



# WATERFRONT

## SHIPP 21

Footprint approx 30.000 sqm  
Units available from 10.000 sqm



We can We  
create We  
are real

**HEYLEN**  
WAREHOUSES®

# Strategically located, multimodal logistics hub

## CONTENT

General information	04
Strategic location	06
Accessibility	08
Layout plan	10
USP'S	14
Technical specifications	16
Sustainable strategy	18



## GENERAL INFORMATION

Located in the province of South Holland between the Dordrechtse Kil and the Port of Rotterdam, we are developing an industrial and logistics campus for water bound logistics and (semi-)industrial activities such as e-commerce, ADR and cold storage. The campus offers a total of 400,000 sqm of industrial area with 230,000 sqm of warehouse / semi-industrial space and own inland port.

Waterfront consists of 2 separate buildings with a total area of approx. 37,300 sqm, divided into 3 units with a footprint of approx. 10,000 sqm of warehouse space.



SHIPP 21 | Waterfront

# STRATEGIC LOCATION

The Netherlands is known as one of the main and most mature logistic market in Europe with its two main ports: Port of Rotterdam and Schiphol Amsterdam Airport.

This is due to the unique combination of the strategic geographical location of the Netherlands in Europe and a most efficient infrastructure and the proximity of the Antwerp- and Ghent Harbour.

SHIPP 21 will create the unique possibility to be located near several highways and connecting roads and nearby the Port of Rotterdam and the Port of Dordrecht. With good connections to the inner-land, and Antwerpen.

SHIPP 21 enjoys all the benefits of a top multimodal location.





## ACCESSIBILITY



### Accessibility by road

SHIPP 21 is highly accessible by car due to its proximity to several major highways and regional roads. One of the main highways in South Holland, the A16, connects Rotterdam with Breda. This north-south route allows for quick and easy access to Puttershoek from both the north and the south. Additionally, the A29 provides a direct route to Puttershoek via the exit to the N217. This regional road, the N217, plays a crucial role as the primary access road to SHIPP 21. It connects the A29 and the A16 with SHIPP 21 and runs through the Hoeksche Waard, providing easy access for cars and freight traffic to the new campus. Furthermore, a separate and direct access road is being built, connecting SHIPP 21 to the N217. Via the A15, road users can also take the N217 to reach Puttershoek.

### Accessibility by water

The location is directly situated on the inland waterway network of the Oude Maas, an essential waterway within the Dutch inland navigation network. It connects various important economic and industrial areas and plays a crucial role in the transport of goods within the Netherlands and abroad. This waterway is a key link in the north-south route between the Port of Rotterdam and the Port of Antwerp, two of Europe's largest ports. This route is vital for the import and export of goods between the Netherlands and Belgium and beyond to other European markets.

