



For lease

DC Crossroads, Waspik (Waalwijk)

- *Modern A-grade warehouse of 31,851 sq.m. - available Q2 2025*
- *BREEAM certificate - Very Good*



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Highlights



- Currently under construction. Available from Q2 2025;
- Approx. 28,656 sq.m. warehouse, approx. 2,545 sq.m. mezzanine, approx. 651 sq.m. office space and 288 parking spaces (including 5 parking spaces for electric vehicles);
- Specifications warehouse;
 - Clear height of approx. 12.2 meters;
 - Maximum floor load capacity of 5,000 kg/sq.m.;
 - Maximum floor load mezzanine 750 kg/sq.m.;
 - 29 loading docks;
 - 4 electric overhead doors on ground level;
 - Super flat floor (Floor flatness DIN18202, Tabelle 3 Zeile 4)
 - Point load 85 kN/point (150 x 150 mm or 220 x 90 mm);
 - Sprinkler system.
- DC Crossroads is divisible into 2 separate units;
- Centrally located in The Netherlands and Benelux with a multimodal infrastructure providing access to the highway A27 / A59 / N261 and the inland port;
- Barge terminals of Waalwijk, Oosterhout and Tilburg all located within 10-15 kilometers;
- Freight rail terminal Tilburg located within 25 kilometers;
- Approximately 18 million inhabitants live within 100 kilometers;
- Several national and international parties are based in the Waspik/ Mid-Brabant area, such as DP World, Bol.com, Ceva Logistics, DMG Group, Leen Bakker, ID-Logistics, DB Schenker, Tesla, Coolblue, Samsung SDS and Nokia.



Macro location



The Netherlands has approximately 140,000 km of roads, including about 2,800 km of highways.

Waspik is located in on the edge of the Mid and West-Brabant region. Waspik has a very good connection to all directions for example to the container and rail terminals of Rotterdam, Moerdijk, Oosterhout, Waalwijk and Tilburg.

The Waspik/ Mid-Brabant region is connected by water (3 container terminals, 10 – 15 km distance) allowing companies to optimize the supply of goods.

From Waspik there is excellent transit to north, south, east and west of the Netherlands, making Waspik an ideal location for national or Benelux distribution.

The Mid-Brabant region has been a logistics hotspot in the Netherlands for decades and continues to prove itself as a good location centrally located in the country and where approximately 18 million inhabitants live within a 100 km range.



