



Available for lease

AMS Cargo Center, Rozenburg (Schiphol)



AMS Cargo Center – Changiweg 5, Rozenburg

AMS Cargo Center I is located on Schiphol Logistics Park and concerns a multi-tenant warehouse with a total surface of approx. 34,000 sq.m., divided in five sections and includes 229 parking spaces. We offer a unit of approx. 5,545 sq.m. that is available for lease on short term.

AMS Cargo Center is realized in accordance with the BREEAM methodology and comprises a 'Very Good' certificate. Furthermore, the building consists of 35 docks, a maximum storage height of 12.2 m1, sufficient floor load capacity, ESFR sprinkler system and LED lighting.

Location

Directly adjacent to Amsterdam Schiphol Airport, Schiphol Logistics Park (SLP) is the most conveniently located distribution park for logistics companies in the Netherlands. Thanks to its proximity to the airport, the park has a truly international and dynamic dimension. As a result, a high number of national and international organizations operate in the area of Schiphol.

High profile organizations with distribution centers in the region amongst others expeditors, SEKO, XPO, Kuehne + Nagel, DHL, Geodis, DB Schenker, Panalpina, Agility, Bonded Services (Iron Mountain), Independent World Services, ViaEurope and Aramex.

Accessibility

The location comprises a high attention value towards the highway A4 (Amsterdam – The Hague) and is furthermore directly situated next to the provincial highway N201. The cargo platform of Amsterdam Airport Schiphol is accessible within less than five minutes.



Available spaces

The availability of this building is approximately 5,545 sq.m., divided as follows:

| Unit C | |
|-----------|-------------|
| Warehouse | 4,962 sq.m. |
| Mezzanine | 439 sq.m. |
| Office | 144 sq.m. |
| Total | 5,545 sq.m. |

Parking

40 Parking spaces



Delivery level

General:

- BREEAM Very Good ★★★;
- Steel building frame;
- Insulation value of RC= 6.0 sq.m. K/W for the roof and RC= 4.5 sq.m. K/W for the facades;
- Fire alarm and evacuation alarm, fire hoses, emergency lighting as per regulations.

Warehouse:

- Concrete floor load approx. 5,000 kg/sq.m. (expedition approx. 2,500 kg/sq.m.);
- Floor flatness warehouse area, Din 18202 Zeile 4;
- Floor flatness expedition zone, Din 18202 Zeile 4;
- Racking point load approx. 9,000 kg;
- Concrete mezzanine, average floor load 800 kg/sq.m. approx. 11.0 m1 depth, level approx. +5.4 m1;
- Separate fire compartments;
- Storage sprinklers, roof-net certified automatic sprinkler system (ESFR FM);
- Free span of 18.0 m1 (column structure);
- 35 loading docks (average 1 dock per 830 sq.m.);
- Maximum clear height approx. 12.2 m1 at storage area;
- Electrically operated steel overhead doors at dock;
- Electrically operated overhead doors at ground level (4.0 x 4.5 m1);
- Dock shelters with bumpers and wheel guides;
- Battery charging area;
- Sufficient number of 230V and 380V power connections;
- Sufficient (fluorescent) lighting (lux);
- Direct-fired heaters.

Delivery level

Site/exterior:

- Truck court;
- 2.0 m1 high security fencing (partly) and water boundaries;
- 5 entrances and 5 exits for truck traffic with electrically operating sliding gates;
- 2 separate entrances and exits for employees and visitors with electrically operating sliding gates;
- Truck entrance and exit equipped with electrically operated barrier (remote control);
- Truck entrance equipped with intercom;
- Loading pit is suitable for incoming and out coming standard European trucks;
- Paving with heavy-duty concrete vowel;
- Excellent outdoor site lighting over loading pits;
- Fibre optic network available at Schiphol Logistics Park.

