

Project

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# Welcome to AMB Bleiswijk Distribution Center

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## Building Overview

Newly developed, multi-tenant, state-of-the-art warehouse with office space in the Prisma industrial park in Bleiswijk. Logistics and distribution users such as Aldi, Frans Maas, Dachser Transport, Intertoys and Bos Transport are represented in the immediate vicinity. The distribution center will total approximately 42,100 m<sup>2</sup>, consisting of approximately 39,400 m<sup>2</sup> of warehouse space and 2700 m<sup>2</sup> of office space divided over 2 levels.

## Welcome

Welcome to the summary of the AMB Bleiswijk Distribution Center website.

# Specifications

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## Technical Specifications:

### Warehouse Specifications:

- Warehouse space approx. 40,400 m<sup>2</sup> (4 units of approx. 10,100 m<sup>2</sup>);
- Clear height approx. 10,4 meter;
- Floor load warehouse 4000 kg/m<sup>2</sup>;
- Concrete floor with monolithic finish;
- Framed steel construction on piled foundation (TBD);
- Column grid/spacing 15 x 22 meter;
- 1 loading dock per 750 sqm. with leveler and shelter (3000 x 3000 mm);
- 4 electrically operated overhead doors (4000 x 4500 mm);
- Roof fans for air and heat circulation;
- ESFR certified Sprinkler;
- Contracted power connection and transformer size at 1000 kVA over 4 units;
- Tube lighting based on open space without racking;
- Lighting 200 Lux.

### Office Specifications:

- Office space approx. 2.000 m<sup>2</sup>;
- Floor load 5 kN/m<sup>2</sup>;

- Aluminum framed double glazed windows (sun reflecting);
- Acoustic tile ceiling with exposed metal grid and built-in lighting fixtures;
- Toilet (tiled) and pantry facilities;
- For each office module, gas powered radiators;
- Ventilation and top cooling system;
- Conventional sprinkler system;
- Cable ducting;
- Lighting 450 Lux.

### Other Specifications:

- Brick paver (parking);
- Concrete paver for loading area;
- Concrete paver for the road;
- Approx. 206 parking spaces and 8 trailer parking spaces;
- External lighting.

### Commercial Specifications:

**Service charges:**  
To be agreed upon.

### Payment

Quarterly in advance.

### Rental Prices

Warehouse € 64,50

Office € 135,-

Mezzanine Office € 120,-

Parking € 275,-

Trailer Parking € 1.350,-

Warehouse and Office prices are per square meter per year, to be increased with service charges and VAT. Parking rents are per parking space per year.

Lease term: 5 + 5 years

Rents to be increased annually by CPI.

### Guarantee

A bank guarantee equivalent to 3 (three) months' rent and service charges, increased with VAT.

### Commencement date

To be agreed upon.

### Rental Agreement

Based on the ROZ-model version July 2003.

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### Picture Presentation

The photo overview on this page will help you become more familiar with the property. Furthermore, the photo overview also provides an excellent impression of the location and atmosphere of the building.



