



Available for lease

Marco Poloweg 19, Venlo | Immediately available

Warehouse on prime location

The logistics complex on Marco Poloweg 19 is located on a prime location in the heart of the Netherlands' most famous logistics hotspot, Venlo.

The warehouse covers approximately 10,564 sq.m. and has a clear height of 9.5 meters. In addition, the complex has a large number of loading docks and 4 overhead doors. The office space covers 743 sq.m.



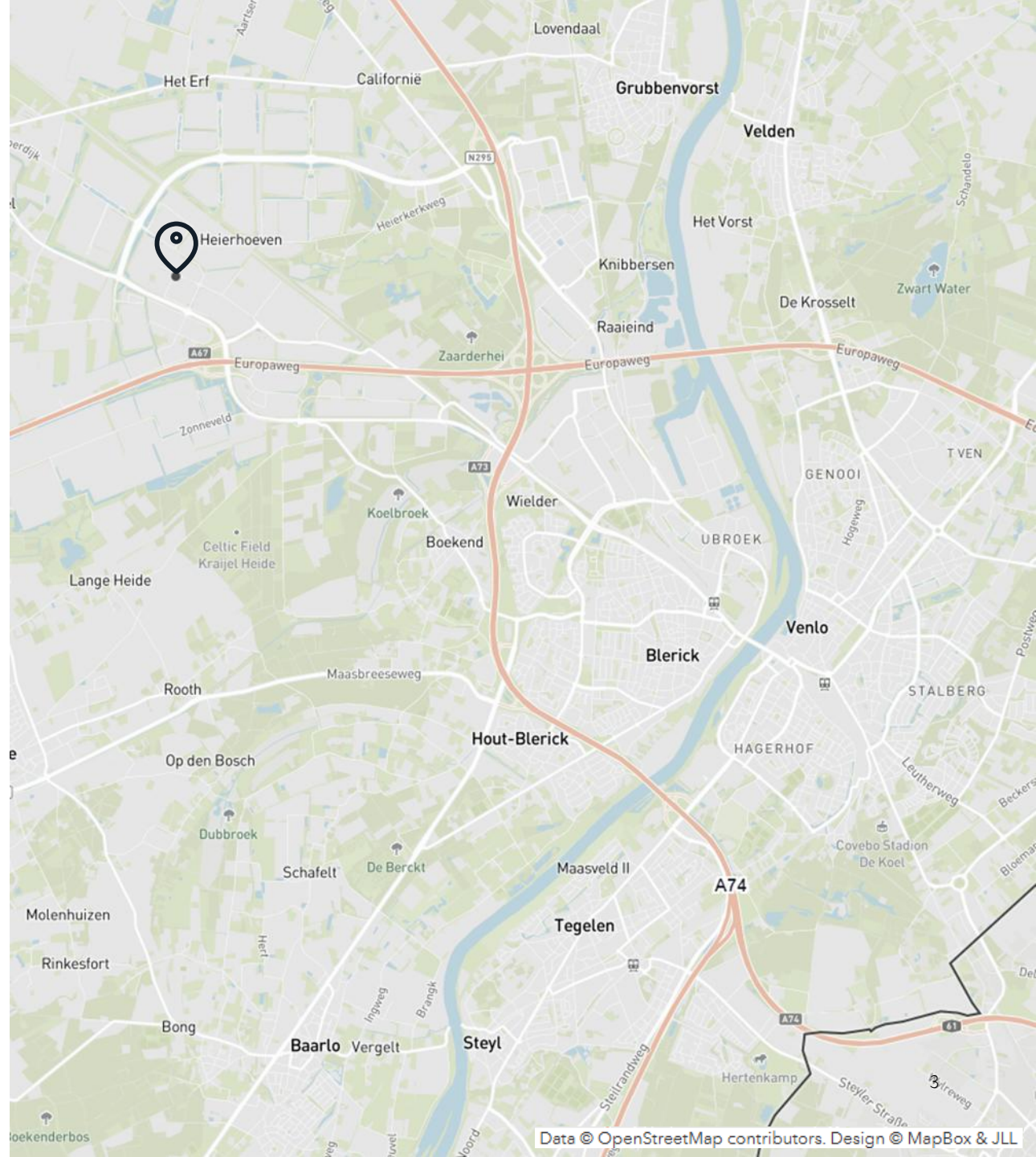
Location

The property is located in the Trade Port West industrial park in Venlo. This industrial park is characterized by the presence of almost exclusively logistics companies. Venlo is known as one of the most important logistics hotspots in the Netherlands.

