



BRANDname

DISTRIBUTION CENTRE

MILES
MAARSSSEN

25,000 m²

**STATE OF THE ART
DISTRIBUTION CENTRE**

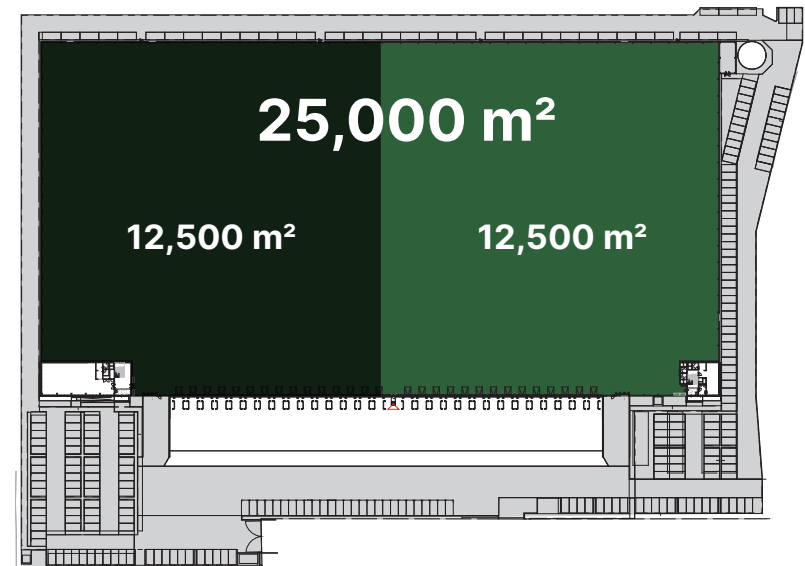
Development of a new modern distribution centre of approximately 27,844 m², located centrally in the heart of The Netherlands in Maarssen on the Industrieweg 24.



It concerns a sustainable state of the art distribution centre in Maarssen. Maarssen, which is located centrally in the very heart of The Netherlands, is a perfect place of business for many logistics companies from a (inter) national point of view. The location is further more situated directly next to the well-known industrial area Lage Weide in Utrecht.

The current distribution centre will be redeveloped in to a new state-of-the-art facility that will meet all the modern requirements and is also focussing on sustainability (amongst others gas-free). Start of the construction of the new development is foreseen for Q3 2022 and the development is planned to be available end of Q3 2023.

The distribution centre will be built according the BREEAM-NL New Build, whereby the basic principle for certification level will be excellent and with a Well Silver certification. The complex is being developed on a plot of approximately 41,216 m² and comprises approximately 25,000 m² warehouse, approximately 986 m² office space and approximately 1,858 m² mezzanine floors. If required additional office space can be added on the mezzanine floors and the complex can be split in two separate units if necessary.





“DC Miles Maarssen” will be developed in accordance with all the modern specifications for a distribution centre such as:

- Gas free, all electric operated warehouse;
- Concrete wall base around the building of at least 2.5 meter above the warehouse floor;
- ESFR Sprinkler installation;
- A clear stacking height of 12.20 meters;
- Super flat concrete floor;
- Maximum floor load capacity of 5,000 kg/m²;
- 28 loading docks;
- 2 doors at ground level;
- 246 car parking facilities.

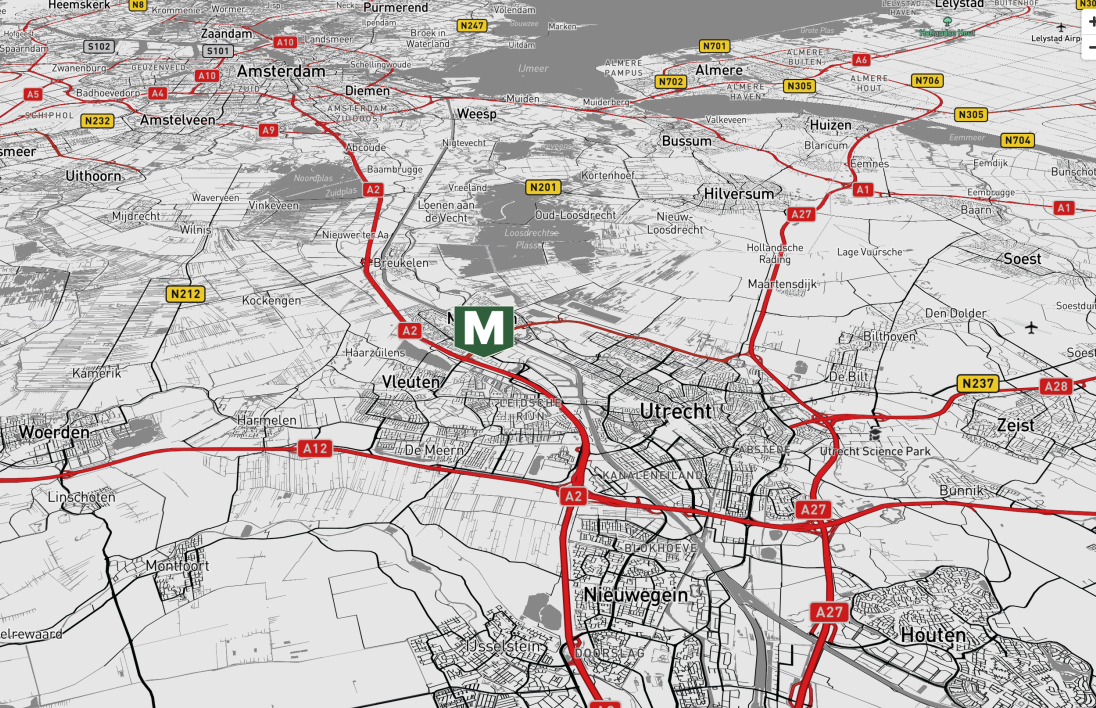
This is the perfect location for (logistic) companies interesting in a modern logistics distribution center in the heart of The Netherlands.

