



**AMS**

**CITYDOCKS**

The new standard for urban logistics



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## Best Last Mile Building in Town

## Introduction

**AMS CityDocks is strategically located on the West side of Amsterdam and provides excellent accessibility with direct connections on highways A5 and A9, potentially reaching 2 million people in 30 minutes. Due to its proximity to the Amsterdam city center – which is just a 15 minutes' drive – the location is very well suited for last mile purposes.**

The development aims to set a new standard for urban logistics in the greater Amsterdam region and will be realized in accordance with the best in class specifications from both a constructive and sustainability perspective.

The entire premises comprises a plot of 55,000 sqm with a 37,000 sqm multi-tenant urban logistics building in total, divided in city hubs starting at 2,300 sqm. All hubs will be delivered on a turnkey basis.



Flexible warehouse units starting

**2,300** SQM

**401**

Parking spaces divided in:  
332 in parking garage  
37 in front of the building  
32 van parking spaces

Expected delivery

**Q2/2025**

# USP's AMS Citydocks



Brand-new building that is designed and will be constructed in accordance with the highest building standards



Flexible warehouse units starting at c. 2,300 sqm up to 28,000 sqm



Floor load of 50kN/m<sup>2</sup>



Sufficient docks for both vans and trucks



5 MW power connection



Excellent accessibility by both car and public transport, with separated entrances and exits



401 parking spaces divided in:  
332 in parking garage  
37 in front of the building  
32 van parking spaces



Unique location for both city logistics as regional distribution



Highly secured building due to water boundaries and gates



Future expansion possibilities



BREEAM Excellent  
Renewable energy  
3.5 MWp - 4.5MWp







## Location

**Doing business close to the city of Amsterdam, is an international setting.**

Business Park Amsterdam Osdorp is the business location of the future, due to its unique location: on the Logistics Corridor between Amsterdam Airport Schiphol and the Nieuw-West district of Amsterdam, in the middle of the Tuinen van West.

In the early years, this primarily attracted logistical business with close ties with Amsterdam Airport Schiphol.

As a result, a high number of national and international organizations operate in the area of Business Park Amsterdam Osdorp. High profile organizations with distribution centers in the region amongst others Sanquin, Brocacef and Corning Life Sciences.

# Facts and Figures

✕ Directly connected to the recreational area "Tuinen van West"

✕ Provides a potential reach of 2 million people within 30 minutes

✕ Facade height: 12 meters

✕ Accessibility association ensures vitality, safety and quality, and takes care of communal security, signposting and park maintenance

✕ Provides an Excellent accessibility via highway A9 and A5 reach of 2 million people within 30 minutes

✕ Business Park has an advanced resource system with a heat source distribution network

✕ Public transport available (Bus 194 to Schiphol Airport and tram 1 to Central Station). Bus 63 to Amsterdam Lelylaan.