Trade Port West is located near the intersection of the A67 highway and the A73 highway. These highways connect Venlo to Rotterdam and Antwerp in the west, the German Ruhr area (Duisburg / Düsseldorf) in the east, Arnhem / Nijmegen in the north, and Maastricht, Liège, and Brussels in the south. An important aspect of Venlo as a logistics hub is its multimodality; accessibility via road, water, and rail.

Accessibility

The location is easily accessible due to its direct proximity to the entrances and exits of the A67 highway (Eindhoven - Duisburg). The industrial park is strategically located between the port of Rotterdam and the German hinterland.



Availability

Approximately 11,307 sq.m. is currently available for lease, divided as follows:

Description	Floor size
Warehouse	10,564 sq.m.
Offices	743 sq.m.

Parking

Sufficient parking on own site.



State of delivery

Warehouse

- Clear height warehouse of approximately 9.5 meters;
- Clear height expedition of approximately 6.5 meters;
- Maximum floor load capacity of approximately 5,000 kg/m²;
- 8 loading docks;
- 4 overhead doors;
- LED lighting;
- Aiming for BREEAM-NL 'Very Good' certification;
- ESFR sprinkler system.

Offices

- Air conditioning;
- Carpeting;
- Entrance/reception area;
- Cafeteria.



Rental conditions

Rent payment

Quarterly in advance

Rent indexation

Annually, for the first time 1 (one) year after the lease commencement date, based on the monthly price index according to the consumer price index CPI series CPI all households (2015=100, or most recent time base), published by Statistics Netherlands (CBS).

Lease agreement

Lease agreement based on ROZ model 2015.

Security deposit

Bankguarantee or security deposit amounting at least three months' rent including service charges and VAT.

VAT

The lessor wishes to opt for VAT-taxed rent and lease. In case the lessee cannot deduct the VAT, the rent will be increased in consultation with the lessee to compensate for the consequences of the lapse of the possibility to opt for VAT-taxed rent.



Rent price

On request.

Service charges

To be agreed upon.

Commencement date

Immediately.

Lease term

5 year with extension period of 5 years.
Notice period of 12 months.

