

DC DE VAART[®]

BUSINESS PARK "DE VAART"
ALMERE



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DC DE VAART, ALMERE

Prime Logistics Warehouse

The high-quality warehouse, **DC De Vaart**, with a total surface of approximately **32,562 sq.m.** is being developed at business park "De Vaart" in Almere. The warehouse will have 4 units of approx. 8.000 sq.m. each.

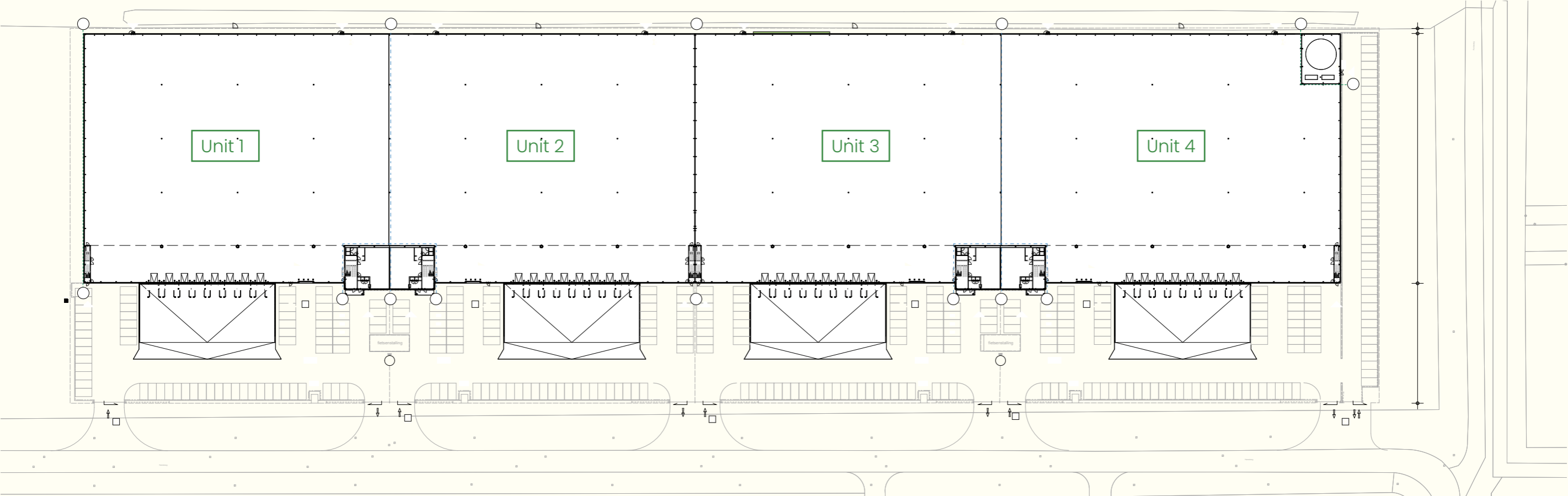
The construction has started in the summer of 2023 and when finished in **September 2024** it will meet all the modern specifications of logistics real estate.

Facade & Lay-out

Facade



Lay-out





Prime Logistics Warehouse in the Amsterdam Metropolitan area

Key facts

	Unit 1	Unit 2	Unit 3	Unit 4
	SQM/ GLA	SQM/ GLA	SQM/ GLA	SQM/ GLA
Warehouse	6,718	6,731	6,733	7,493
Mezzanine	876	875	875	991
Office	356	356	356	356
Parking	72	64	64	118

- **The Warehouse**
can be divided into four units
- **Electricity**
Electricity connexion will be 4 x 630 kVA.
- **Tenure**
Freehold
- **Site density (% of plot area)**
64%
- **Plot size**
44,200
- **Expected BREEAM-NL certification**
Excellent



Offices
1,424 sq.m.



Warehouse
27,503 sq.m.



Parking Space
298 cars



Loading Docks
32 docks



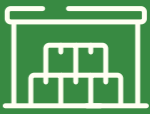
Mezzanine
3,635 sq.m.



Total
32,562 sq.m.



Free Height
12.2 m



Floor Load
5,000 kg/sqm

Uniquely located at the national highways A6, A1 and A27





Location

The warehouse is being developed at business park “De Vaart” in Almere, The Netherlands. Almere is part of the Amsterdam Metropolitan Area, consisting of 32 municipalities. The area is considered the most robust economic area in The Netherlands and has about 2.5 million inhabitants, more than 14% of the Dutch population.

Its strengths include talented entrepreneurs, diverse business activity, good land, air and water infrastructure and excellent digital connectivity.

Accessibility

Almere is located in the province of Flevoland, the newest province of The Netherlands. The warehouse is close to the important Dutch highway A1 (Amsterdam – Germany) and is located in close proximity on the highways A27 (Breda – Almere) and A6 (Muidersluis – Joure).

The logistics triangle of Almere, Lelystad and Zeewolde is considered a logistics hotspot, as recognized by www.logistiek.nl with a #2 position in 2023. Nomination for logistics hotspots in 2023. In addition to the presence of major Dutch highways, the area benefits from its proximity to the port of Amsterdam, Schiphol Airport and the expected opening of Lelystad Airport.



Almere, #2 logistic hotspots in The Netherlands

Delivery level

Warehouse

- Clear stacking height
- Floor load warehouse approx. 5,000 kg per m²
- Maximum point load of 9,000 kg
- Floor load mezzanine of 1,000 kg/m²
- General column width 16.2 x 22.80 meters
- Loading pit with 8 docks per unit (32 in total)
- 1 electric overhead door per unit
- Concrete floor warehouse class 4 according to NEN 2747
- VRF system min. 15 degrees celcius
- LED lighting 250 Lux, with motion detection per corridor
- Fire and evacuation alarm
- Wash/ shower/ toilet area
- Certified ESFR sprinkler system (FM-Global)



Office

- Smooth finished floors in the offices
- Electric heatpump, floorheating (min. 21 degrees celcius) and cooling
- Mechanical ventilation system
- System ceiling with integrated lighting (500 Lux)
- Toilet facilities on both floors
- Architectural walls with glass fly wallpaper
- Office floor (2 layers) with pantry area on each layer
- Wall cable ducts for data, telephone and internet



Solar panels

- Energy cost savings for tenant
- Co₂ emission savings

Green roofs

- Optimization of permitted built-on area
- Binding of excess rain water and extended durability
- Natural climate regulation of the building
- Habitat for insects/birds

Circular steel construction

Extra daylight in warehouse

LED lighting in office and warehouse

Infiltrative paving

Charging stations for e-mobility

Outside area

- Pavement by means of concrete pavers
- Fencing with lockable electric access gates
- Bike shed
- Charging points for electric cars



BREEAM[®]
excellent certified



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