✕ Pleasant living environment within cycling distance



Amsterdam city center in

**15**

minutes by car

Schiphol Airport

**10**

minutes by car

Port of Amsterdam

**15**

minutes by car

Environmental category

**3.2**



## By car

Direct connection with the A5 and A9 motorways

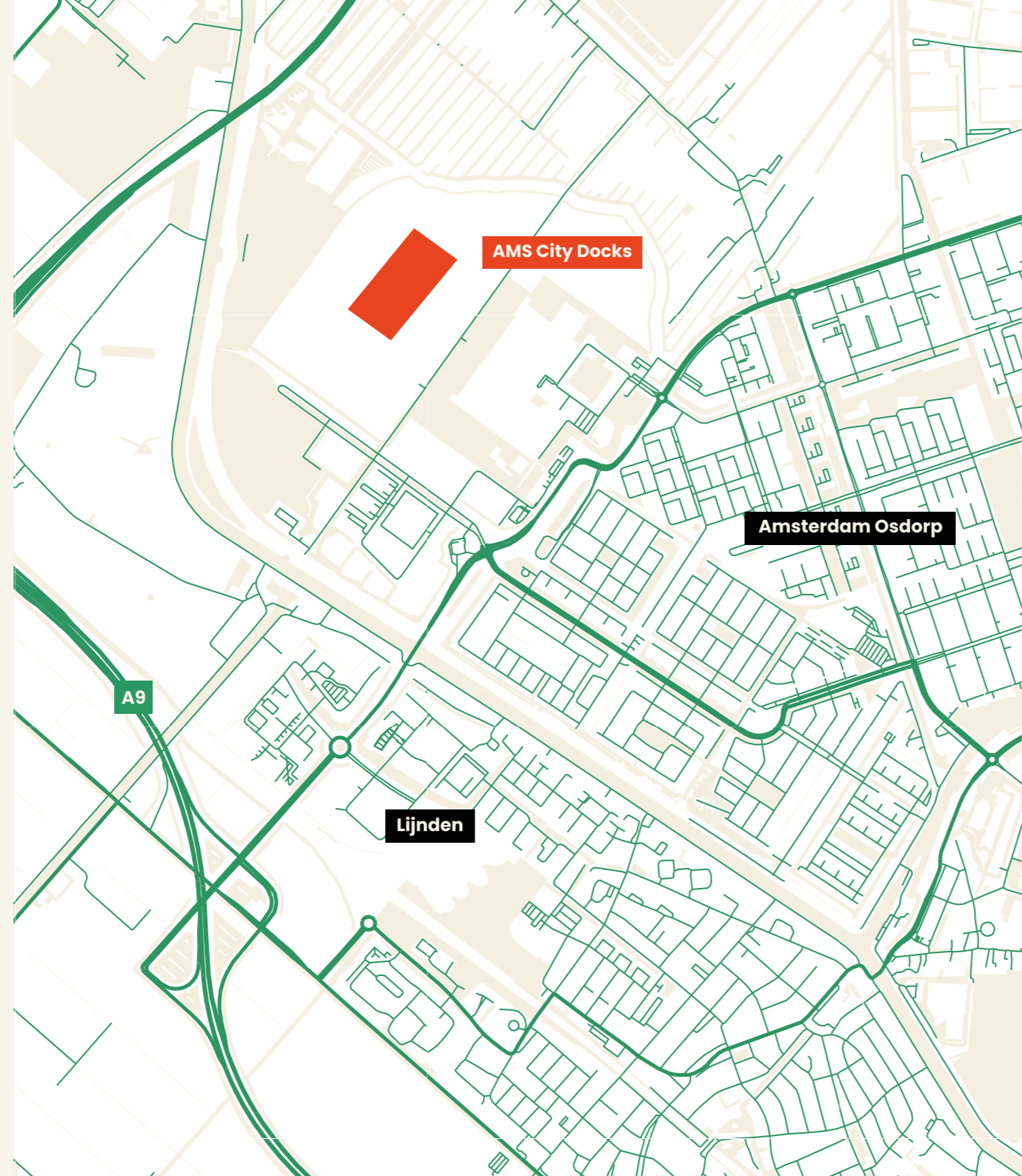
10 minutes from Schiphol Airport

Osdorp-Center in 5 minutes

8 minutes from A10 and A4

Amsterdam Center in 15 minutes

Port of Amsterdam in 15 minutes

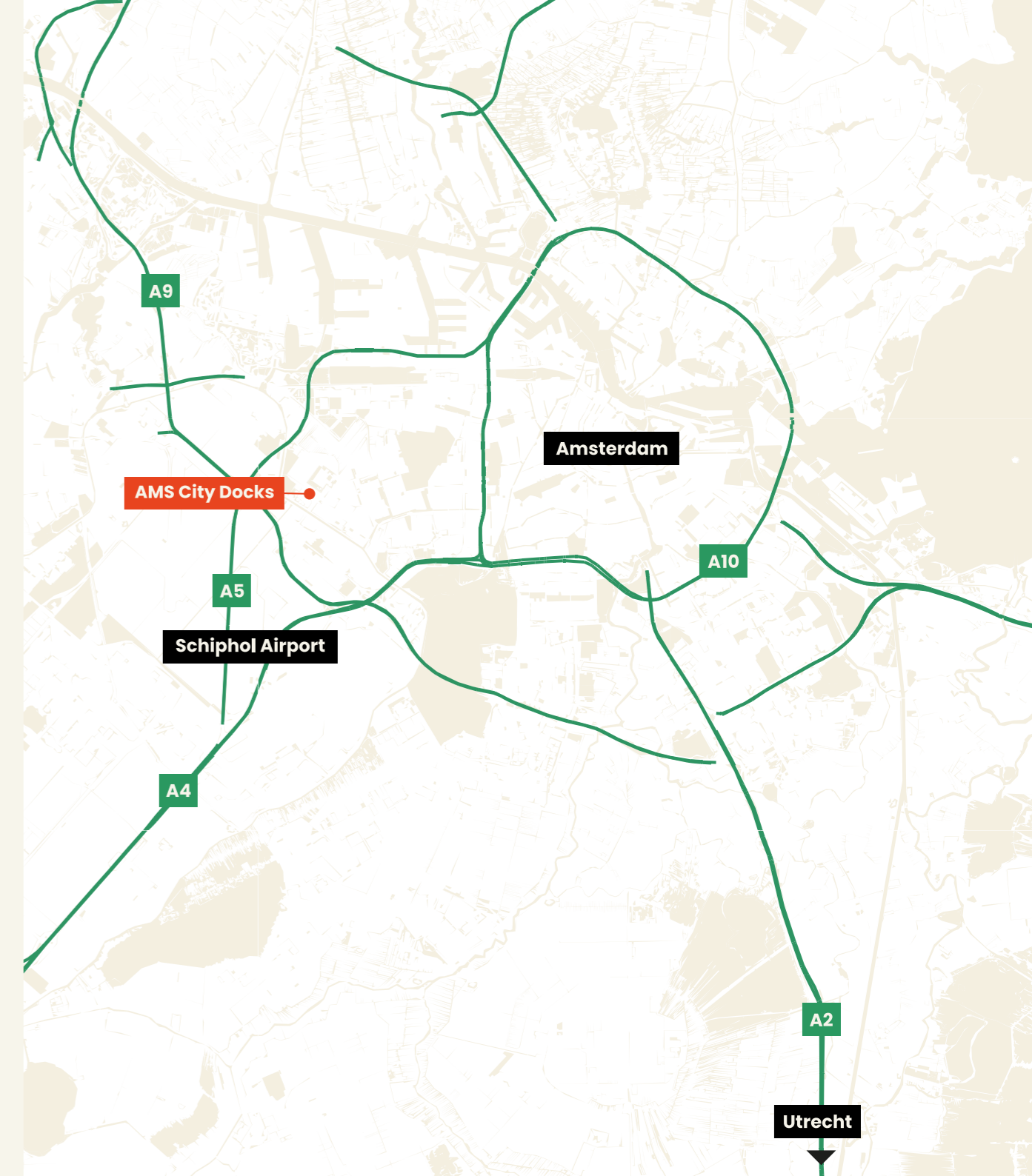


## By public transport

Tram line 1 to Amsterdam Centre

Bus 194 to Schiphol Airport

Bus 63 to Amsterdam Lelylaan



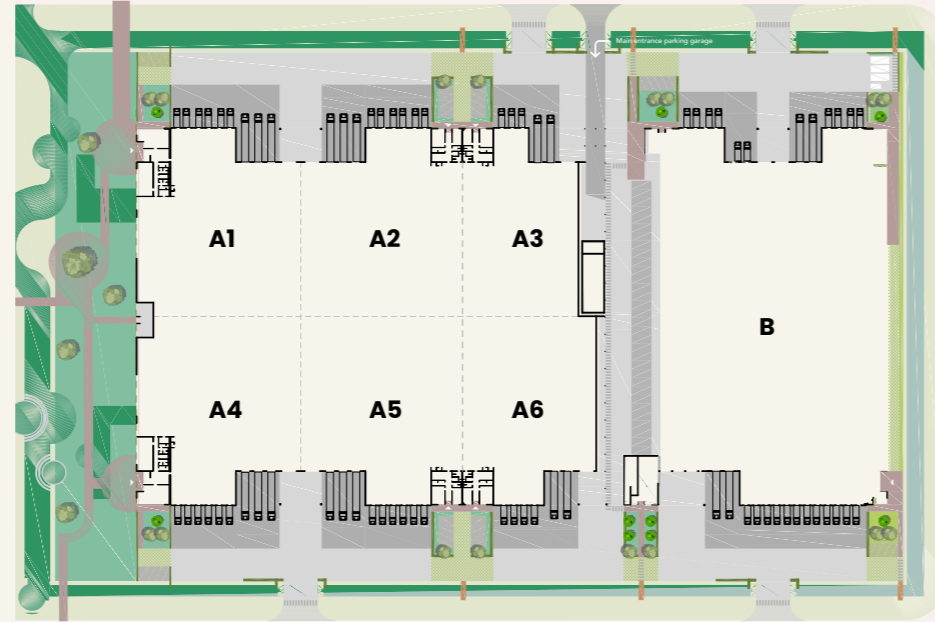
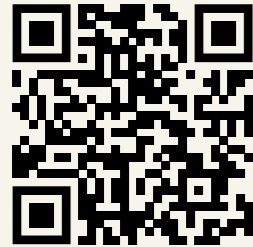


AMSCITYDOCKS

# Availability

Discover your new cityhub

Scan the QR-code to check availability.



|              | office  | Mezzanine | Warehouse | Total             |
|--------------|---------|-----------|-----------|-------------------|
| <b>A1</b>    | 529 sqm | 553 sqm   | 3,193 sqm | <b>4,259 sqm</b>  |
| <b>A2</b>    | 282 sqm | 554 sqm   | 3,373 sqm | <b>4,194 sqm</b>  |
| <b>A3</b>    | 261 sqm | 348 sqm   | 2,323 sqm | <b>2,921 sqm</b>  |
| <b>A4</b>    | 528 sqm | 553 sqm   | 3,193 sqm | <b>4,259 sqm</b>  |
| <b>A5</b>    | 282 sqm | 554 sqm   | 3,373 sqm | <b>4,194 sqm</b>  |
| <b>A6</b>    | 262 sqm | 567 sqm   | 2,782 sqm | <b>3,598 sqm</b>  |
| <b>B</b>     |         |           |           | <b>LEASED</b>     |
| <b>Total</b> |         |           |           | <b>36,183 sqm</b> |

\* The exact GFA (Gross Floor Area) will be determined in accordance with the NEN norm 2580, after delivery of the building and includes a pro rata share for the technical areas.



Business park Amsterdam Osdorp is easily accessible by car and public transport with good connections between Schiphol Airport, the Port of Amsterdam, Amsterdam-centre and the region.



**THE BEST  
LAST MILE  
BUILDING  
IN TOWN.**

# Contact and more information

## Proptimize

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