Micro location



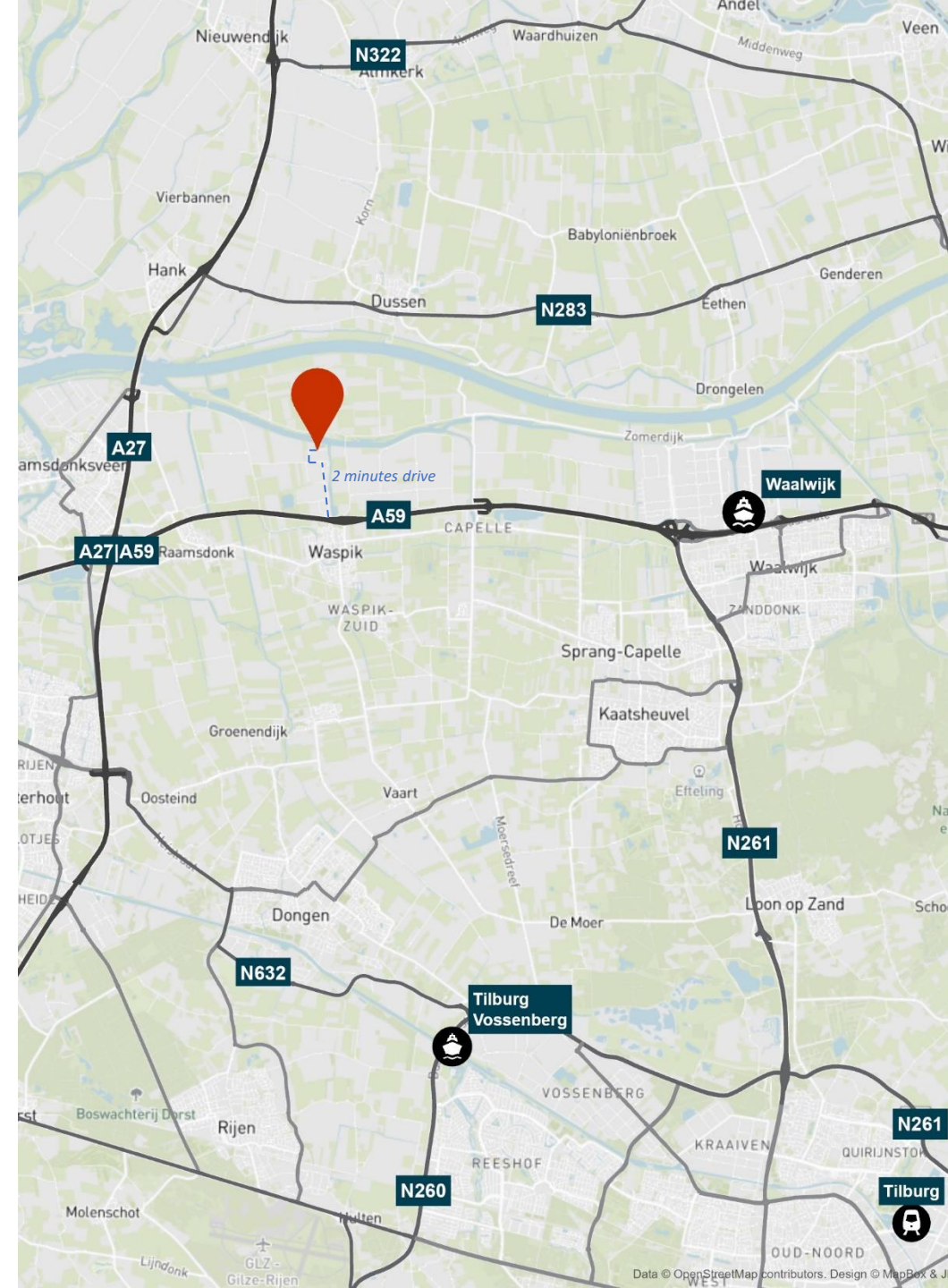
Waspik is a town located in the Mid-Brabant region in the southern part of the Netherlands.

The Mid-Brabant region is a popular location for logistic operations due to its strategic location within the Netherlands.

- Barge terminal Waalwijk is located 9 km away;
- Barge terminal Oosterhout is located 15 km away;
- Barge terminal Tilburg is located 14 km away;
- Freight rail terminal Tilburg is located 25 km away.

DC Crossroads is conveniently located near the intersection of several motorways, including the A59 (connecting 's-Hertogenbosch and Breda), ensuring excellent connectivity throughout the Netherlands. Additionally, the A27 motorway, which connects Breda to Utrecht, is easily accessible from Waspik.

In addition, DC Crossroads is in close proximity to the airports of Amsterdam, Rotterdam and Eindhoven, all of which have freight facilities.



Technical specifications

The distribution center will be delivered with the following amenities.

Warehouse

- Clear height of approx. 12.20 meters;
- Maximum floor load warehouse of 5,000 kg/sq.m.;
- Maximum floor load expedition of 2,500 kg/ sq. m.;
- Point load 85 kN/point (150 x 150 mm or 220 x 90 mm);
- Floor flatness DIN 18202, Tabelle 3 Zeile 4;'
- 29 loading docks;
- 4 electric overheaddoors on ground level;
- BREEAM certificate – rating: “Very Good”, potential to achieve BREEAM certificate – rating’: “Excellent” subject to installation of solar panels;
- Smart LED lighting (motion activated);
- Average light output 200 Lux;
- 288 on-site parking spaces;
- FM Global sprinkler.

Mezzanine

- Maximum floor load mezzanine 750 kg/sq.m.;
- Floor flatness DIN 18202, Tabelle 3 Zeile 4;'
- Minimum cement content of 330 kg/m³.

