DC DE VAART®

BUSINESS PARK "DE VAART"

ALMERE









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DC DE VAART, ALMERE

Prime Logistics Warehouse

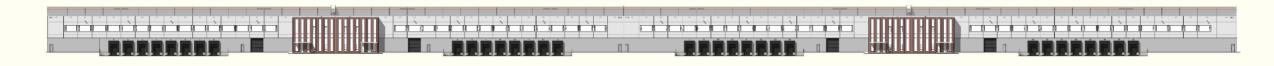
The high-quality warehouse, **DC De Vaart**, with a total surface of approximately **32,562 sq.m.** is being developed at business park "De Vaart" in Almere. The warehouse will have 4 units of approx. 8.000 sq.m. each.

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.

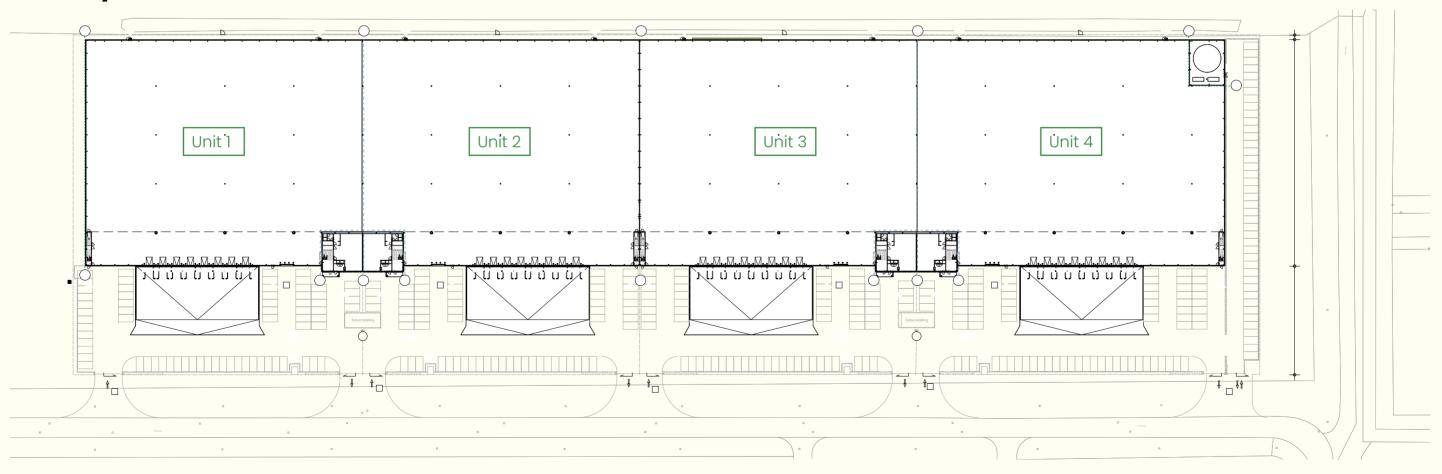
4 | Prime Logistics Warehouse

Facade & Lay-out

Facade



Lay-out



6 | Prime Logistics Warehouse



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





Location

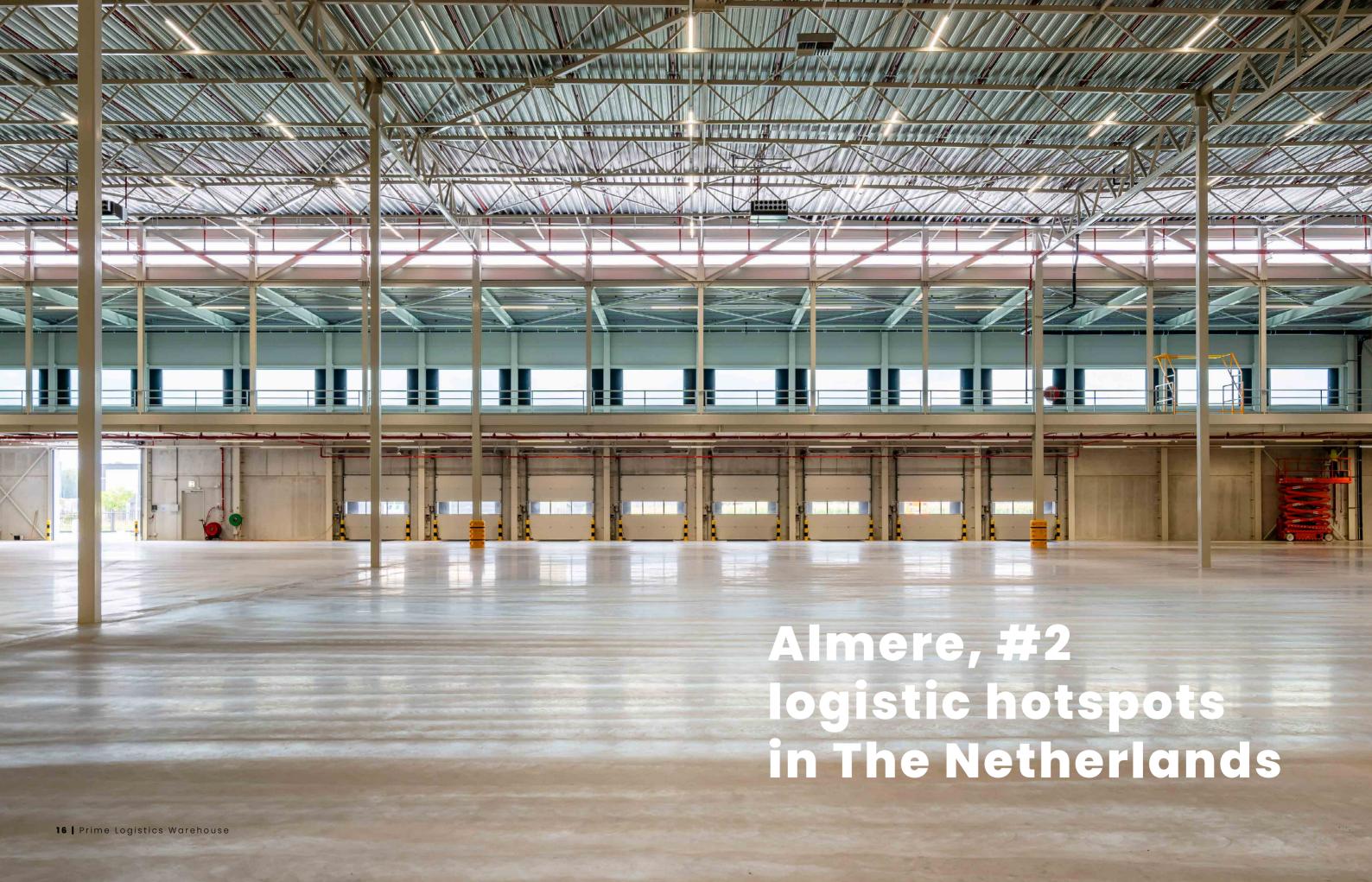
The warehouse is being developed at business park "De Vaart" in Almere, The Netherlands. Almere is part of the Amsterdam Metropolitan Area, consisting of 32 municipalities. The area is considered the most robust economic area in The Netherlands and has about 2.5 million inhabitants, more than 14% of 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 Al (Amsterdam – Germany) and is located in close proximity on the highways A27 (Breda – Almere) and A6 (Muiderberg – 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.



