



AWDC

Amsterdam West
Distribution Centre

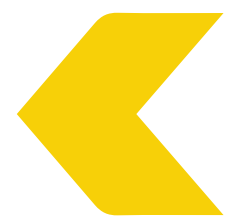
A prime **19,660** sqm
industrial / distribution centre

Unit sizes from **3,785** to **12,575** sqm

Available from October 2024

A development by



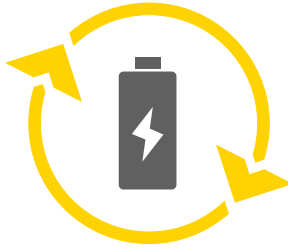


AWDC is a class A industrial / distribution centre, strategically located in an established logistics park and offering quick access to Schiphol, Amsterdam Port, Haarlem and the wider motorway network.



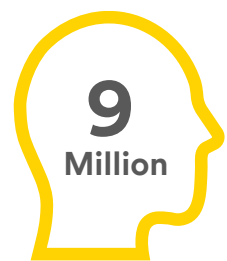
Prime location

Located right off the A9, with less than 15 minutes drive time of Schiphol airport and only 13 minutes from the Port of Amsterdam



Sustainability

Green design includes solar panels, green roof and facade, grey water reuse, bike storage and LED lighting



Market access

With access to over 9 million people within a 1.5 hour drive radius



Future-proof

1MVA of power and EV charging points to future-proof occupiers' evolving needs



Class A industrial /
distribution centre





Accommodation

Unit sizes from
3,785 to 12,575 sqm
Available from October 2024



UNIT 1 (PRE-LET)	
Warehouse	6,046 sqm
Office	342 sqm
Mezzanine	697 sqm
Total	7,085 sqm
Parking spaces	52
EV charging points	7
Level access doors	3
Dock doors	5
Clear height	12.2m
Warehouse floor load	50 kN/m ² (90 kN point load)

UNIT 2	
Warehouse	3,561 sqm
Office	282 sqm
Mezzanine	389 sqm
Total	4,232 sqm
Parking spaces	31
EV charging points	4
Level access doors	2
Dock doors	4
Clear height	12.2m
Warehouse floor load	50 kN/m ² (90 kN point load)

UNIT 3	
Warehouse	3,112 sqm
Office	275 sqm
Mezzanine	398 sqm
Total	3,785 sqm
Parking spaces	29
EV charging points	3
Level access doors	2
Dock doors	4
Clear height	12.2m
Warehouse floor load	50 kN/m ² (90 kN point load)

UNIT 4	
Warehouse	3,735 sqm
Office	436 sqm
Mezzanine	386 sqm
Total	4,558 sqm
Parking spaces	34
EV charging points	4
Level access doors	2
Dock doors	4
Clear height	12.2m
Warehouse floor load	50 kN/m ² (90 kN point load)

Location

Amsterdam West Distribution Centre is strategically located at the intersection of the A9 and A200 motorways, within a 15 minute drive to Schiphol Airport and 13 minute drive to Amsterdam Port, and with easy access to the wider Dutch motorway network.

City	Drive Time	Distance
Spaarnwoude (Train Station)	5 mins	3 km
Halfweg-Zwanenburg (Train Station)	5 mins	3 km
Haarlem	10 mins	5 km
Port of Amsterdam	13 mins	9 km
Schiphol Airport	15 mins	16 km
Amsterdam City	15 mins	19 km
Almere	30 mins	52 km
The Hague	35 mins	51 km
Utrecht	35 mins	43 km
Rotterdam	45 mins	68 km
Port of Rotterdam	60 mins	96 km
Zwolle	1 hr 10 mins	126 km
Eindhoven	1 hr 20 mins	136 km





Location



Connected

AMSTERDAM - 15 mins / 19 km

A200

HALFWEG-ZWANENBURG
5 mins / 3 km

SCHIPHOL - 15 mins / 16 km

A9

ROTTEPOLDERPLEIN

CYRUS ONE

DPD PAKKETSERVICE

RAILWAY
HAARLEM - AMSTERDAM

AW
DC

A200

AIR PRODUCTS NEDERLAND B.V.

HAARLEM - 10 mins / 5 km

POST NL - DEPOT HALFWEG



Sustainability

The building has a BREEAM VERY Good rating and will be delivered with solar panels, LED lighting and a green roof and façade. The architect designed the building with green surroundings and biodiversity measures which provides an eco-friendly environment and makes it a stunning place to work.



BREEAM



ROOFTOP SOLAR PANELS



BIODIVERSITY MEASURES



GREEN ROOF AND FAÇADE



GREY WATER REUSE



BIKE STORAGE



LED LIGHTING



OFFICE AIR SOURCE HEAT PUMPS

Demographics

Haarlem and the greater Amsterdam area

Residents



Total number of residents
1.690.825

Income: disposable income
€27.400 per year

Unemployment
3,9% (MRA-region)

Education level



● 22,6%
Low (VMBO, MBO1, praktijkonderwijs)

● 33,8%
Medium (HAVO, VWO, MBO2/3/4)

● 43,6%
High (HBO of WO)



For more information contact the joint agents



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