

VENRAY LOGISTICS CENTRE 1



5804 LE



Clear High
12,8 m



18,655



200,801



Available
SEP 2019

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VENRAY LOGISTICS CENTRE 1

VENRAY ECONOMIC REGION

The North Limburg region traditionally has had a strong logistics sector. The immediate proximity of the German hinterland and the presence of multimodal infrastructure are some of its strong features, which have ensured that several European Distribution Centers are located in this region.

Business park Smakterheide is characterized by the presence of large-scale logistics activities.

At this logistics hotspot XPO, Herbalife and Schneider Logistics have established themselves.

Venray is ideally located on the A73 (Nijmegen-Roermond), which provides a direct connection with the A15 (Rotterdam-Nijmegen), the A67 (Antwerp-Venlo) and the A2 (Amsterdam-Maastricht).

At about 10 kilometers the barge terminal of Wanssum is located and for transport by rail the rail terminal of Venlo is located in the near vicinity too.



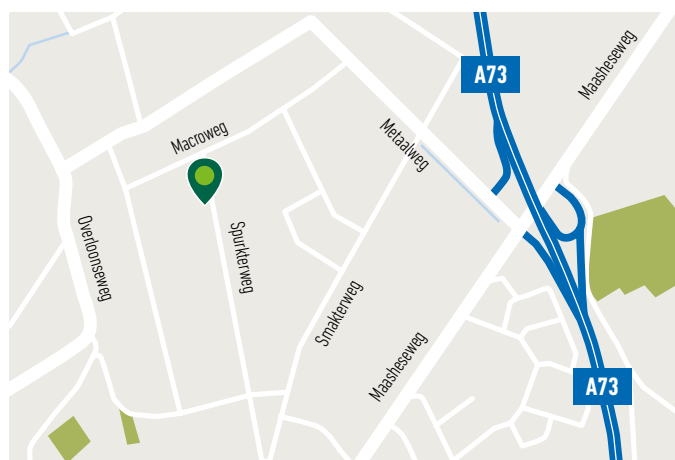
Strategic Location

Venray is a proven strategic location along the A67 and A73 motorways.

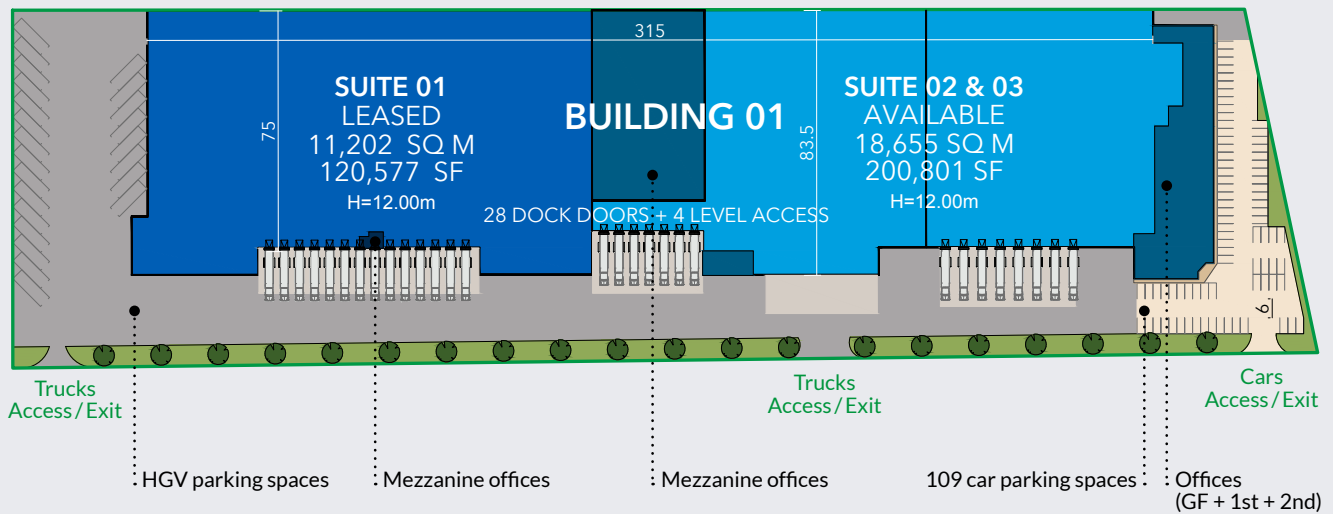
LOCATION AND TRAVEL DISTANCES



| Destination | Km |
|-----------------------------------|----|
| New Greenport Venlo rail terminal | 20 |
| Cabooter Venlo rail terminal | 25 |
| TCT Venlo rail terminal | 23 |



| Destination | Km |
|--------------------------|----------|
| TCT Venlo barge terminal | 23 |
| Venray barge terminal | 10 |
| Airports (7x) | 20 – 190 |



SITE SPEC



18,655



200,801



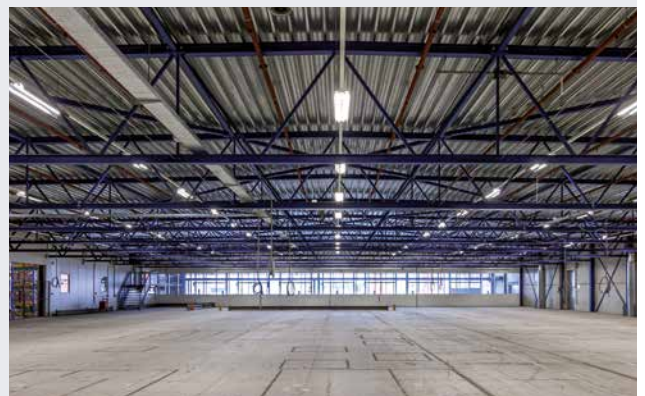
High spec

| | |
|-------------------------|-----------------------------|
| Warehouse | 13,600 SQ M (146,389 SQ FT) |
| Office | 2,988 SQ M (32,163 SQ FT) |
| Mezzanine | 2,067 SQ M (22,249 SQ FT) |
| Level Doors | 2 |
| Docks | 15 |
| Floor loading capacity | 5t/SQ M |
| Clear High | 6 m / 11 m |
| Separate entrance gates | 2 |
| Car parking spaces | 75 |
| ESFR-Sprinkler-System | |



Venray Logistics Centre 1

Spurkterweg 81
5804 AP Venray
The Netherlands



SUSTAINABLE EXCELLENCE



GLP's logistics- and distribution properties meet high sustainability criteria worldwide through environmentally sound building solutions.

All new developments in Germany are certified to at least the DGNB Gold standard, making them more cost-effective to operate and maintain. In addition to reducing operating costs for users, GLP contributes to sustainability by improving the CO₂ balance, reducing energy and water consumption, and selecting certified and recyclable building materials.

GLP EUROPE

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million SQ M across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds. Learn more at www.glp.com



**approx. 4 million sq m
portfolio**



**Leading with
innovation**



**European
market leader**



**Award winning
developments**

If you would like any further information on the building, or to arrange a meeting, please email or call:



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