Delivery level

Warehouse

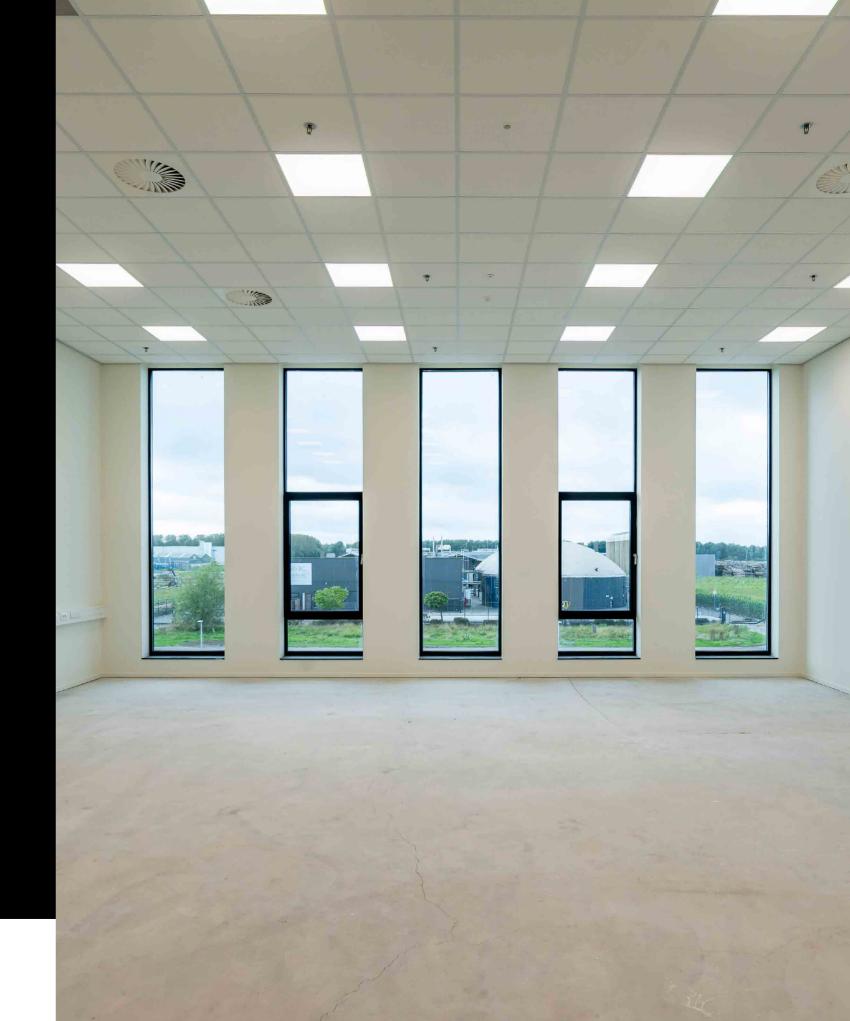
- Clear stacking height
- Floor load warehouse approx. 5,000 kg per m²
- Maximum point load of 9,000 kg
- Floor load mezzanine of 1,000 kg/m²
- General column width 16.2 x 22.80 meters
- Loading pit with 8 docks per unit (32 in total)
- 1 electric overhead door per unit
- Concrete floor warehouse class 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





Outside area

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





Contact



JLL

Martijn Steenvoorden martijn.steenvoorden@jll.com T: +31 (0)20 540 54 05

M: +31 (0)6 12 85 95 10



INDUSTRIAL real estate partners

Robert Tiemens robert.tiemens@industrial.nl T +31 (0)88 989 98 98 M +31 (0)6 51 41 21 03

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