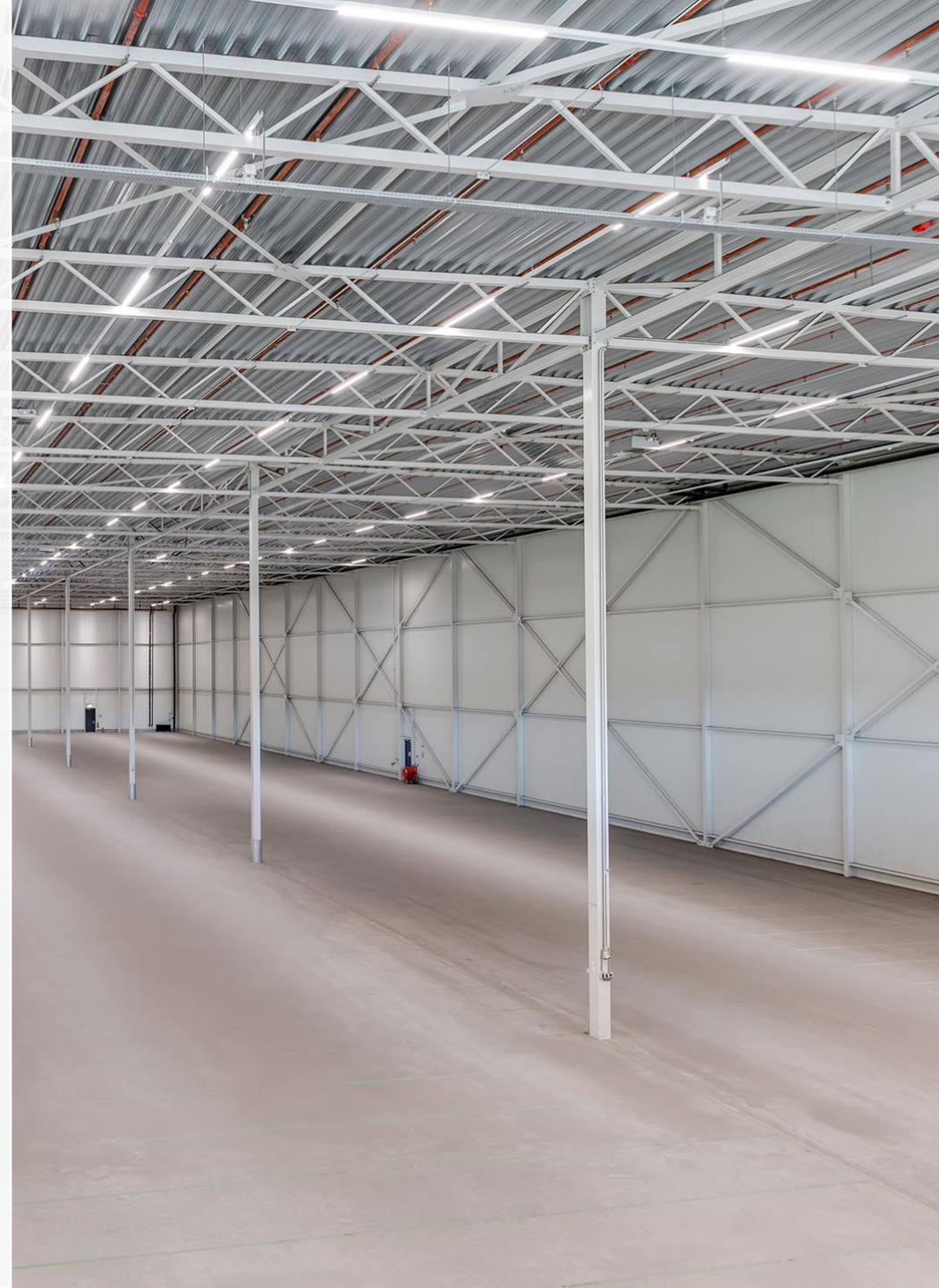
Offices:

- Two or three levels;
- Central heating system;
- Mechanical ventilation, fitted with air conditioned ceiling cassettes;
- Suspended ceilings fitted with monitor friendly integrated (fluorescent) LED lighting;
- Cable ducts for data.

