



Available for lease

Utrecht I Logistics Centre
Nijverheidsweg 9 – 15, Maarsse



SEE A BRIGHTER WAY

Nijverheidsweg 9 -15, Maarsse

With the Utrecht I Logistics Centre, Goodman is offering 25,000 sq.m. of high-quality logistics space for lease for companies that wish to establish themselves in the economic heart of the Netherlands. Utrecht will again be one of the better performing provinces in 2023. Settling in the Utrecht I Logistics Centre means that more than 5.3 million families can be reached within a 60-minute truck driving time.

Location

The Utrecht I Logistics Centre is a grade A distribution centre, right in the heart of the Netherlands. Perfectly connected to the A2 and in close proximity to the Utrecht inland container terminal (CTU), which provide a variety of multimodal solutions. Strategically located to attract skilled personnel and excellent access to public transport.

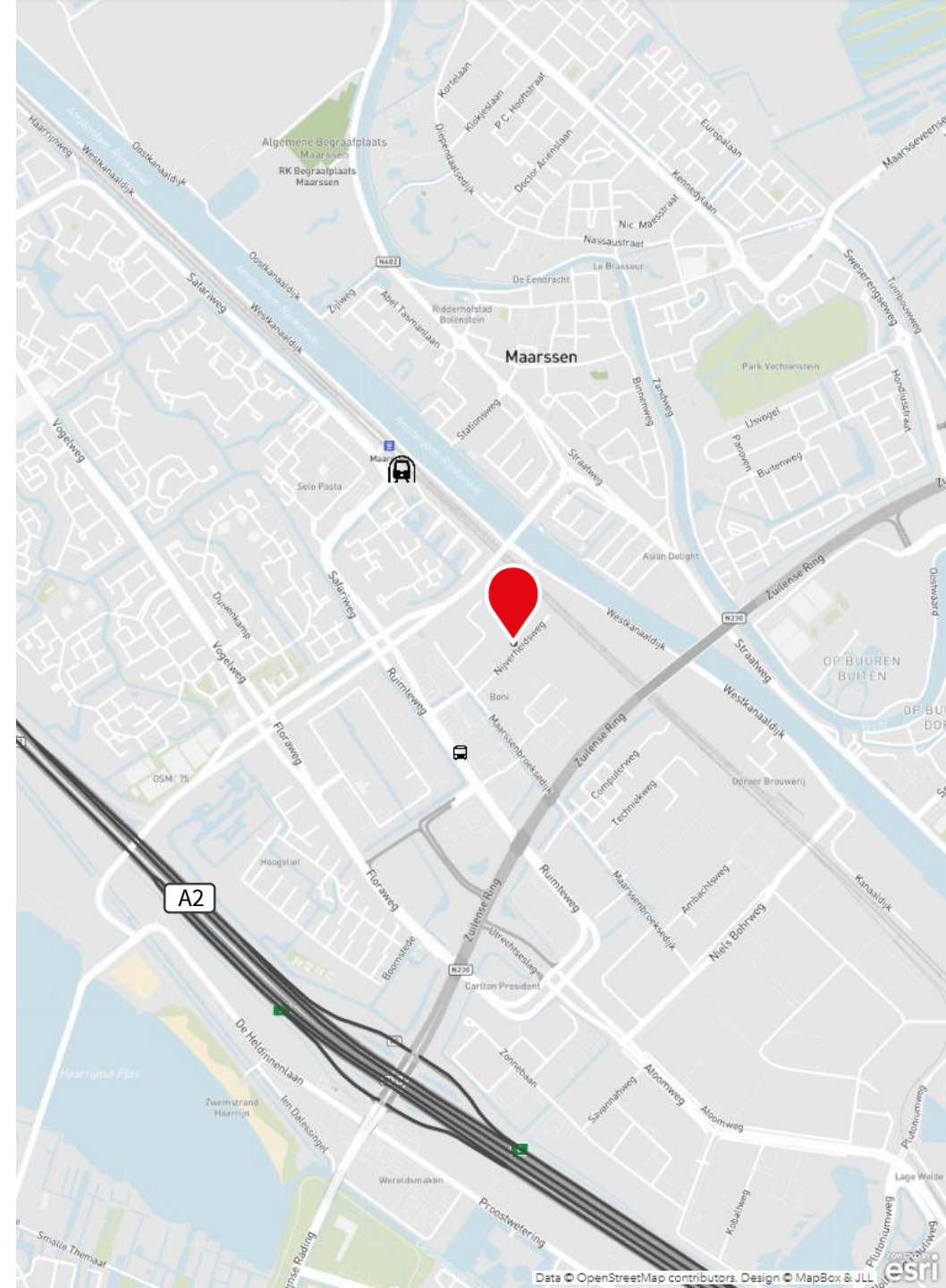
Accessibility

By car

This ultramodern distribution centre has a very strategic location, which is less than 5 km north of Utrecht and 30 km south of Amsterdam. The logistics site is well connected and is suitable for multimodal transport as the A2 motorway (connecting the north and the south of the Netherlands) is less than 2 km away, and the site is situated at only 4 km from the Container Terminal in Utrecht (Amsterdam-Rhine Canal). Schiphol Amsterdam Airport is approximately 40 km away.

By public transport