The development

The warehouse will consist of approx. 27,844 m² and will be divided as follows:

Description	m ²
Warehouse space	25,000 m ²
Office space	986 m ²
Mezzanine	1,858 m ²
Car parking	171 + 25 reserved parking spaces, with possibility to expand to 246 spaces

The above mentioned floor surfaces concern the gross floor area. After completion of the building these dimensions will be adjusted in accordance with NEN 2580.



28 LOADING DOCKS



**COMPLETE CONCRETE
WALL BASE**



**246 CAR PARKING
SPACES**



**GAS FREE,
ALL ELECTRIC**



**STACKING HEIGHT
OF 12.20 M¹**



**MAXIMUM FLOOR LOAD
5,000 KG/M²**

Location & Accessibility

By car

The development is located on the Industrieweg 24 in Maarssen, a very strategic location less than 10 km north of the city centre of Utrecht and 30 km south of Amsterdam. The logistics site is well connected and is suitable for multimodal transport as the A2 motorway (Amsterdam - Maastricht) and in close vicinity of motorway A12 (The Hague - Arnhem - Germany) is less than 2 km away, and the site is situated at only 4 km from the container terminal in Utrecht (Amsterdam-Rijn canal). Schiphol Amsterdam Airport is at approximately 40 km, the port of Rotterdam is at approximately 60 km.

By public transport

In the immediate vicinity (within 200 meters) there are various bus connections to Utrecht and train station Maarssen. Train station Maarssen is 5 minutes by bike or car and a 15-minute walk from the Industrieweg.

By water

Nearby the Industrieweg you will find the Barge Terminal Utrecht at the Amsterdam-Rijn canal. The container terminal is operated by CTU, which is part of the Theo Pouw Group (TPG). TPG is a multifaceted supplier for ground, road, water and concrete construction(works). The relation with this group underlines the potential that CTU is a full-service container terminal, with its own multimodal vision of the future of the barge terminal. The terminal in Utrecht features a loading and unloading quay with a length of 200 meters, a dock crane and a reefer stack to provide temperature-controlled containers with electricity.

Technical specifications

Warehouse

- Clear stacking height of 12.20 meters;
- Column spacing of 16.2 (depth) x 22.8 (width) meters;
- Access of daylight in the front facade;
- 28 loading docks (1:875) fitted with an electrically operated overhead door of 3.0 x 3.2 meters and an electrical hydraulic leveler with a loadbearing capacity of 6,000 kg;
- 2 electrically operated doors at ground level (4.0 x 4.5 meters);
- Maximum floor load of 5,000 kg/m², maximum point load 9,000 kg;
- The flatness of the concrete floor in the warehouse is in accordance with NEN 2747 Class 1 (super flat);
- Motion activated LED lighting;
- ESFR sprinkler system.

Office space

- Suspended ceiling with lighting;
- Metal stud partitioning walls;
- Pantry.

Mezzanine

- Free height under the mezzanine floor of at least 5.4 meter;
- Mezzanine with a depth of 10.80 meter;
- Maximum floor load mezzanine 750 kg/m²;
- Balustrade equipped with dock area including tipping railing.

Exterior area

- Completely fenced (2 meter high);
- Electric remote controlled sliding and barrier gates;
- 171 + 25 reserved parking spaces, with possibility to expand to 246 spaces.



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