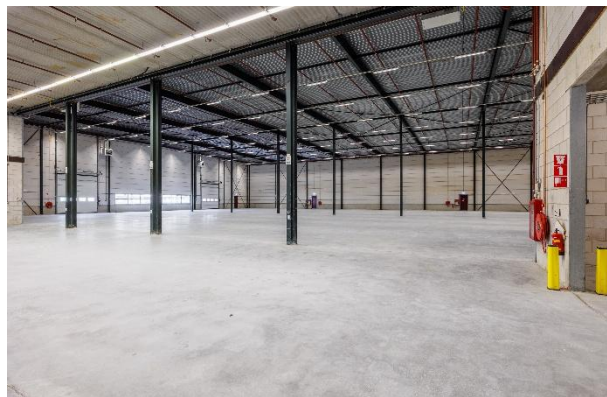
Marco Poloweg 19 | Venlo

Photos exterior



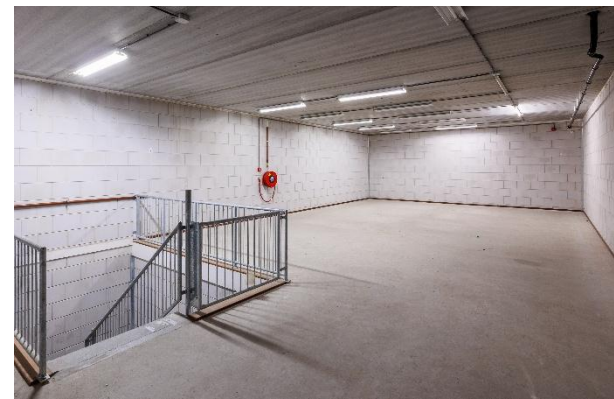
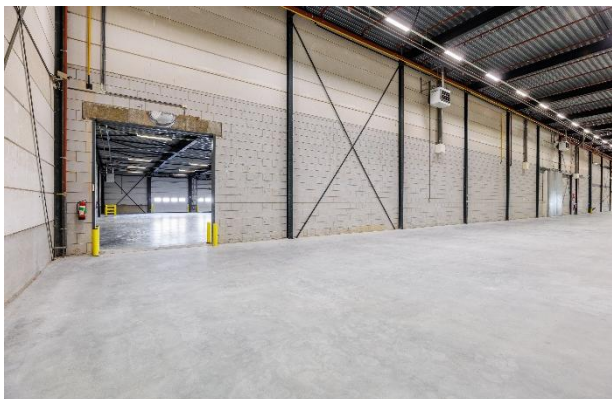
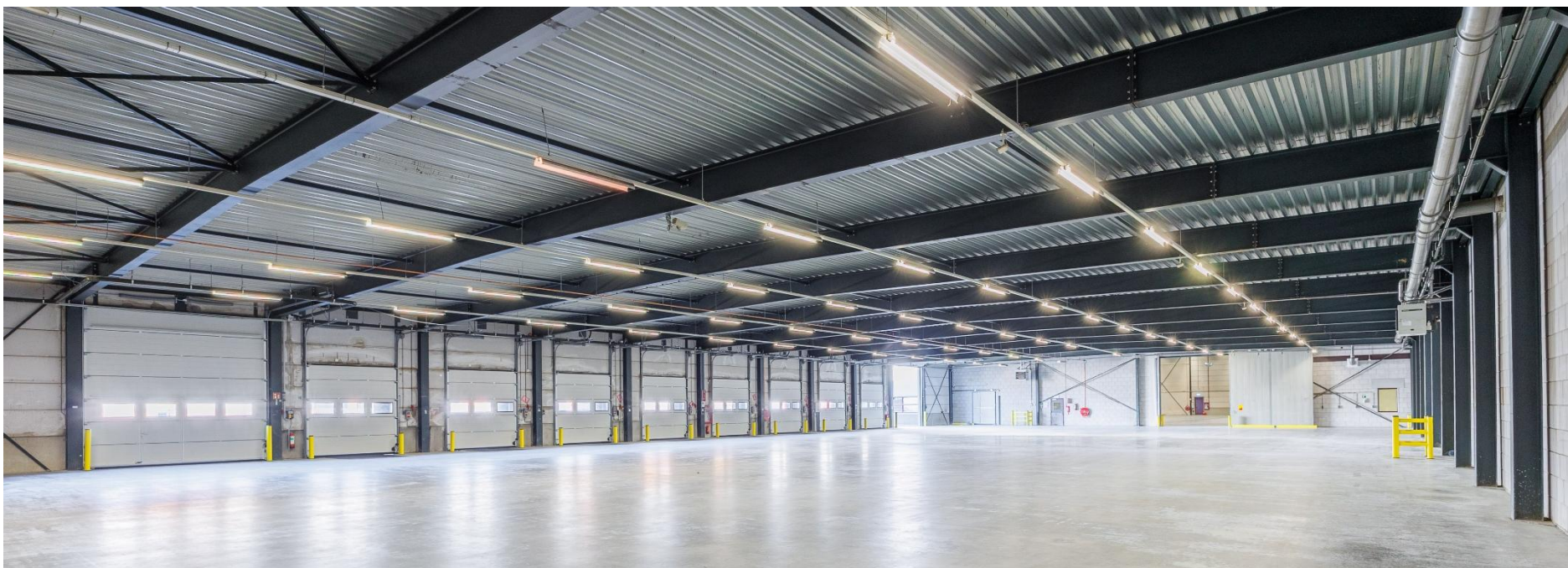
Marco Poloweg 19 | Venlo