In the immediate vicinity (within 200 meters) there are various bus connections to Utrecht and NS Station Maarsse. Maarsse NS Station is 5 minutes by bike or car and a 15-minute walk from the Nijverheidsweg.



Available spaces

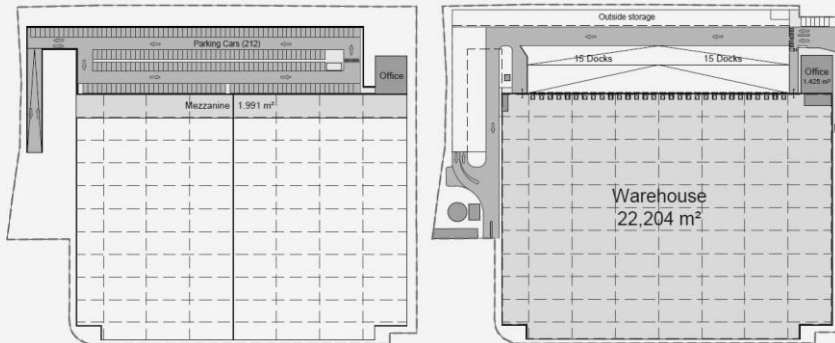
The whole warehouse of approx. 25,620 sq.m. is available for rent.

Description	Surface
Warehouse	22,204 sq.m.
Mezzanine	1,991 sq.m.
Office	1,425 sq.m.
Total	25,620 sq.m.

Outside area

212 parking spaces on site.
2,185 sq.m outside storage

Site plan



Technical specifications

The warehouse will be delivered according modern logistics standards, including amongst others:

Warehouse:

- BREEAM Excellent high-quality warehouse space;
- Floor load capacity warehouse: 50 kN/sq.m.;
- Clear height: 12.20 m;
- Column grid: 12 m x 22,8 m;
- Certified ESFR sprinkler installation;
- 30 loading dock with leveller;
- Two ground level overhead doors;
- 24/7 operating availability.

Office space:

- Office and amenities can be tailored to specific needs;
- Sanitary facilities per floor;
- Separate locker rooms with shower;
- Separate driver's entrance
- Lift;

Outside area:

- 2,185 sqm for outdoor storage or as additional parking space for approx. 70 vans;
- 212 car parking spots;
- Fenced facility with gate entrance.

Sustainable features **Energy;**

- 2.8 MW solar PV installation + 1 MWH BESS (battery);
- LED lighting + motion sensors;
- Smart meters;
- 26 x 22 KVA EV charging stations – infrastructure for 150+.



Rent

On request.