Park management

The park management association offers the following services:

- Maintenance of public area;
- Maintenance of hillsides and watercourses;
- Collective security;
- Signage and wayfinding;
- Sustainability;
- Maintenance of fire extinguishing facility.



Rent

On request.

Service charges

To be determined.

Lease term

5 (five) years with a 5 (five) year renewal period. The notice period is 12 (twelve) months.

Commencement date

On short term.

Lease agreement

Lease of Office Accommodation and other Commercial Accommodation established by the Real Estate Council (ROZ) 2015.

VAT

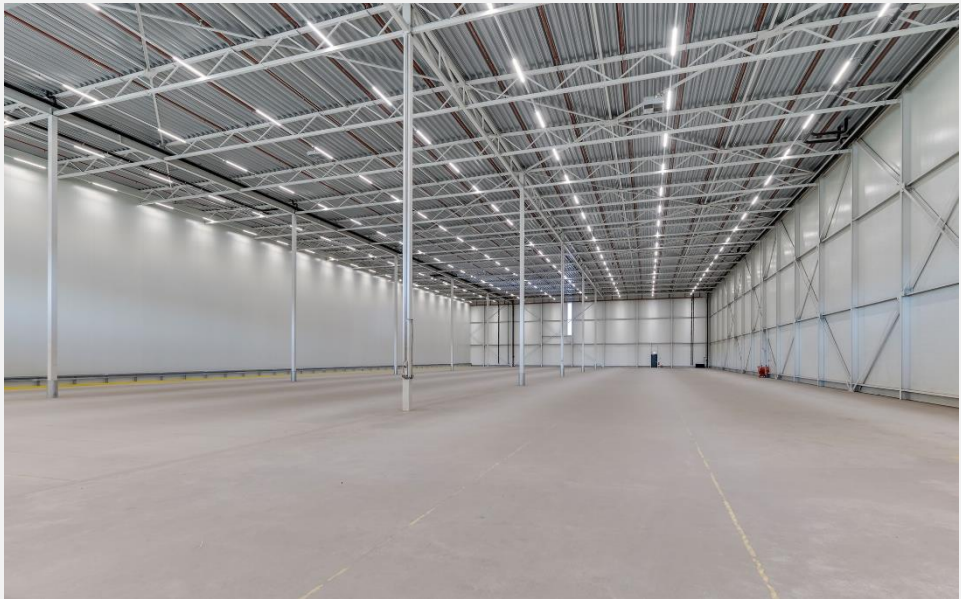
All amounts exclude service costs and Value Added Tax (VAT).



