

VENRAY LOGISTICS CENTRE 2



5804 AE



Clear Height
12 m



31,486



338,912



Available
Q3 2022

glp.com/eu

VENRAY LOGISTICS CENTRE 2

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.



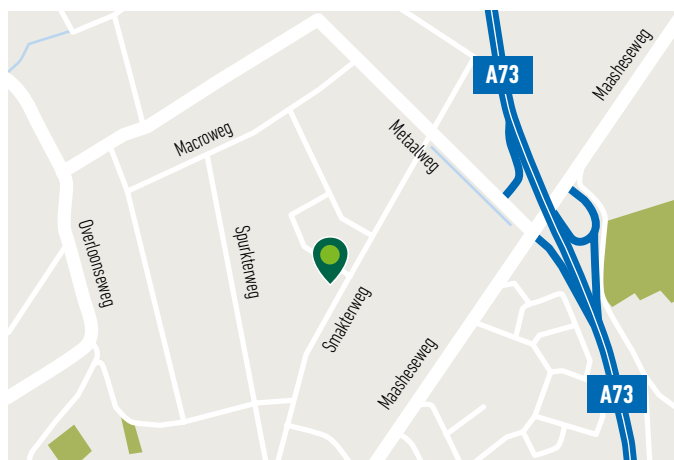
Strategic Location

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

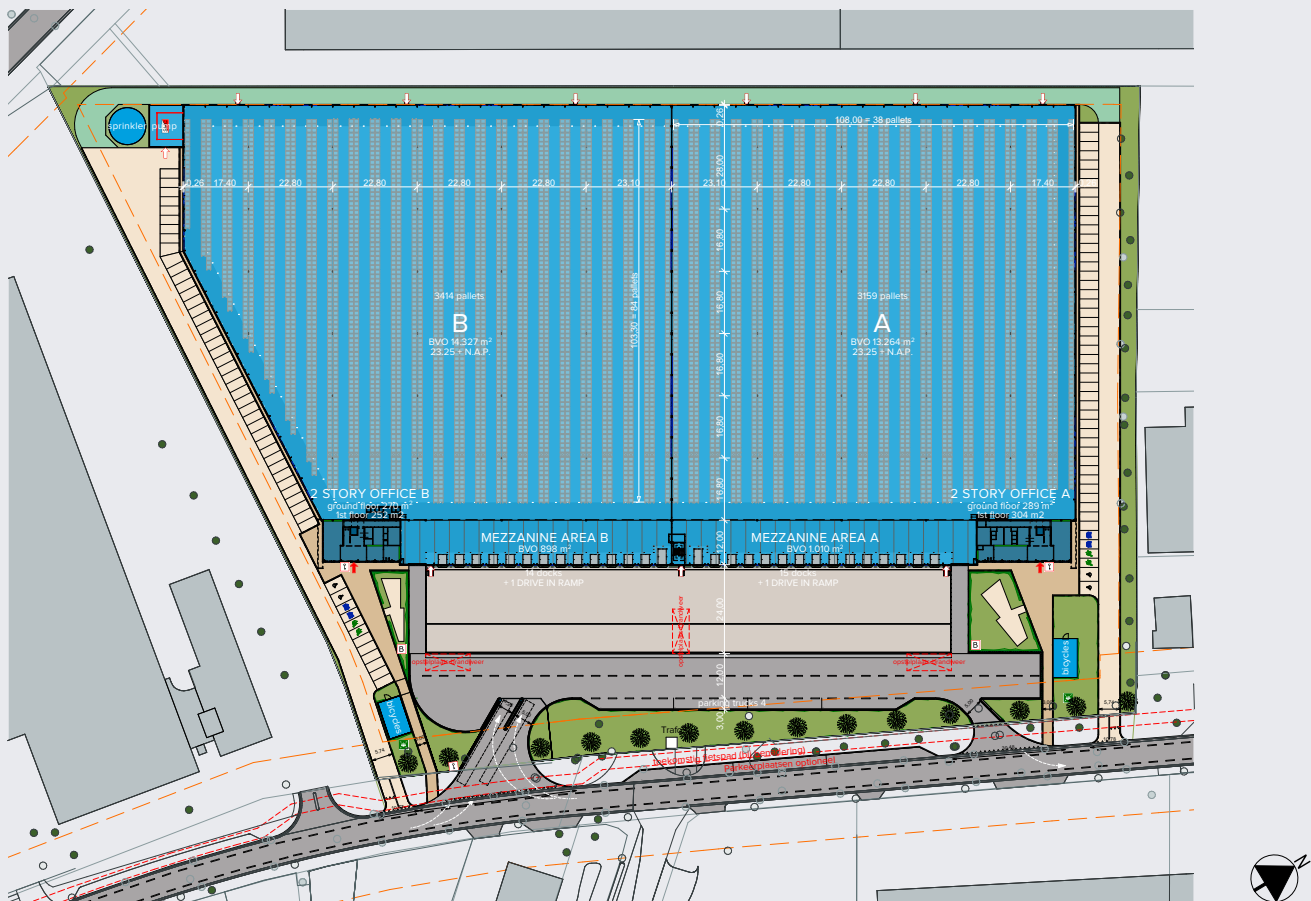
LOCATION AND TRAVEL DISTANCES



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



31,486



338,912



High spec

Total Size of Property
44,378 SQ M
(477,680 SQ FT)

	Warehouse A	Warehouse B
Warehouse	13,264 SQ M (142,772 SQ FT)	14,327 SQ M (154,215 SQ FT)
Mezzanine	1,010 SQ M (10,872 SQ FT)	898 SQ M (9,666 SQ FT)
Office	593 SQ M (6,383 SQ FT)	522 SQ M (5,619 SQ FT)
Technical area	304 SQ M (3,272 SQ FT)	252 SQ M (2,713 SQ FT)
Bicycles	68 SQ M (732 SQ FT)	68 SQ M (732 SQ FT)
Car parking spaces	50	54
Trailer parking spaces	2	2
Dock Doors	15	14
Drive in Ramps	1	1
Floor loading capacity	5t/SQ M	5t/SQ M
Clear Height	12 m	12 m
Sprinkler + Pumphouse (shared Warehouse A + B)		180 SQ M (1,938 SQ FT)



Venray Logistics Centre 2

Smakterweg 21
5804 AE 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 DHL. 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.



**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:



GLP

Philippe Hendriks
Country Director Netherlands &
Belgium

+31 (0) 6 50 68 29 74
philippe.hendriks@glp.com

JLL

+31 (0)40 - 2 500 100
+31 6 46 23 63 30
peter.titulaer@eu.jll.com
www.eu.jll.nl

bg **bridgegap**

Dennis van Gijtenbeek

+31 (0)6 12 09 48 88
+31 (0)10 310 53 10
dennis@bridgegap.com

GLP

WTC Tower I, West Wing, Level 3, Strawinskylaan 1811, 1077 XX Amsterdam, The Netherlands
glp.com/eu