Service charges

To be determined.

Lease term

10 years with a 5-year renewal period. The notice period is 12 months.

Commencement date

January 2023.

VAT

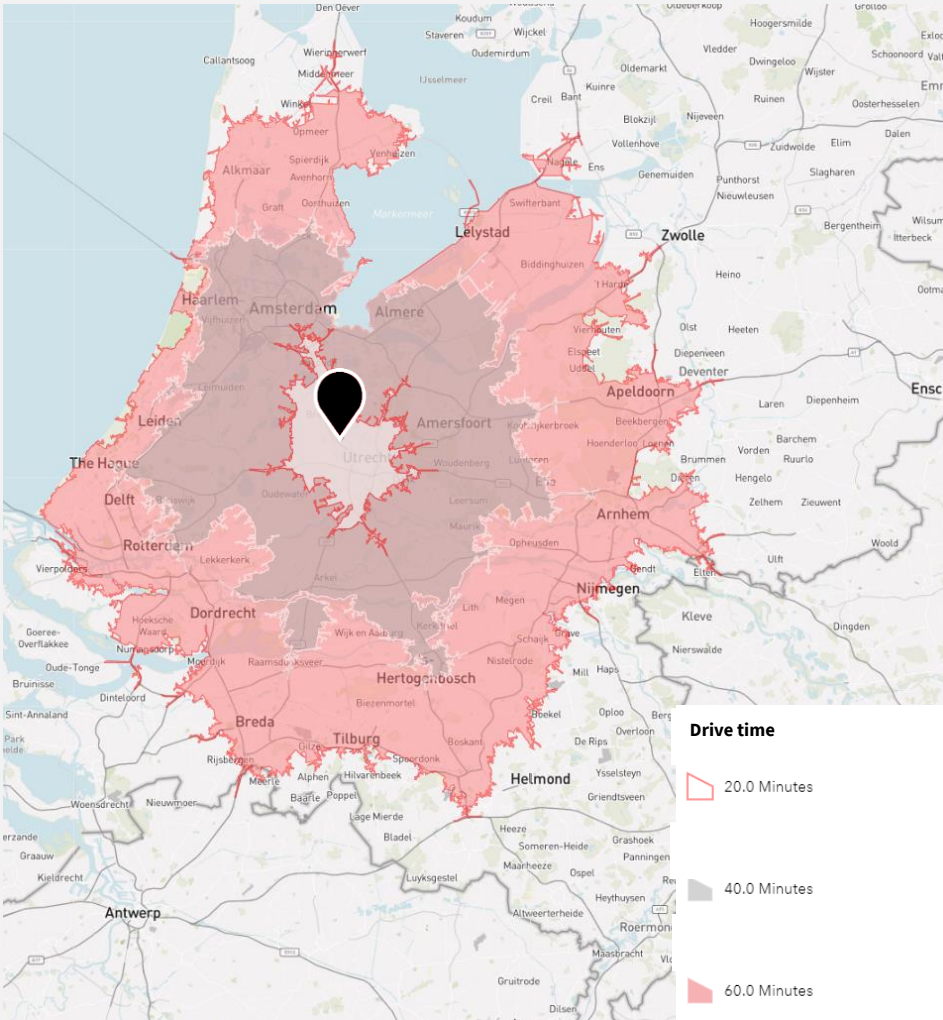
All amounts exclude service costs and Value Added Tax (VAT).