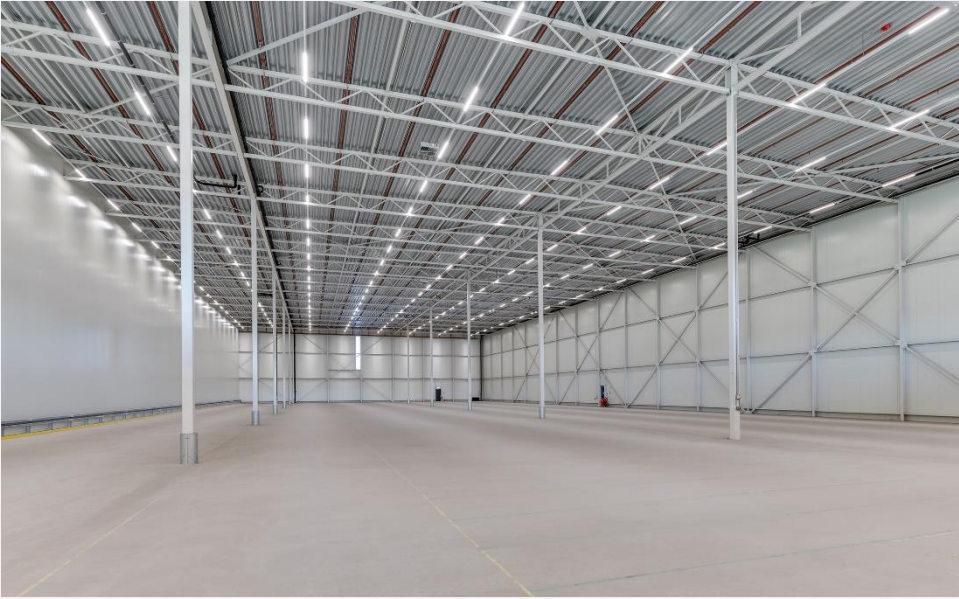
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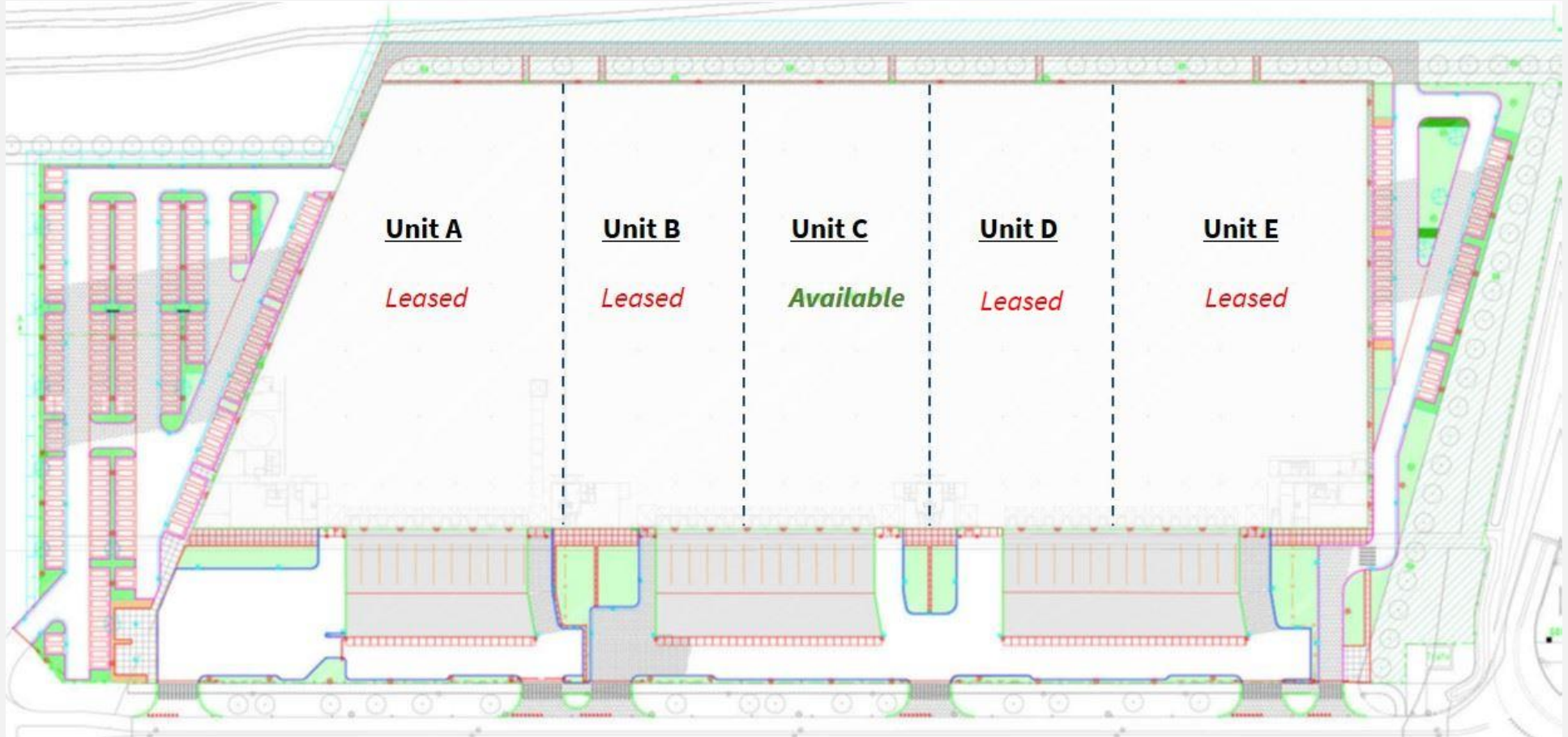
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Floor plan