Offices

- Floor insulation;
- Insulated HR++ double glazing;
- Screens;
- Pantry;
- Canteen;
- Showers, toilets and lockers.

Terrain

- Perimeter fencing (2 meter high);
- Electric sliding gates;
- Entrance gates with intercoms.



Floor plan



DC Crossroads, Waspik



	Unit 1	Unit 2	Total
Warehouse	16,074 sq.m.	12,582 sq.m.	28,656 sq.m.
Mezzanine	1,375 sq.m.	1,170 sq.m.	2,545 sq.m.
Offices	433 sq.m.	217 sq.m.	650 sq.m.

Rental conditions

On request

Service charges

To be determined.

Lease term

To be determined.

Commencement date

Available from Q2 2025.

Rent payment

Quarterly ahead.

Impressions



Impressions



Contact



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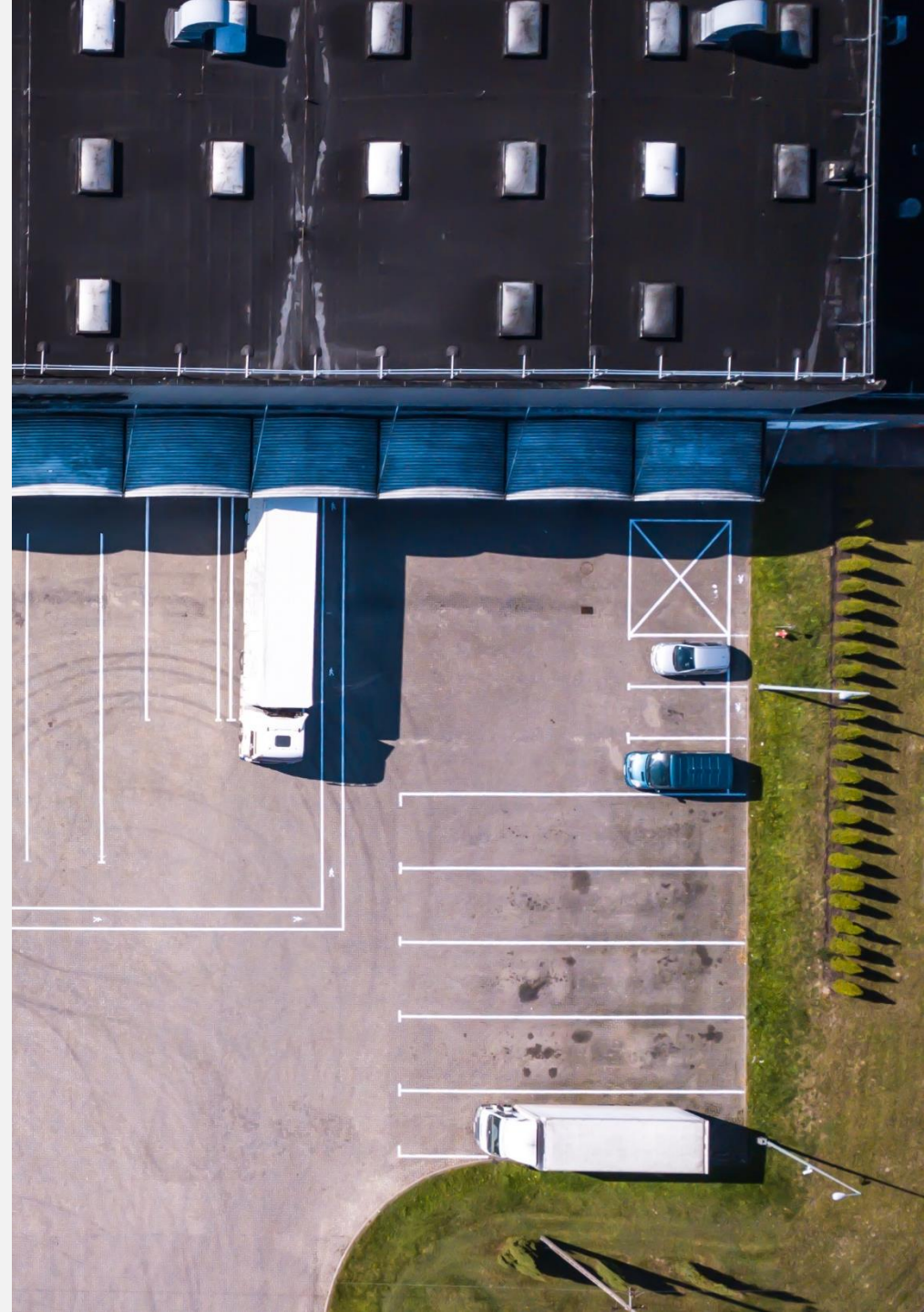


