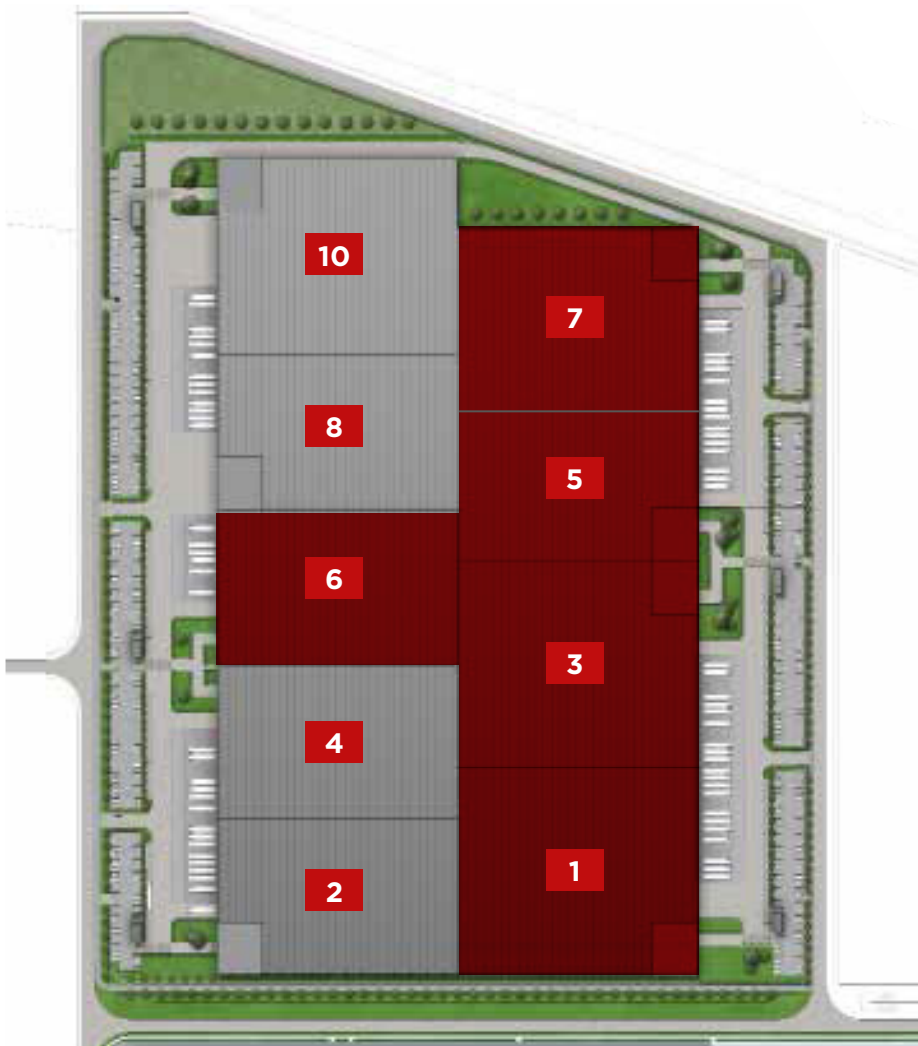
The site is situated on the XL Businesspark Twente in Almelo and is a strategic location on a logistic hotspot in Europe. With on-site access to a full-service barge terminal, T-Port North Campus is an excellent location for distribution from, and to the European hinterland.

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). 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.

Layout plan



- Available
Units 1, 3, 5, 6, 7
- Leased
Units 2, 4, 8, 10

Unit 1

WAREHOUSE
14,496 sqm

MEZZANINE
2,136sqm

OFFICE
1,402 sqm

Unit 3

WAREHOUSE
14,433 sqm

MEZZANINE
2,136 sqm

OFFICE
1,374 sqm

Unit 5

WAREHOUSE
10,655 sqm

MEZZANINE
1,427 sqm

OFFICE
1,374sqm

Unit 6

WAREHOUSE
11,366 sqm

MEZZANINE
1,429 sqm

OFFICE
Built-to-suit

Unit 7

WAREHOUSE
12,368 sqm

MEZZANINE
1,737 sqm

OFFICE
1,402 sqm



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 m²
- Dock equipped with dockleveller (60kN dynamic load), shelter and bumper bars
- 1 ground level access door (4m x 4,7m) per unit
- Floor load: 50kN/m²
- Maximum point load pallet racking: 80kN/foot
- Flatness tolerance: according DIN15185 Superflat
- Insulated concrete plinth with a height of 2,5m
- 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

MEZZANINE

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

OFFICE

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

SITE

- Perimeter fencing with automated entrance gate
- Loading area 40m deep
- Exterior lighting for loading area, circulation roads and park yards
- Parking yard for cars
- Completely separated freight- and passenger traffic