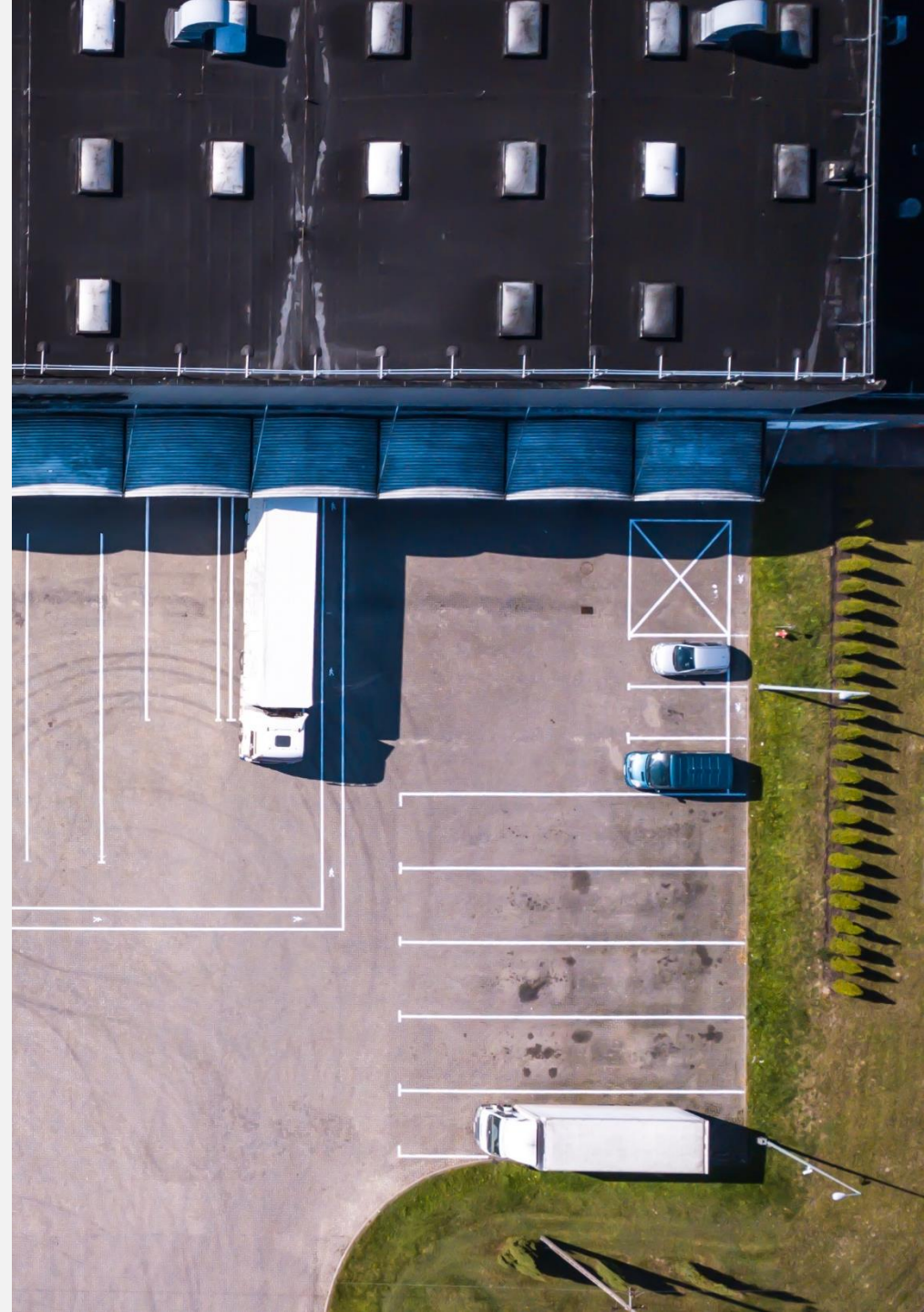
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