

**intospace**<sup>®</sup>

LOGISTIC REAL ESTATE SOLUTIONS

# Project Maastricht

**Warehouse**



MST02 | Maastricht  
A DEVELOPMENT BY INTOSPACE<sup>®</sup>



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# Introduction

**Intospace® is one of Europe's leading one-stop-platform for future proof warehousing solutions. The innovative, value-adding and sustainable logistics real estate we develop is both good for companies and good for people.**

We create solutions that make life better and more comfortable for all. We want to leave a positive mark on the planet. Striving for an optimal result for landscape, flora and fauna, and of course, people.

Over the years, we have specialised ourselves in large logistic developments. This includes related businesses such as industrial properties and data centers.

We warmly welcome sustainable logistic developments and combine this with quality, functionality, and image to provide excellent accommodation for logistic service providers and build-to-suit solutions for owner occupiers.

Obviously, we collaborate and closely work together with leading construction firms, architects, real estate advisors, banks and the governmental authorities. Intospace is recommended for its rapid decision making in combination with trying to secure additional value.

We enjoy constructing to the specifications of our clients but simultaneously acknowledge that the product needs to be high-end at market standard levels, in which possible build-to-suit requirements are incorporated.

## Aviation Valley Maastricht

South Limburg which includes Aviation Valley is positioned at the top of Buck Consultants International's ranking with the best logistics location in the Netherlands. The site of our new development is situated along Europalaan street (Beek - Limburg) and covers a surface of approximately 6,3 hectares, on which a high-quality distribution centre will be built.



## The Netherlands

The Netherlands is one of the most stable and economically well-performing countries in Europe. The combination of a good economic climate with a highly-skilled and English-speaking workforce has turned the country into a desired global destination for business and leisure.

The central geographical position of the Netherlands, combined with its accessibility and excellent infrastructure, are only some of the reasons why numerous European, American and Asian companies have established their operations and facilities in the Netherlands. Access to your customers is fast, easy, and convenient. Our impartial international image in the world is also a benefit for Netherlands-based businesses.

According to the DHL Global Connectedness Index 2019, the Netherlands is the world's number one most connected country. Over 1,000 American and Asian companies have centralized their European distribution activities in the Netherlands.

The solid and stable political and economic climate in combination with an established and internationally recognized legal system has increased the interest of international investors in the Netherlands in recent years. Unique for the Netherlands is a special import VAT regime for companies importing goods, which results in a cash flow benefit. An application can be made to the Dutch tax authorities for an Import VAT deferment license, also known as an Article 23 license.

## The gateway to Europe

The Netherlands is the gateway to Europe, with its proximity to the core Western European markets of the United Kingdom, Germany, France and the Scandinavian countries and its extensive multimodal infrastructure, the Netherlands has a dearth of large industrial and logistics occupiers with global e-commerce companies, couriers, fashion, food and beverage, and third-party logistics providers.

The Netherlands is home to the largest container port in Europe in Rotterdam. Amsterdam Airport Schiphol, the second-best connected airport and the third-largest cargo airport in Europe. Europe's second-largest seaport, Antwerp in Belgium, is very close to the Dutch border.





## Surroundings

Thanks to Aviation Valley's close proximity to Maastricht Aachen Airport, its direct connection to the Dutch motorway network and its proximity with Belgian and German borders, we can easily consider the area as one of the most strategic logistics locations in the South of The Netherlands. Specifically, a direct connection to A2 motorway via a 2-kilometer-route along Europalaan provides an easy connection to main cities in the South such as Eindhoven, Aachen, Düsseldorf and Liege in less than an hour.

German and Belgian borders can both be reached within 30 minutes (within 40km) via motorways A76 and A2, respectively. Aachen in Germany and Liege in Belgium are the first cities to be found along these routes. Employees who prefer to leave their car at home can use a direct bus connection (line 30) to either Beek or Maastricht via Maastricht Aachen Airport. The bus stop is reachable within 6 minutes from the plot. A single journey to Beek takes about 18 minutes. A trip to Maastricht takes about 26 minutes.

The air cargo terminals of Cologne, Liege en Brussels are easily reachable. Also the ship cargo terminals of Antwerpen en Rotterdam are well connected to this area. There are also multi-modal barge terminals nearby.



## Location

MST02 is situated on business park 'Aviation Valley' in Maastricht. Thanks to its close proximity to Maastricht Aachen Airport, its direct connection to the Dutch motorway network and its proximity with Belgian and German borders, we can easily consider the area as one of the most strategic logistics locations in the South of The Netherlands. Specifically, a direct connection to A2 motorway via a 2-kilometer-route along Europalaan provides an easy connection to main cities in the South such as Eindhoven in less than an hour.