Demographics

Utrecht I Logistics Centre

60 min drive-time



Benefit from the prime location and see below what is in your reach within a 60-minute drive-time:

11.3M

total population

5.2M

total households

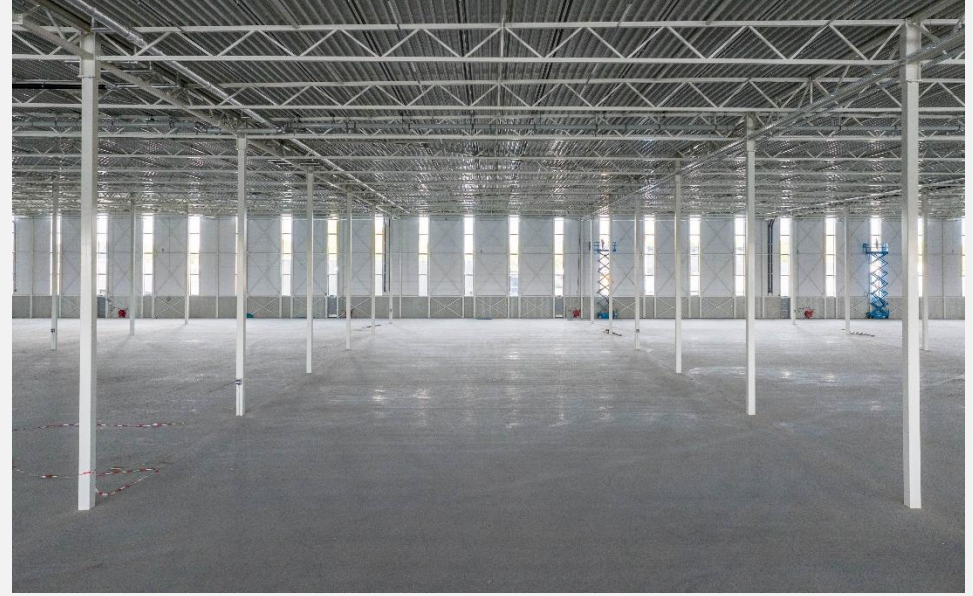
