



V-Port Logistic Campus 21

Duitslandweg, 4389 PJ Ritthem - Netherlands
Plot approx. 284,000 sqm



Building height: up to 50 m¹

Multimodal site

Labour opportunities

Possibility for build to suit

**Environmental Category:
max. 5.3, also suited for ADR
handling and warehousing**

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and Borghese Logistics

We can
We create
We are real

HEYLEN
WAREHOUSES®

Strategically located, multimodal logistics hub

CONTENT

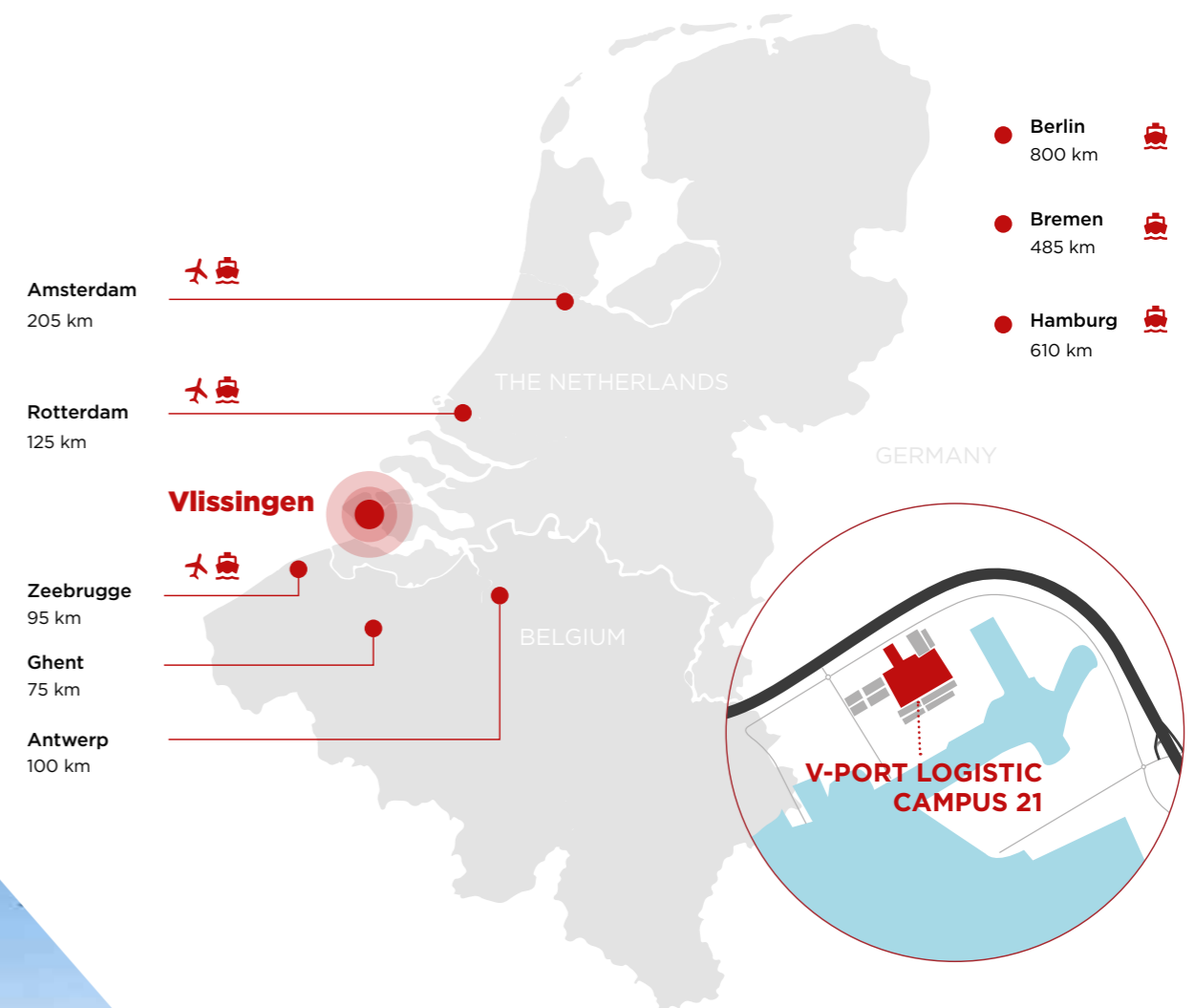
Strategic location	04
Accessibility	07
Terminal details	08
Layout plan	09
Building specifications	10



STRATEGIC LOCATION

We are ideally located in the province of Zeeland, where we design industrial and logistics warehouses for water-bound logistics and (semi-)industrial activities such as e-commerce, ADR and cold storage.

The municipality of Vlissingen has a total of about 45,000 inhabitants and the municipalities of Middelburg and Vlissingen form a cohesive urban area (also referred to as 'the core city' of Zeeland) with more than 90,000 inhabitants. Vlissingen has been a port city since time immemorial and is the third largest port in the Netherlands after Rotterdam and Amsterdam. A large number of multinationals have already set up in Vlissingen.