# KLIC report

## Location information

Address:

Aviation Valley, Waselderweg Meersen,  
Gemeente Beek, The Netherlands.

Plot numbers:

2548, 2550, 2553, 2554, 2555, 2557  
2559, 2560, 2562, 2563

Plot surface:

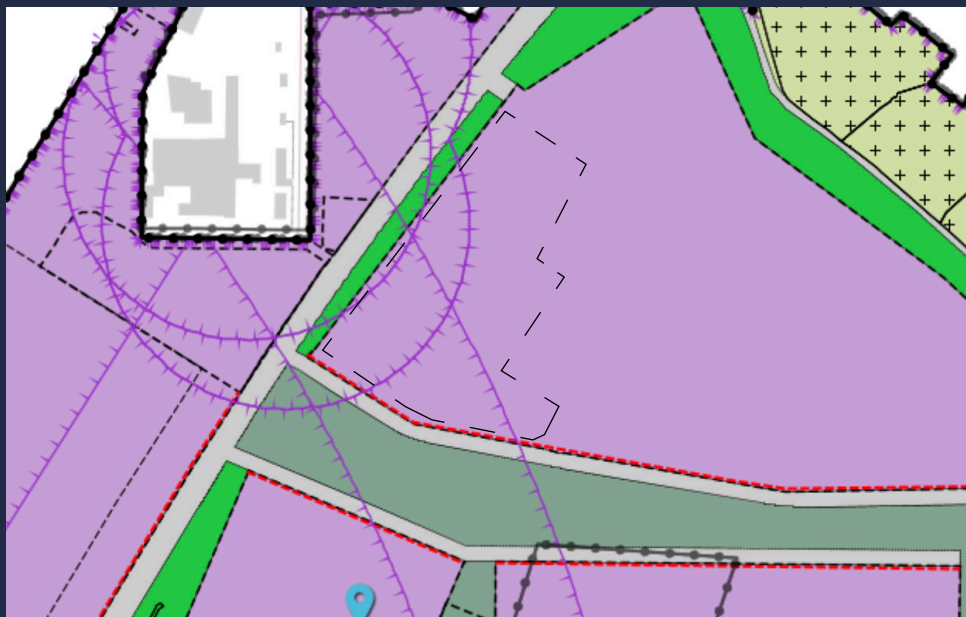
Parcel 4\_5\_A: 63.601 m<sup>2</sup>

"Klic" announcement:

Yes



## Plot information



## Regulations zoning plan

Zoning plan Aviation Valley  
 Maximum building footprint:  
 Maximum building height:  
 Distance to plot boundaries:

Minimum of 50%, maximum of 80%  
 18 meters  
 In case of changes regarding the building, specific rules should be checked.

Zoning plan category:  
 Parking ratio:  
 Status zoning plan:

Category 2 till category 4.1  
 kantoor/warehouse 0,8/100 m<sup>2</sup>  
 Maastricht Aachen Airport, Business Park Aviation Valley - irrevocable (established 13.10.16)  
 NL.IMRO.0938.BP01005-VG01  
 Maastricht Aachen Airport, Business park Aviation Valley - irrevocable (established 29.09.16) NL.IMRO.0938.BP01005-VG01

Deviation possibilities:

<5 meters of a building plot not adjacent to a road  
 10% building plot boundary and building surfaces

Parking  
 Number of parking places:

Complies with CROW

Zoning plan

- Development complies with the zoning plan, so no additional actions required.

# Specifications

## DC level

- A light, transparent building
- BREEAM Excellent certification
- Excellent insulation
- Dock levelers and overhead doors
- Extra docks and doors can be added
- Concrete skirting with approximate height of 3,0 m<sup>1</sup>
- Column free expedition area of approximately 18,0 m<sup>1</sup> deep
- Roof and facade walls fully insulated
- The entire building is equipped with sprinklers
- Ample manoeuvring space for trucks, sufficient space for loading, unloading and driving

## Warehouse

- Maximum floor load 5 tons/m<sup>2</sup>, 50 kN/m<sup>2</sup>
- Free height 12,2 m<sup>1</sup>
- Dock levelers approximately 1 per 744/853 m<sup>2</sup> warehouse 1/2
- Column distance 22,8 × 12,0 m<sup>1</sup>  
(dimensions are subject to optimizations)