# LAYOUT PLAN

## WATERFRONT

APPROX 30,000 SQM

Available for lease

## DEPOT 1

APPROX. 41,000 SQM

Leased

## DEPOT 2

APPROX. 92,000 SQM

Leased

## THE DOCKYARD

APPROX 30,000 SQM

In development

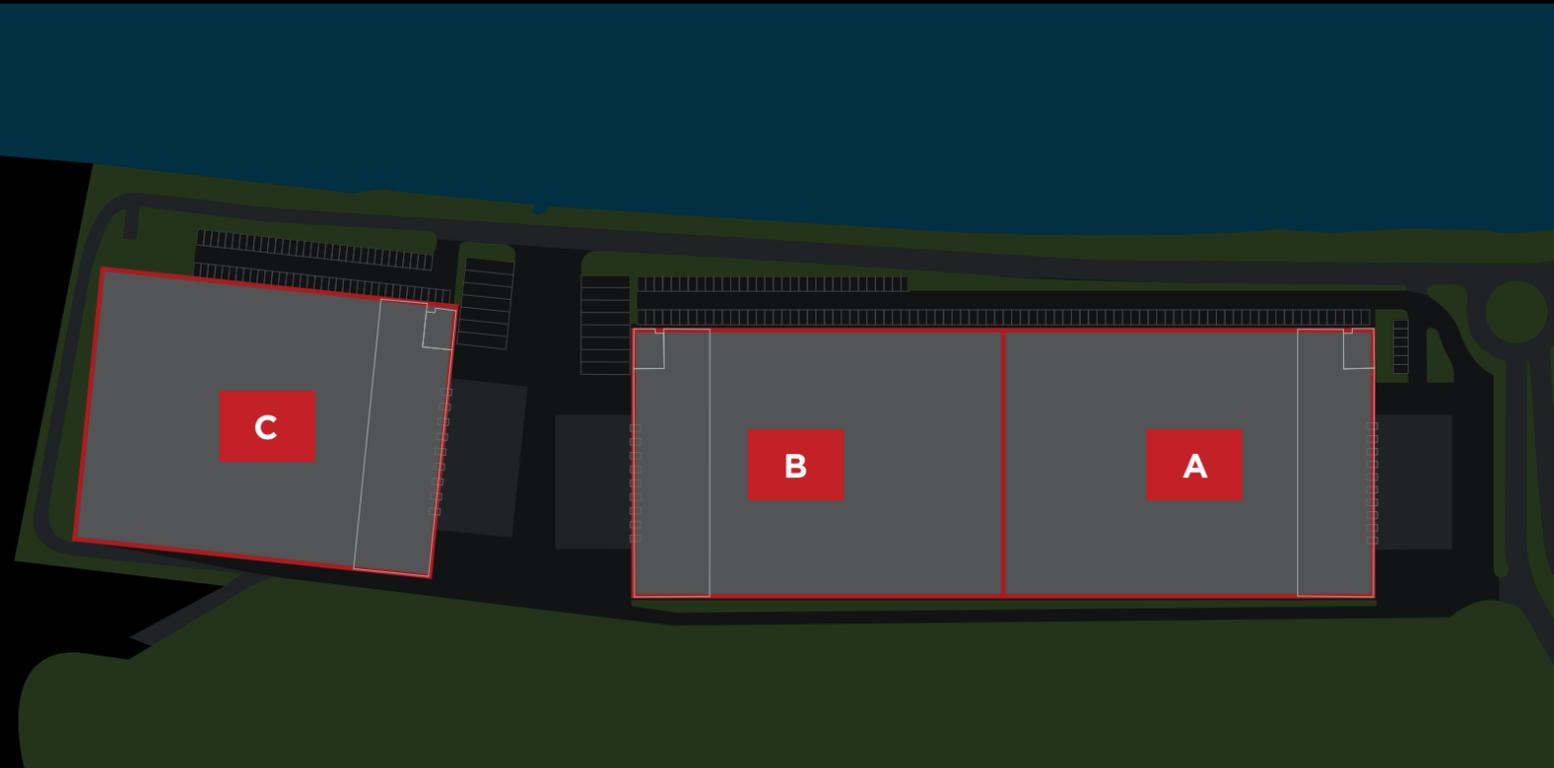
## THE WHARF

APPROX. 17,000 SQM

In development



# LAYOUT PLAN



## UNIT A

WAREHOUSE **9,839 SQM**

MEZZANINE **1,834 SQM**

OFFICE **460 SQM**

Building height: 12m90

## UNIT B

WAREHOUSE **10,307 SQM**

MEZZANINE **1,834 SQM**

OFFICE **462 SQM**

Building height: 13m70

## UNIT C

WAREHOUSE **10,307 SQM**

MEZZANINE **1,834 SQM**

OFFICE **462 SQM**

Building height: 13m70

## TOTAL BUILDING

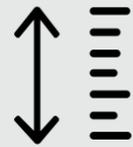
**APPROX 37,300 SQM**

## PARKING

**201 CAR PARKING SPACES**

## USP'S

# Connecting the dots, of tomorrow's logistics, today.



BUILDING HEIGHT:  
UP TO 25 M



MULTIMODAL SITE

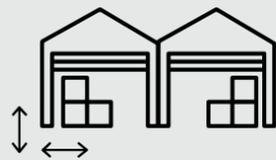


LABOUR  
OPPORTUNITIES



POSSIBILITY FOR  
BUILT-TO-SUIT

ENVIRONMENTAL  
CATEGORY



MAX. 5.1, ALSO  
SUITED FOR ADR



HANDLING AND  
WAREHOUSING



# TECHNICAL SPECIFICATIONS\*

## WAREHOUSE

- Clear height: 13.7 m (creating 15-20% more pallet space)
- Span & column grid suitable for both small and wide aisles
- 1 dock door per 1,000 sqm
- Dock equipped with dockleveller (60kN dynamic load), shelter and bumpers
- 1 ground level access door (4 m x 6 m) per unit
- Floor load: 50kN/sqm
- Maximum point load pallet racking: 90kN / leg
- Flatness tolerance according to DIN18202 Table 3, Zeile 4
- Insulated concrete plinth with a height of 2,5 m
- Certified automatic sprinkler installation (ESFR roof sprinklers)
- Fire hose and hydrants in compliance with local regulations and building code
- Fire alarm and evacuation system in compliance with the rules and code
- Heating (12°) and ventilation system
- Lighting: energy efficient LED, 250 Lux

## MEZZANINE

- Mezzanine with a depth of 24 m above expedition area. Floor load of 10kN / sqm
- Windows for natural light