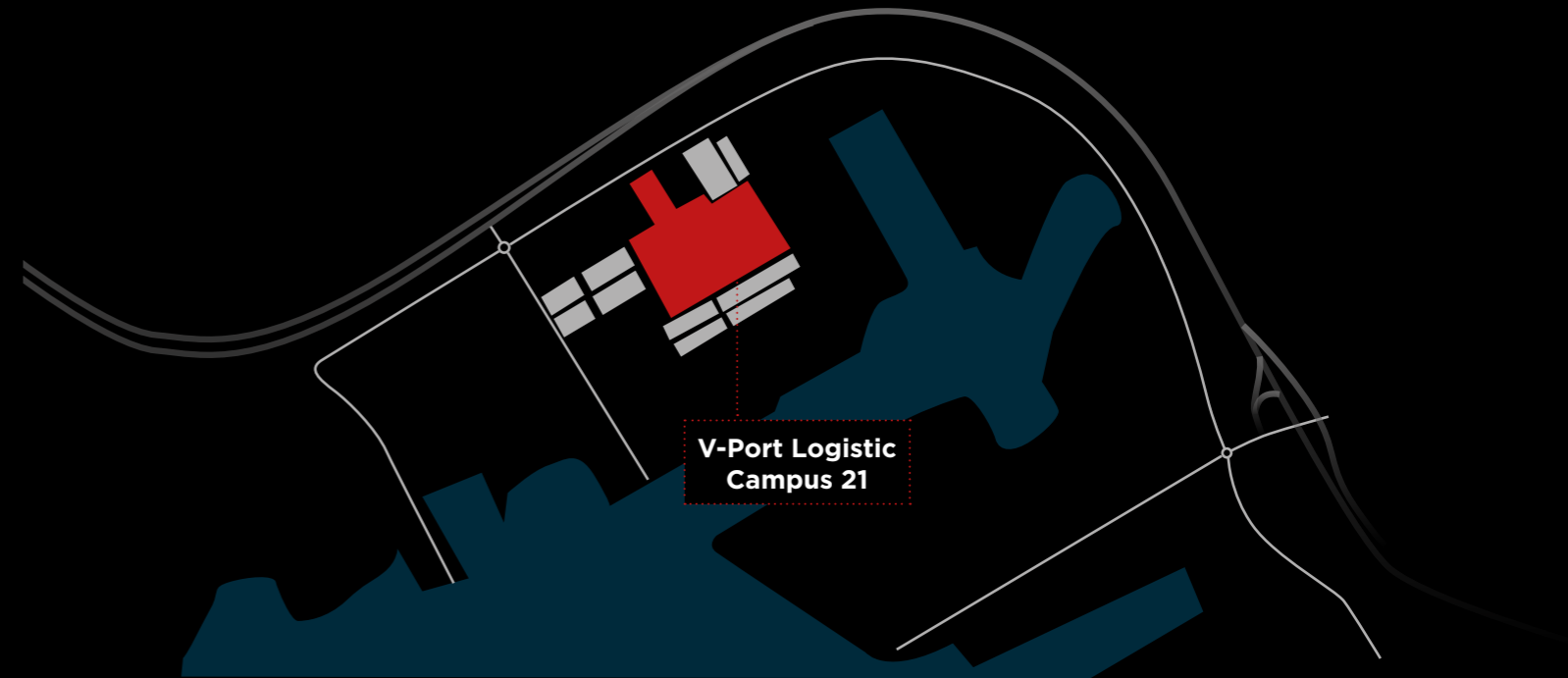
The campus offers a total of 284,000 sqm of industrial grounds with 168,000 sqm of warehouse / semi-industrial premises. This logistics project offers the unique advantage of being very close to several highways and connecting roads and the nearby Port of Vlissingen.



V-Port Logistic Campus 21 is the perfect hub for all your logistics needs. It is located right in the heart of the central-European logistics flow and offers optimal connections with the European hinterland.

ACCESSIBILITY

Vlissingen offers a wide range of transport modes. Obviously, the deep-sea port and the inland barge terminal are very important for the supply and transport of containers. The nearby motorway and the rail connection provide direct access to the European cargo network, which is also linked to the new Silk Route to China via Tilburg/Duisburg.



The complex is easily accessible via the A58 motorway (approx. 5 minutes). The A58 is the motorway between Vlissingen and Eindhoven and is one of the main national roads for freight and passenger transport to the east of Europe. Other important highways in the direct vicinity are the N254 and N62, that are within about 2 minutes' drive from the complex. The N254 and N62 lead to Terneuzen with access to the Belgian border. The city centres of Vlissingen and Middelburg are about 17 minutes' drive away.