Photos interior | warehouse



Marco Poloweg 19 | Venlo

Photos interior | warehouse

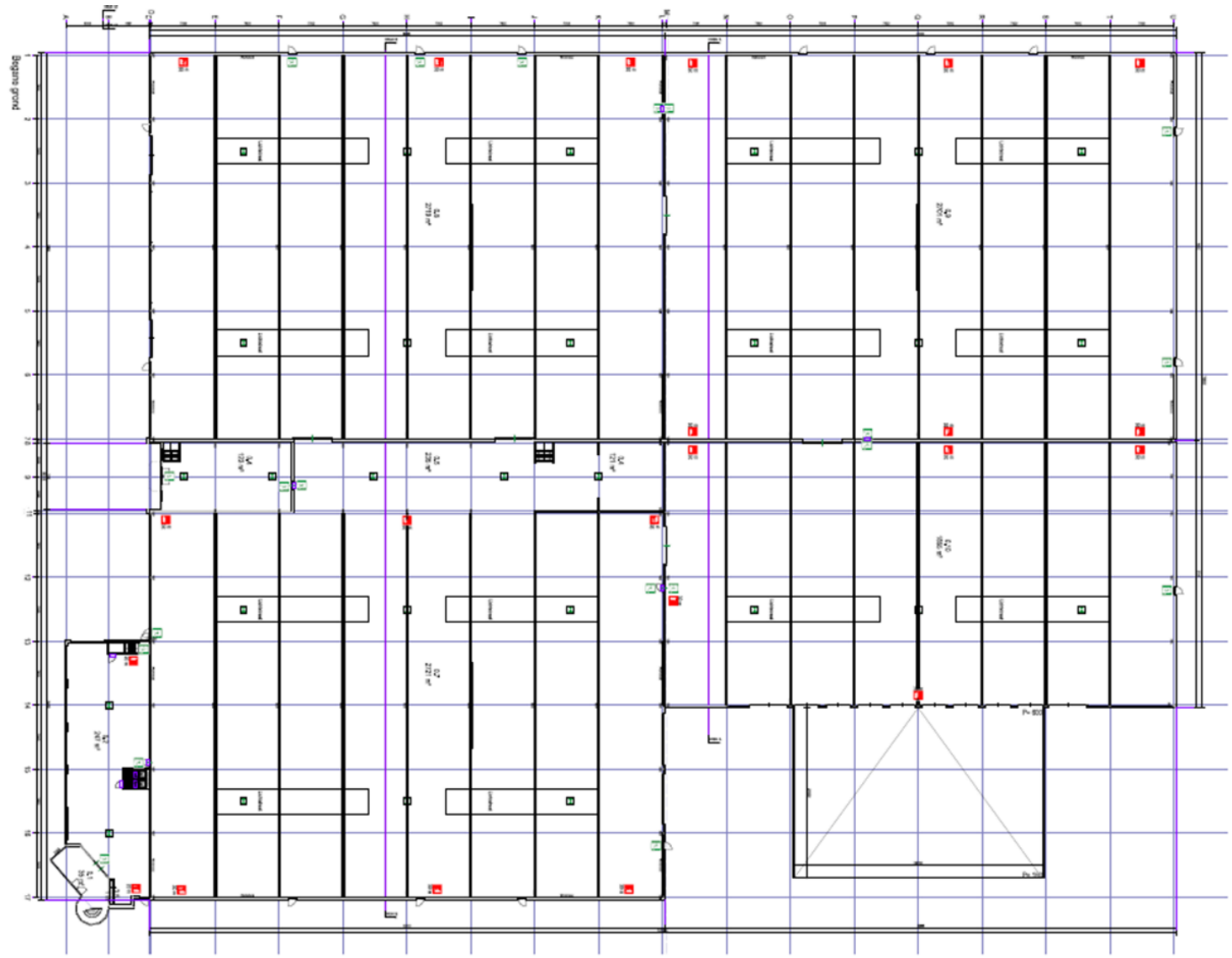


Marco Poloweg 19 | Venlo