€194.5BN

total purchasing power

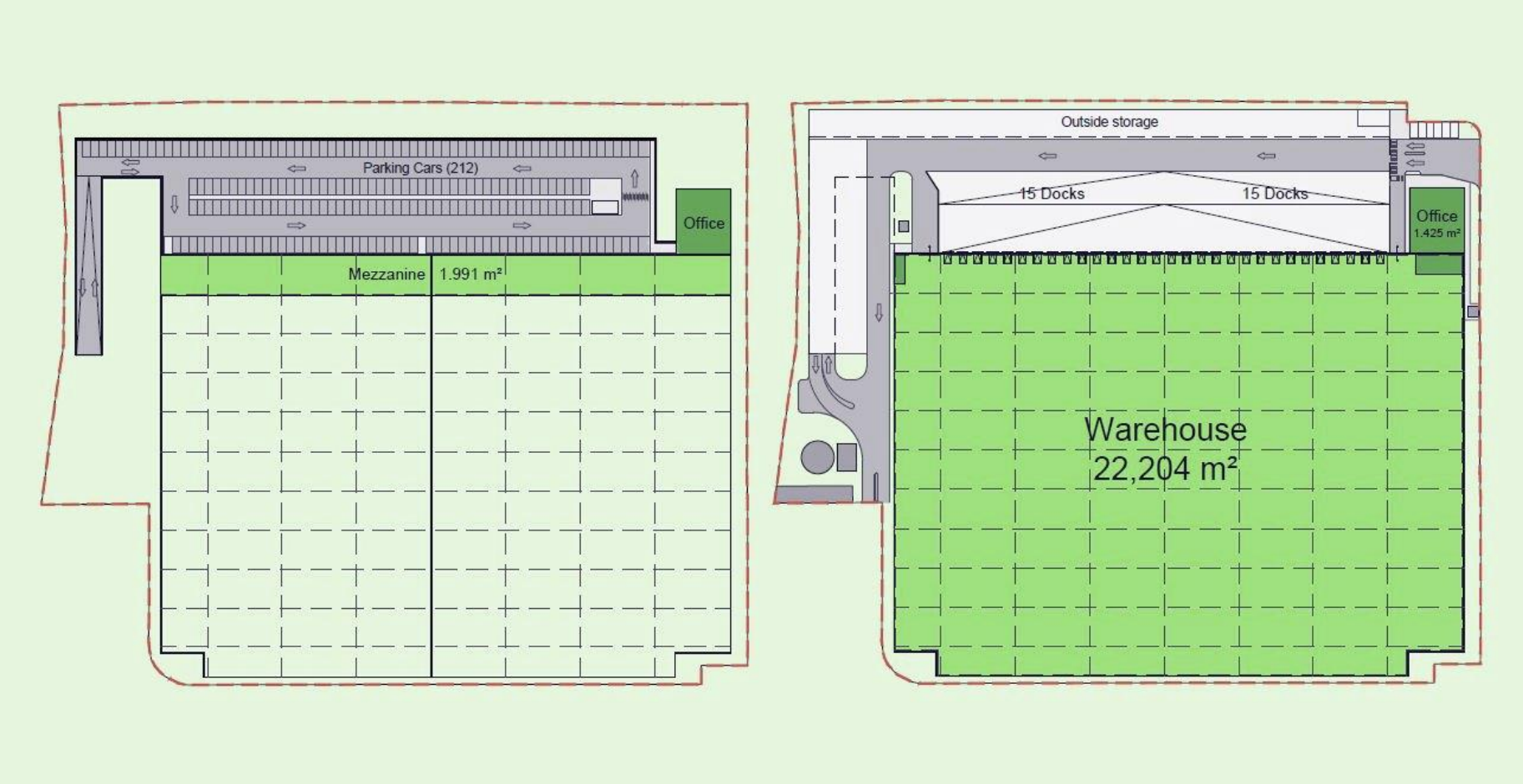
Pictures



Pictures



Floor plan



Floor plan – offices

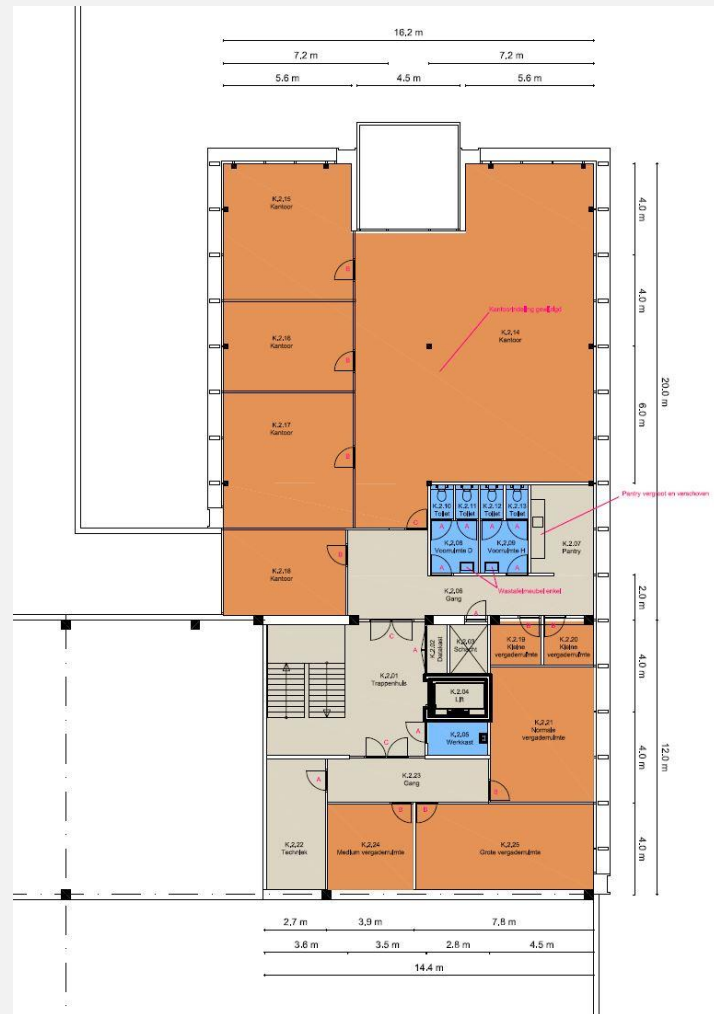


ground floor



first floor

Floor plan - offices