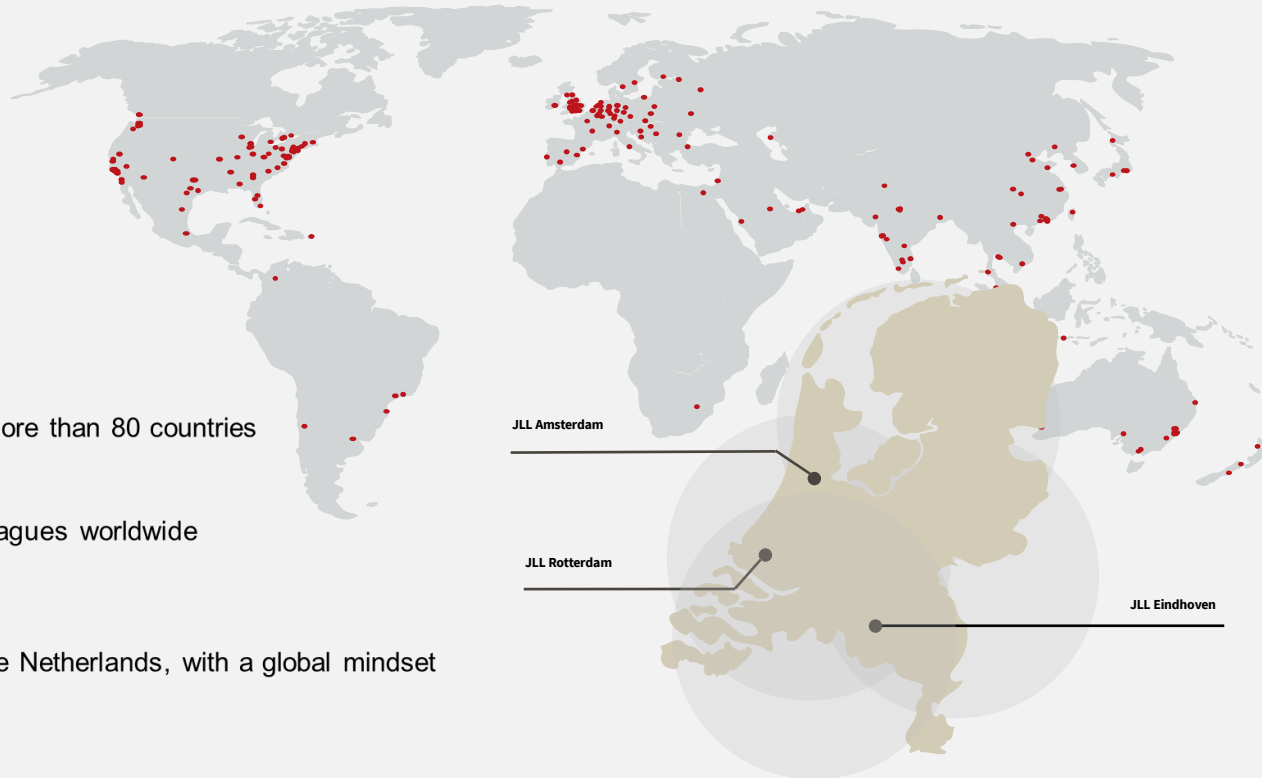


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