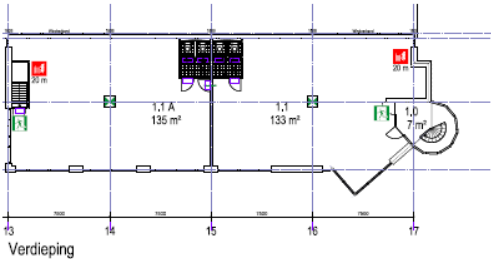
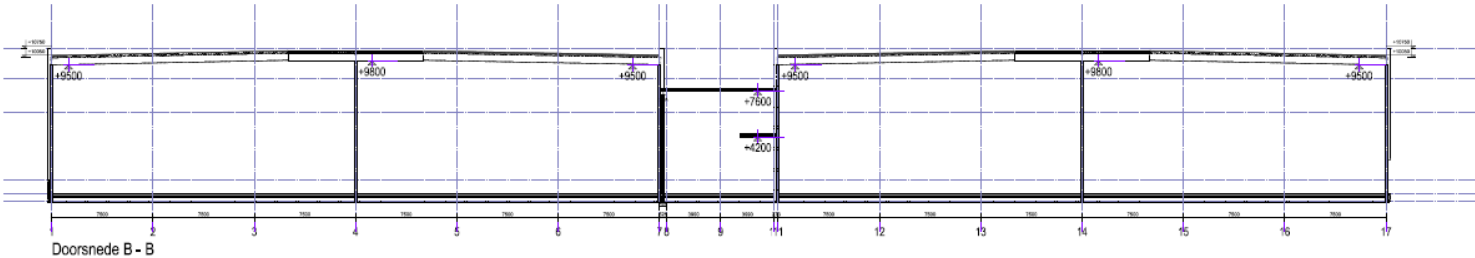
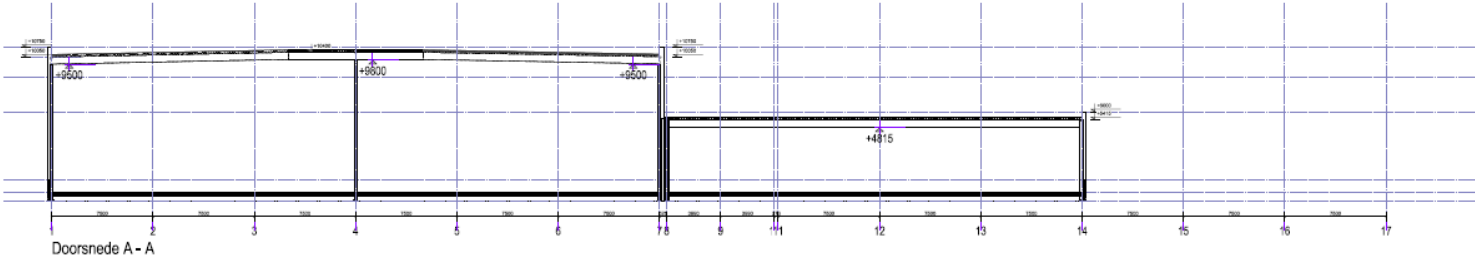
Photos interior | offices