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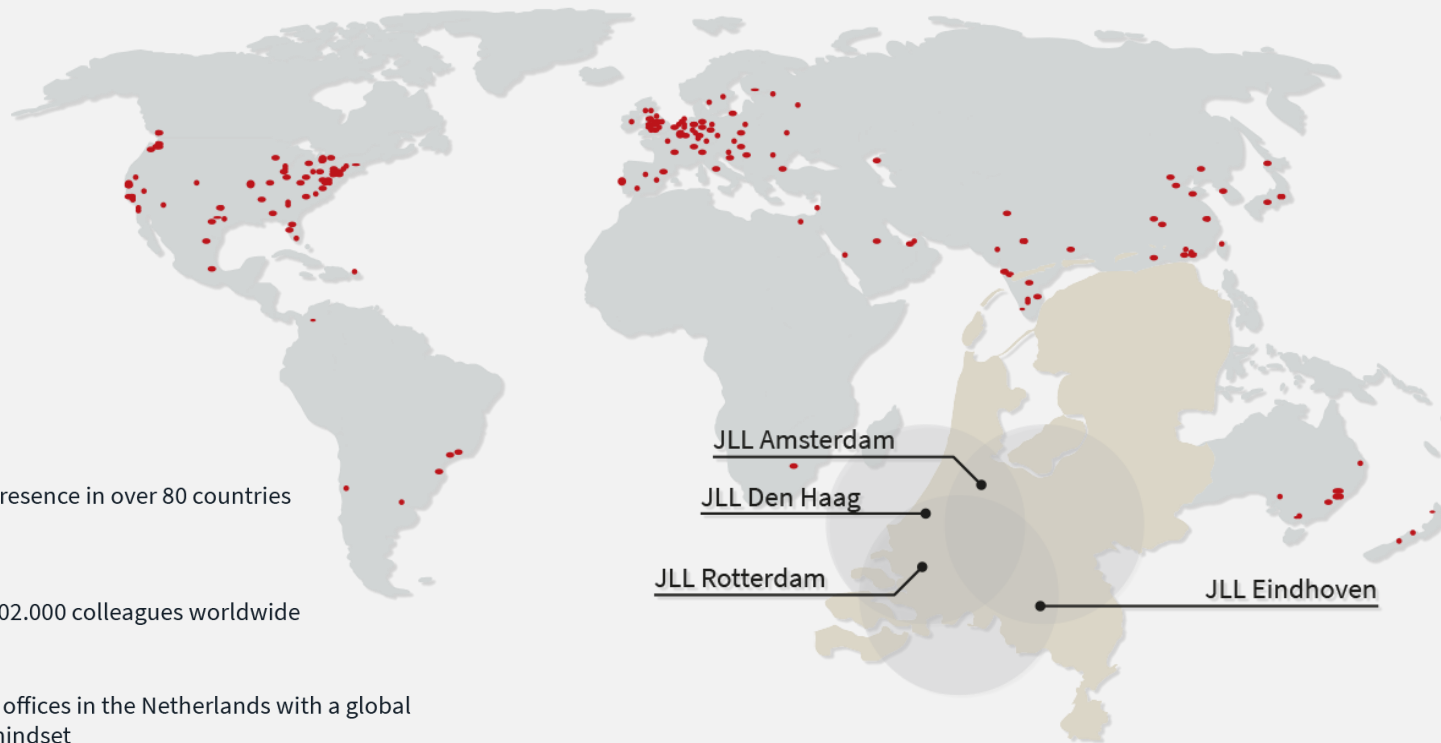


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