## OFFICE

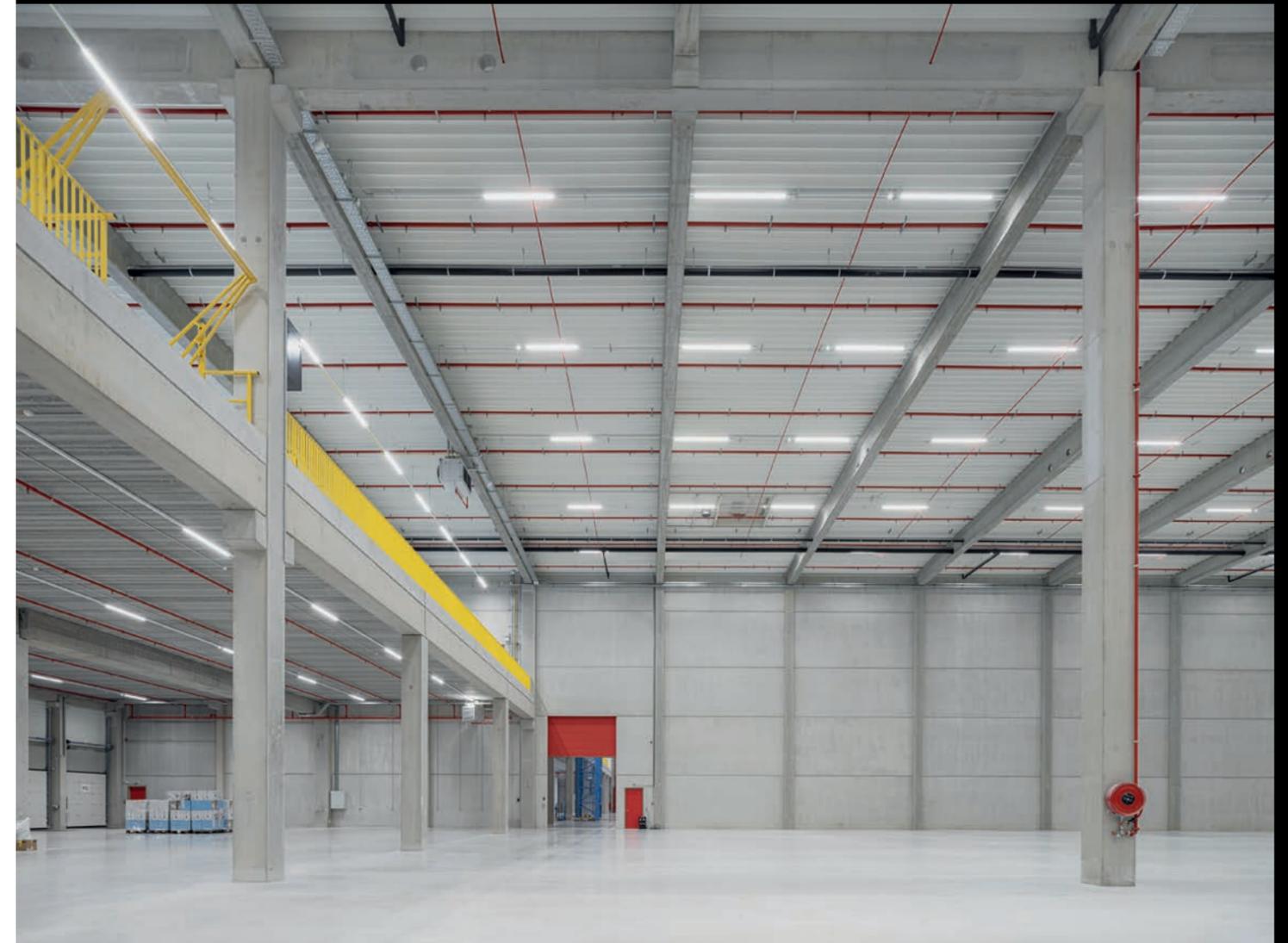
- Offices on ground floor and mezzanine level with an open floor plan. High-end VRF-system for cooling and heating
- LED lighting, 500 Lux at worktable level
- High-end finishes

## SITE

- Perimeter fencing with automated entrance gate
- Loading area 40 m deep, designed for heavy loads
- Exterior lighting for loading area, circulation road and parking yards
- Parking yards

\* We usually deliver our commercial buildings in accordance with the standard specifications of Heylen Warehouses. However, a built-to-suit that deviates from the Heylen Standard is also possible.

Like the ancient builders of cathedrals, **our aim is to build for future generations.**



# OUR SUSTAINABLE STRATEGY



## SMART BUILDING

Our online energy dashboard will help customers proactively to manage the consumption of their utilities.



## COST-EFFECTIVE

Reduced maintenance costs thanks to the use of high quality and performing materials.



## RECYCLED & RECYCLABLE MATERIALS

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



## SOLAR ENERGY

Sustainable and cost-efficient energy resulting in bottom-line savings.



## REDUCING WATER USAGE

Rainwater harvesting for use in toilet flushing and other non-potable applications (green keeping)



## CHARGING STATIONS



## OPTIMIZING THE USE OF NATURAL LIGHT

Assembled natural light solution that can save up to 10% a year on running costs.



## EXCEEDING REGULATIONS

By exceeding the basic principles, we make our buildings future-proof for further growth.

# BREEAM®

## BREEAM METHODOLOGY