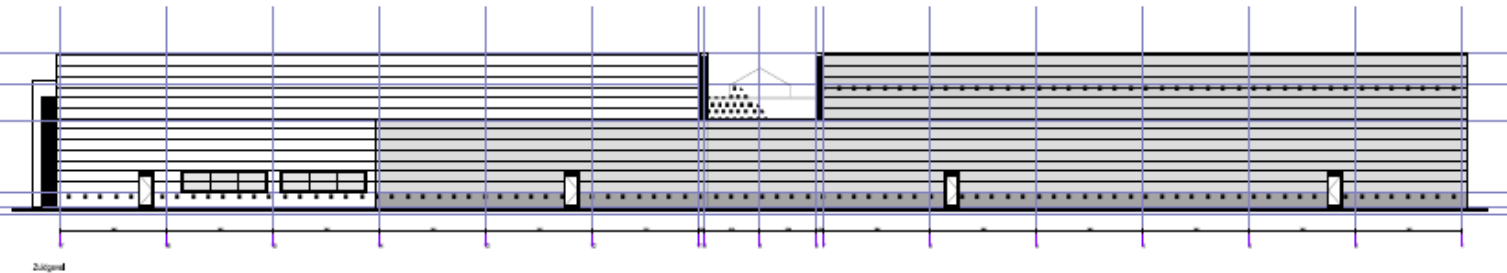
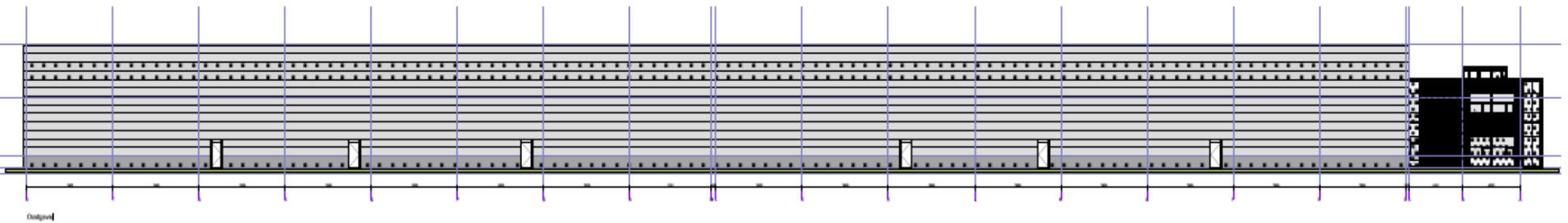
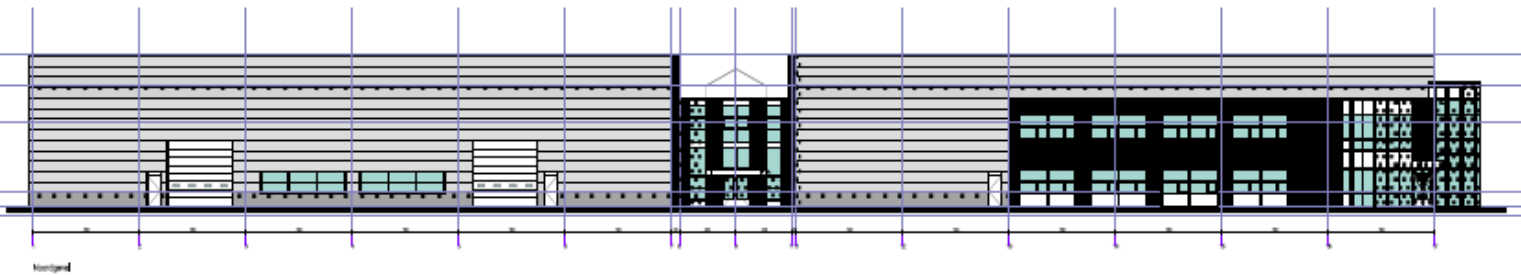
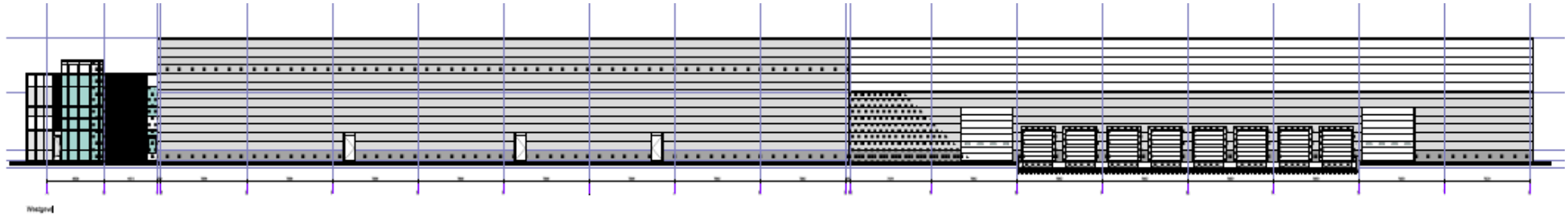
Floorplan | ground level



Floorplan | first floor



Floorplan | façade views



Get in touch



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