## Building Layout

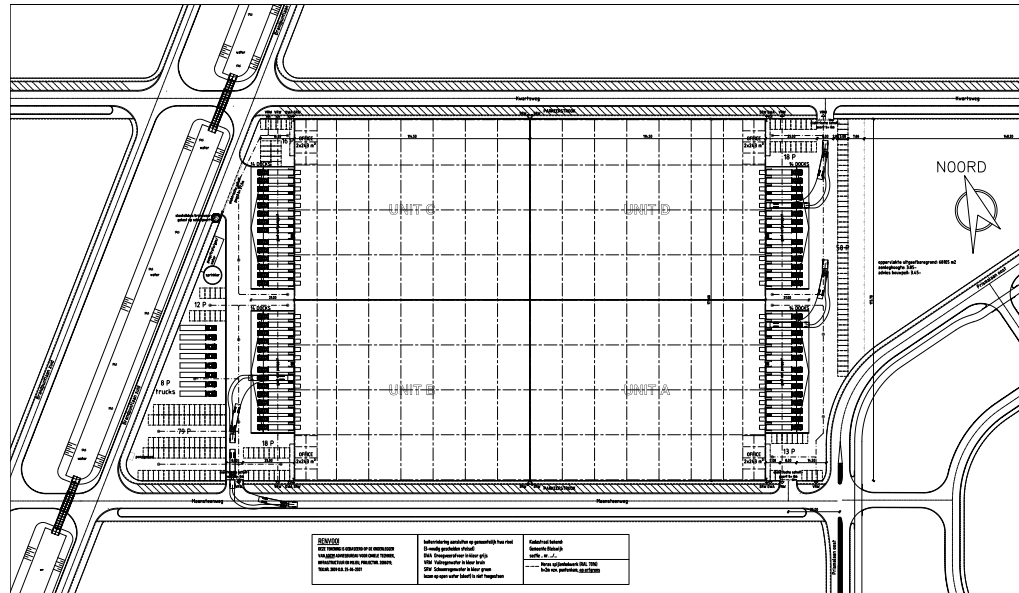
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Overview floor space

Warehouse space approximately 39,400 m<sup>2</sup>

Office space approximately 2,700 m<sup>2</sup>

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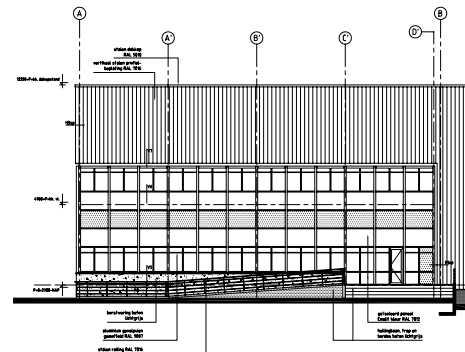
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Picture Presentation

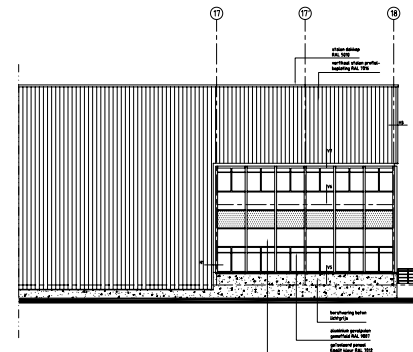
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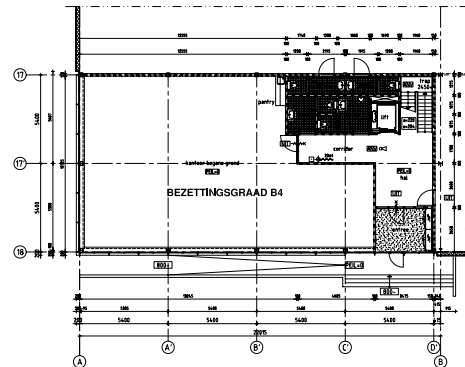
## Building Layout