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

INDEX

Yearly

CONDITION OF DELIVERY

To be determined in mutual consent

SERVICE COSTS

To be determined

NOTICE PERIOD

12 months

PAYMENT TERMS

Per quarter

VALUE ADDED TAXES

Yes

DATE OF DELIVERY

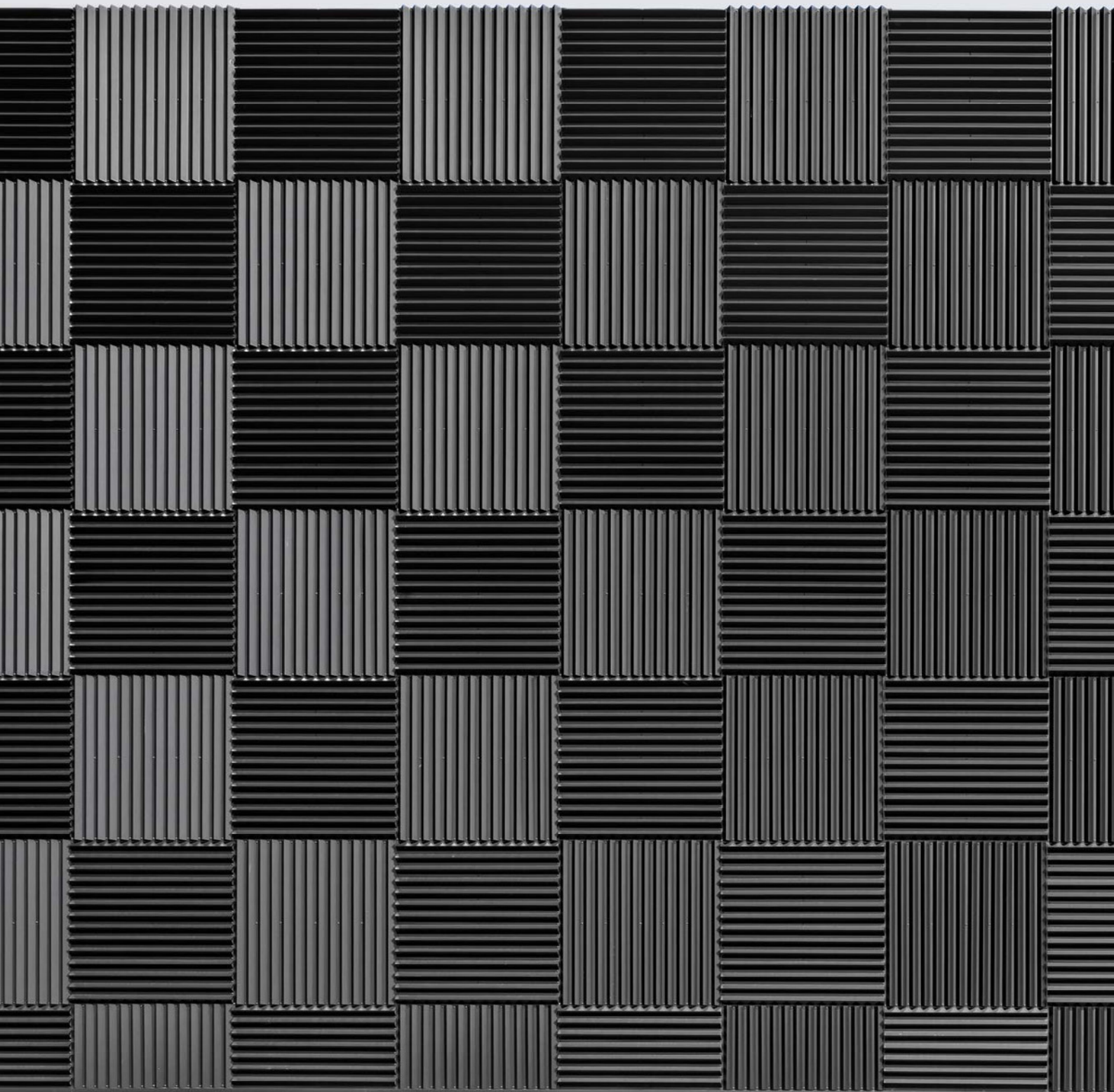
To be determined

SECURITIES

Bank guarantee or warranty

UNIT 6

Immediately available





Sustainability



SMART building

Our online energy dashboard will help customers proactively to manage the consumption of their utilities.



Cost-effective

Reduced maintenance costs thanks to the use of high quality and performing materials.



Solar energy

Sustainable and cost efficient energy resulting in bottom-line savings.



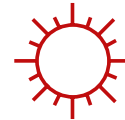
Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications (-> green keeping).



Exceeding regulations

By exceeding the basic principles, we make our buildings futureproof for further growth.



Optimizing the use of natural light

Assembled natural light solution that can save up to 13% a year on running costs.



Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.







GET IN TOUCH

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