second floor

Contact



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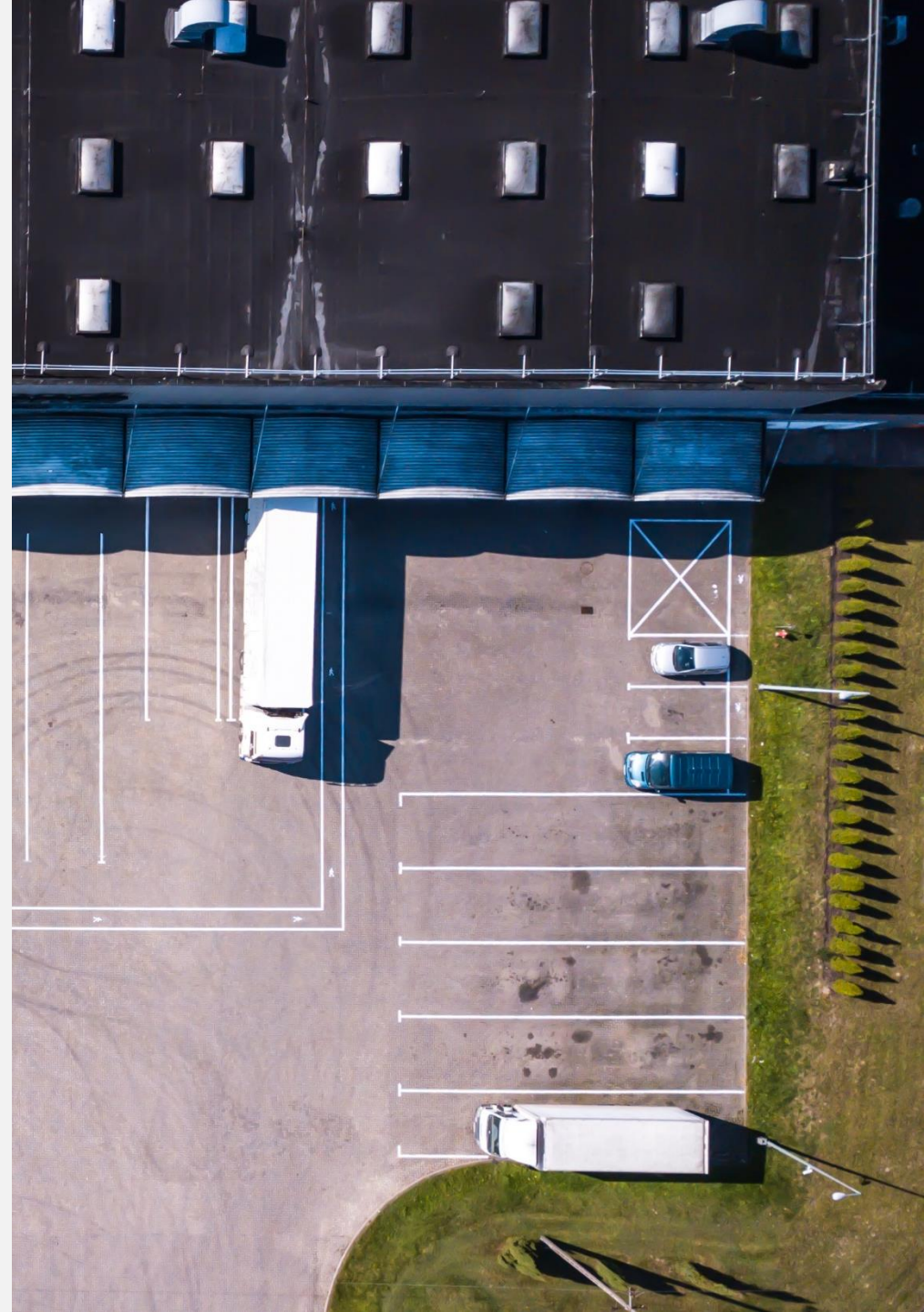
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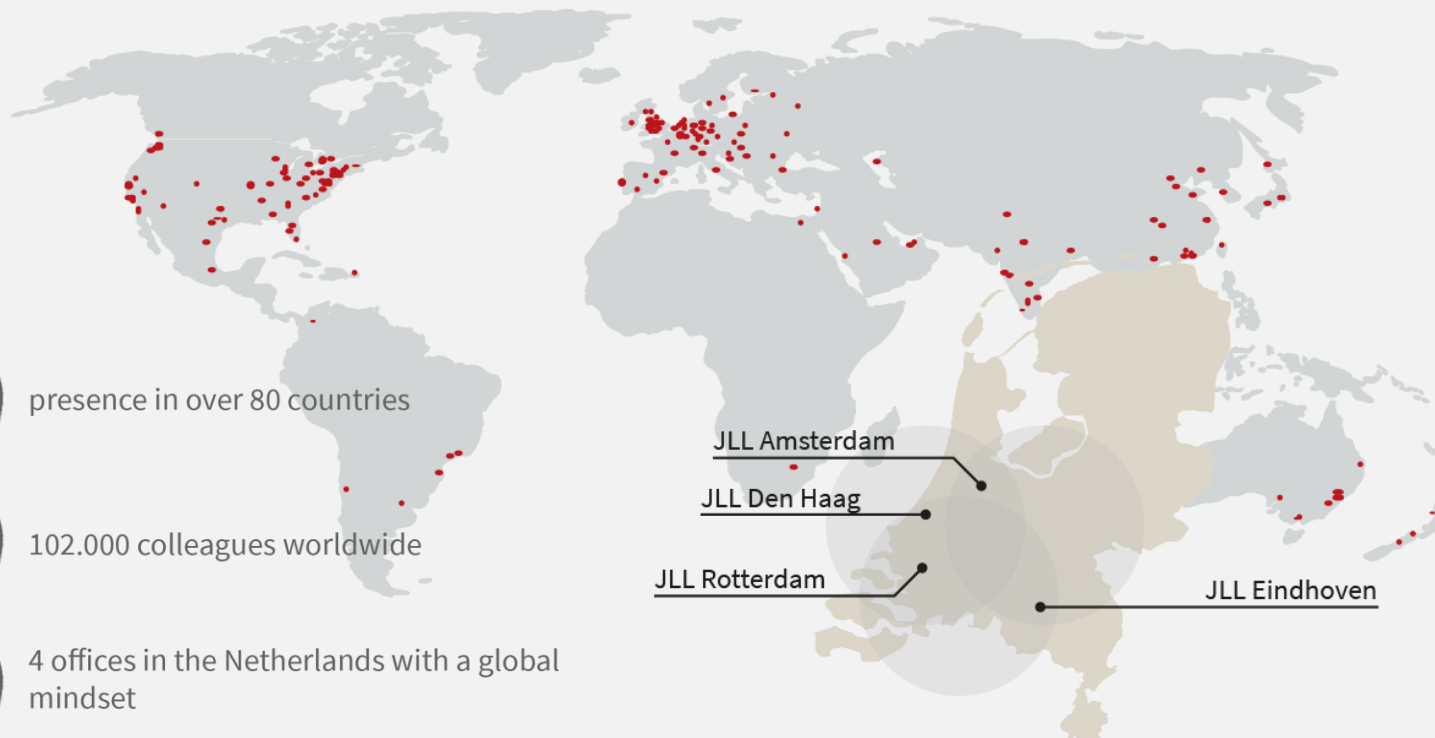


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presence in over 80 countries



102.000 colleagues worldwide



4 offices in the Netherlands with a global mindset



180 professionals in the Netherlands



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