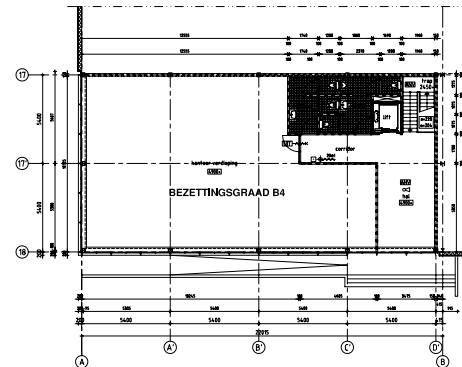
**VOORGEVEL KANTOOR**  
UNIT A EN C: ALS GETEKEND  
UNIT B EN D: GESPIEGELD



**VOORGEVEL KANTOOR**  
UNIT A EN C: ALS GETEKEND  
UNIT B EN D: GESPIEGELD



**BEGANE GROND KANTOOR**  
UNIT A EN C: ALS GETEKEND  
UNIT B EN D: GESPIEGELD



**VERDIEPING KANTOOR**  
UNIT A EN C: ALS GETEKEND  
UNIT B EN D: GESPIEGELD

Floor plans & facades Units A-D

## Building Layout

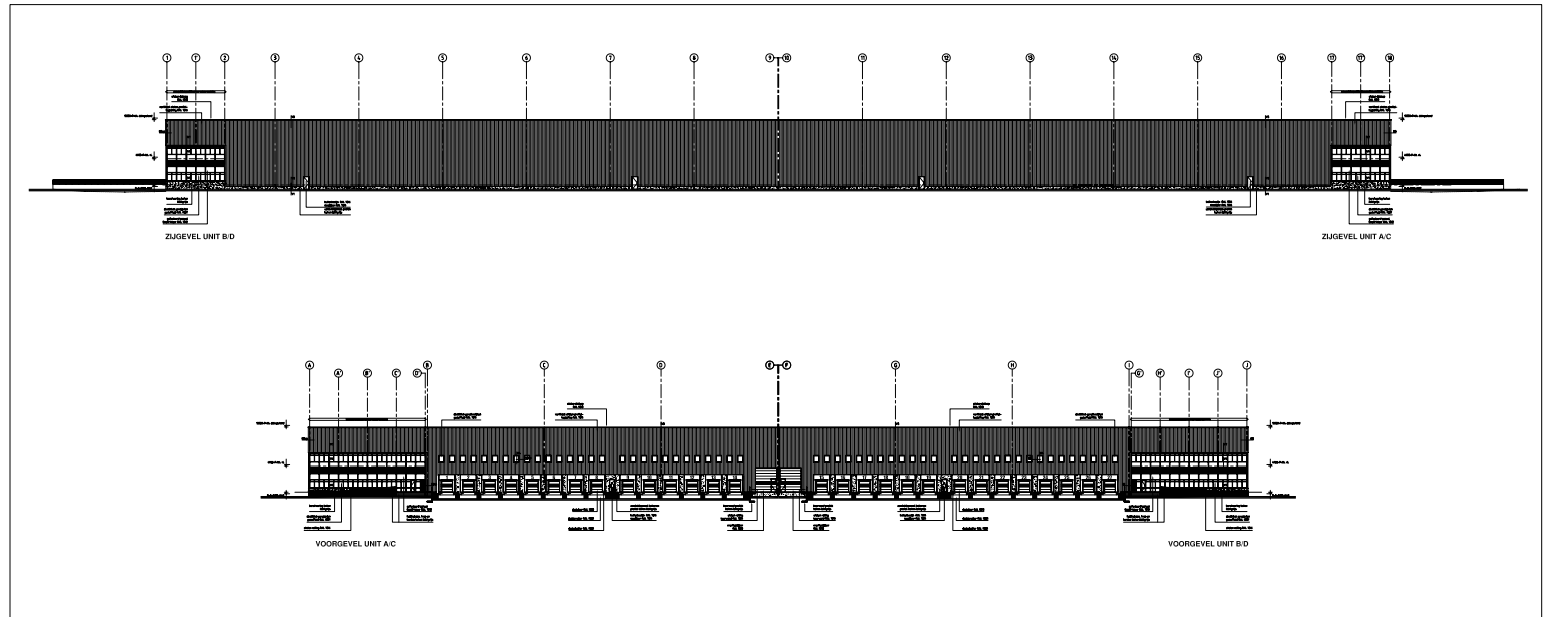
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Facades AMB Bleiswijk Distribution Center

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### Location

The Prisma industrial park in Bleiswijk is home to activities such as production, ICT, retail wholesale and logistics and is located approximately 16 kilometers northeast of Rotterdam. It has immediate access to the A12 corridor, one of the most important zones for logistics in the Netherlands, and the motorway N209. The A12 connects the property with the Ruhr region in Germany and to the A4 (Amsterdam - Rotterdam - Belgium) and A2 (Amsterdam - Maastricht) highways.

A new access road is slated to further improve overall accessibility to the north of the park by 2010 as well as the widening of the N209, expected to be completed in 2012.

For directions to AMB Bleiswijk Distribution Center, please use the map tool on our website.





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