## Offices

- Offices on ground floor and first floor
- Cooling and heating
- Mechanical ventilation with top cooling
- Suspended ceiling with monitor friendly fixtures
- Cable trays for electricity
- Pantry and toilets on ground floor and first floor
- Ceiling height ground floor approximately 3.0 m<sup>1</sup>
- Ceiling height mezzanine floor approximately 3.0 m<sup>1</sup>
- Sufficient parking spaces

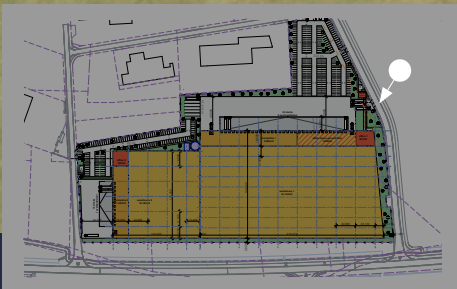
## Terrain

- Brick pavement
- Lockable gates using barrier and electric gates
- Enclosure with fences
- Exterior lighting

## Our promise

- A high quality building as already validated during independent fire safety, insurance & bank audits.
- Full and demonstrable control in any circumstance during the entire construction process.
- Delivering a turn key ready building according to the agreed time schedule

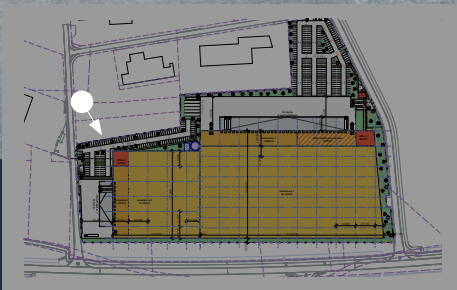




Point of view

**Artist  
Impression**

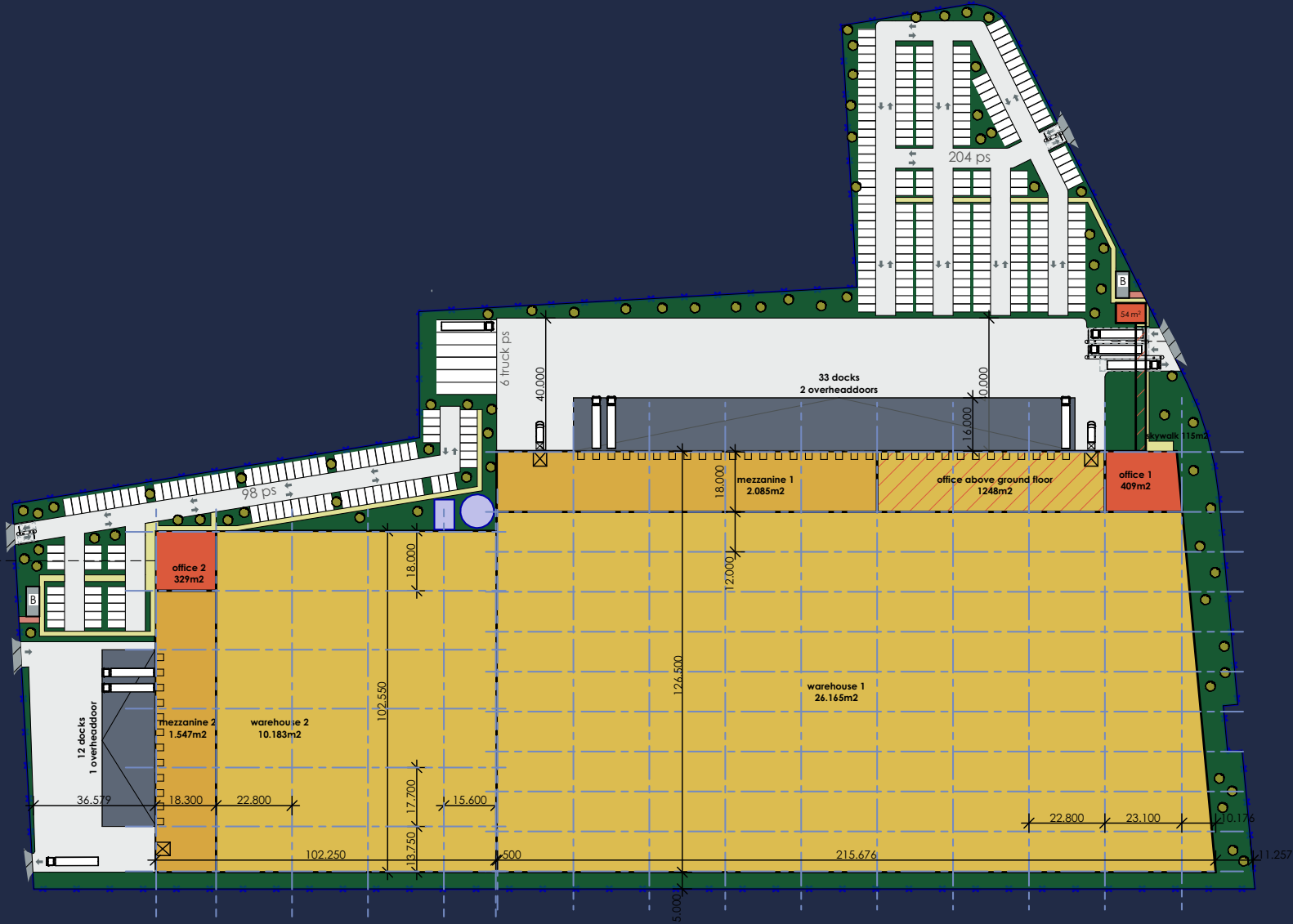




Point of view

**Artist  
Impression**

# Warehouse layout





## Specifications

### General (on ground level)

#### Plot 1

Total surface plot	63.315 m <sup>2</sup>
Total constructed area	37.255 m <sup>2</sup>
Percentage constructed area	58,8%

Size	see drawing
Standard gridsize	12.0 × 22.8 meters
The specified sizes are indicative	
Outermost gridline size 23.1 m (i/o 22.8 m)	
Surface offices include elevator and stairs	

Parking ratio based on key numbers - Warehouse/Mezzanine/Office	0.6 ps/100 m <sup>2</sup>
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Total number of parking spaces complies with CROW	
Turning curves generated with Autoturn are indicative	
Used vehicle type: CROW 2012 (NL)	Tractor trailer

#### Warehouse 1

Surface warehouse	26.165 m <sup>2</sup>
Surface mezzanine	2.085 m <sup>2</sup>
Surface office	2.206 m <sup>2</sup> spread over 2 storeys
Building height	14 meters
Number of docks	33
Ratio surface m <sup>2</sup> per dock	793
Number of overhead doors	2
Parking spaces requested	183
Parking spaces available	204
Number of truck parking spaces	6