TERMINAL DETAILS

VLISSINGEN



LAND
284,000 SQM

FOOTPRINT
168,000 SQM

MULTIMODAL:

- VERBRUGGE TERMINAL + SEA AND INLAND TRANSPORT:
VIA WESTERSCHELDE

HIGHWAY NETWORK:

- A58/SLOEWEG - A4: MOTORWAY TO BELGIAN BORDER, N62 /
WESTERSCHELDE TUNNEL
- RAIL AND PIPELINE CONNECTIONS
- PORT OF ANTWERP
- PORT OF ROTTERDAM

The presence of the motorway, railway line and sea-port guarantee speedy and flexible transport options.

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 sqm
- 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/m²
- 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 in compliance with local regulations and building code
- Fire alarm and evacuation system in compliance with 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 / sqm
- Windows for natural light

OFFICE

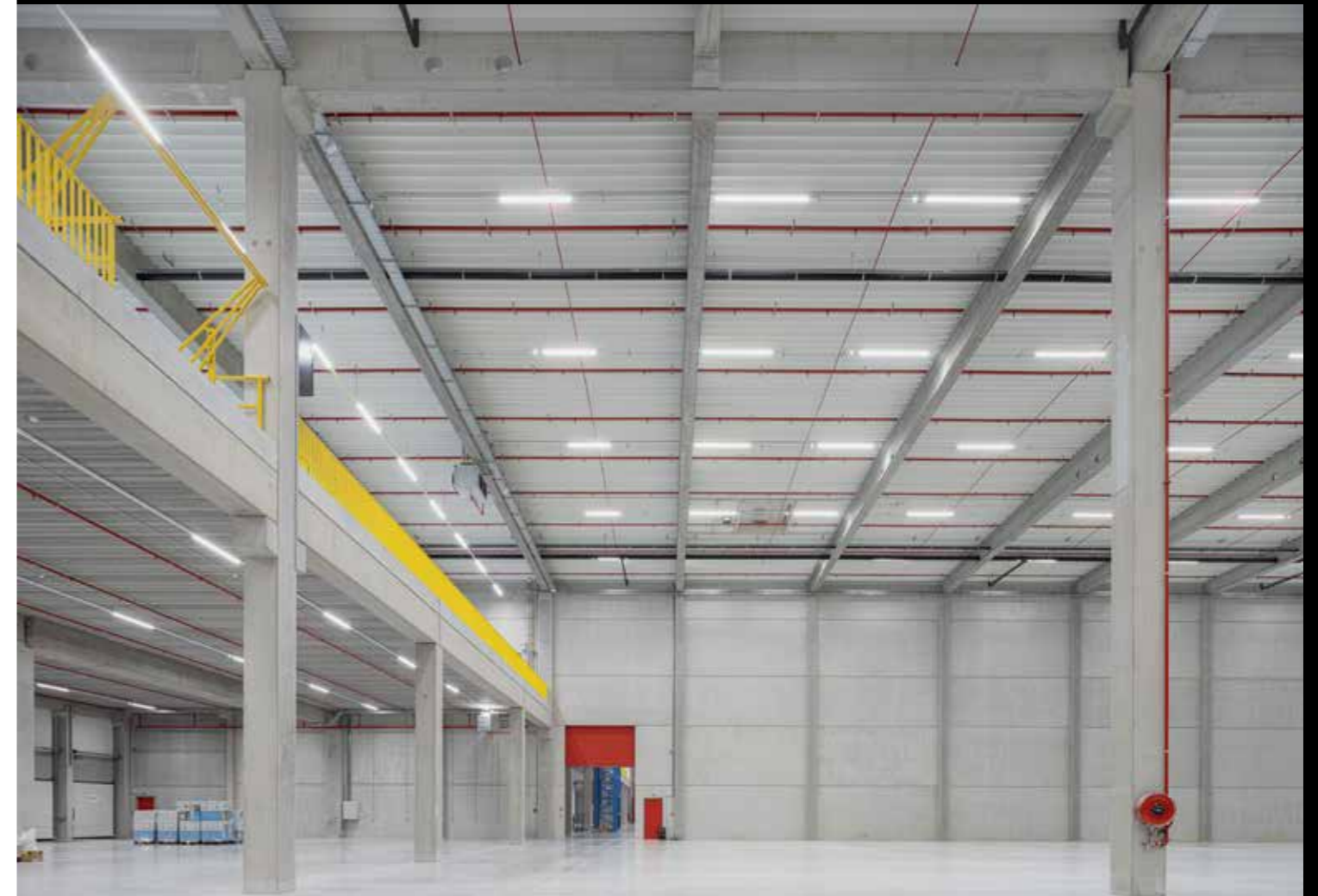
- Offices on ground floor and mezzanine level with an open floor plan. High-end VRF-system for cooling and heating
- LED lighting, 500 Lux at worktable level
- High-end finishes

SITE

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

* We usually deliver our commercial buildings in accordance with the standard specifications of Heylen Warehouses. However, a built-to-suit that deviates from the Heylen Standard is also possible.

Like the ancient builders of cathedrals, **our aim is to build for future generations.**



CONTACT US

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Creator and investor of state-of-the-art logistics and light-industrial real estate