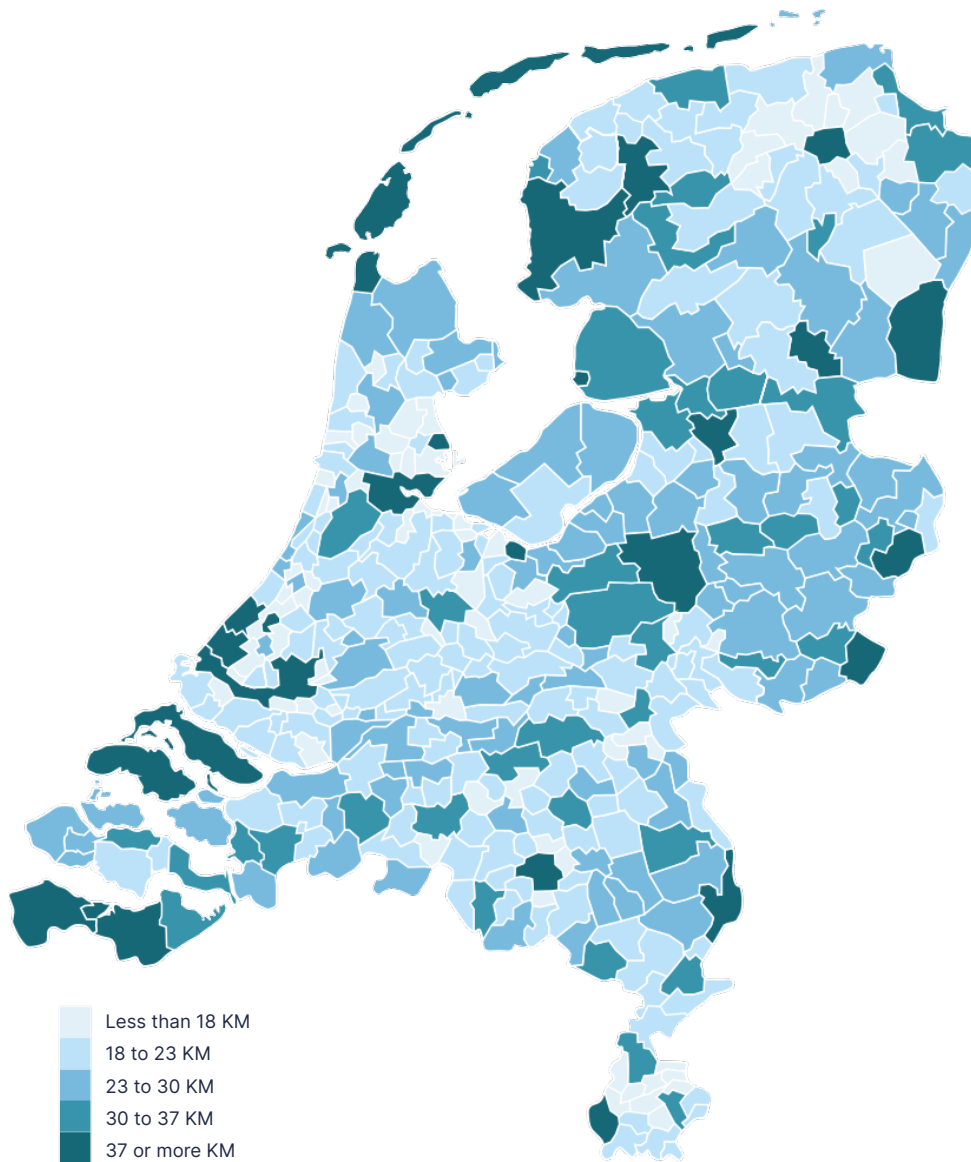
# Warehouses

## Specifications

### Warehouse 2

Surface warehouse	10.183 m <sup>2</sup>
Surface mezzanine	1.547 m <sup>2</sup>
Surface office	658 m <sup>2</sup> spread over 2 storeys
Building height	14 meters
Number of docks	12
Ratio surface m2 per dock	849
Number of overhead doors	1
Parking spaces requested	75
Parking spaces available	98

## Avg. distance to work



Source: CBS

## Work force

MST02 is situated in Aviation Valley right next to Maastricht Aachen Airport. This area is considered as one of the most strategic logistics locations in the South of The Netherlands. Aviation Valley has a direct connection to the A2 motorway, providing an easy connection to main cities in the region such as Eindhoven, Aachen, Düsseldorf and Liege in less than one hour.

Next to being an interesting location on geographic base, there is also a favourable demographic situation. The EU region offers a good labour market, with some excellent schooling nearby, such as the Rheinisch-Westfälische Technische Hochschule (RWTH) in Aken.

### Distances to:

Barge terminal Born:	22 kilometers
Maastricht:	14 kilometers
Airport Liege:	49 kilometers
Eindhoven:	80 kilometers
Aachen:	40 kilometers
Düsseldorf:	100 kilometers

The bus stop is reachable within 6 minutes from the plot. A single journey by bus to Beek takes about 18 minutes and a trip to Maastricht 26 minutes.

- 40% of Dutch employees live & work in the same municipality
- Average distance to work is 22.6 km
- Average distance to work is lower in densely populated Randstad area

# Sustainability

High (environmental) requirements, sustainability, future-oriented. BREEAM is the world's leading environmental assessment method and rating system for buildings, with over 500,000 buildings with certified BREEAM assessment ratings and over two million registered for assessment since it was launched in 1990.

BREEAM sets the standard for best practices in sustainable building design, construction and operation, and has become one of the most comprehensive and widely recognized measures of a building's environmental performance.

It encourages designers, clients and others to think about low-carbon and low-impact design, minimizing the energy demands created by a building before considering energy efficiency and low-carbon technologies.

A BREEAM assessment uses recognized measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology.

They include aspects related to energy and water use, internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes. All **intospace**<sup>®</sup> buildings will receive a BREEAM Certificate of Excellent or higher.







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DISTRIBUTION CENTRE BUSINESS PARK STP | SCHIPHOL

# Proven track record

As a developer and investor **intospace®** has a proven track record. Since the company's establishment over 1 million square meters of high-quality warehouse projects have been delivered to satisfied occupiers and investors.

**intospace®** works along with experienced partners in architecture, engineering and construction. All projects are being managed and monitored by our in-house project management team. Together with a professional financial team this stands for a smooth process, where all project milestones are being monitored continuously.

At completion date the project is being handed over to our in-house property management team, who executes both commercial and technical management over all assets in portfolio.





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