

# FOR RENT

(CITY) DISTRIBUTION HUB

ETNA STRAAT 30 AMSTERDAM



# PROPERTY DESCRIPTION

This state of the art “full electric” City Distribution Hub is designed for beer brewer AB Inbev (ABI) and their logistics provider Nabuurs Logistiek. From out this location the last mile transportation to the city center of ABI brands (e.g. Bud, Hertog-Jan, Dommelsch, Corona, Jupiler etc.), will be handled by electrical transportation.

The City Distribution Hub is very well located on the Business Park Amsterdam Osdorp which has an excellent connection to the Amsterdam and Haarlem city center. Also, the direct connection with highway A9 is ideal for further transportation in the direction of Amsterdam, Alkmaar, Haarlem and Hoofddorp. Schiphol Airport can be reached within 10 minutes driving.

The building has a BREEAM label Very Good and will be delivered including 2,100 solar panels, LED-lightning and partial sedum roof. A landscape architect designed the green surroundings which makes the building a nature friendly environment and a stunning place to work and recreate.

The right side of the building is not yet in use by ABI and therefore can be offered for rent. This part is in total roughly 6,440 sqm existing of:

- 4,648 sqm warehouse space
- 958 sqm mezzanine space
- 561 sqm eadditional mezzanine space (optional)
- 273 sqm office space
- 34 parking places



# LOCATION

## Business Park Amsterdam Osdorp

### Doing business close to the city in an international setting.

Business Park Amsterdam Osdorp is the business location of the future, because of 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. With the development of Nieuw-West, they have been joined by businesses from the city in recent years.

### Area

- Good connection to highways A5 and A9
- 8 min. from the highways A10 and A4
- Strong connection to Utrecht and The Hague – Rotterdam
- 10 min. from Amsterdam Airport Schiphol
- Amsterdam City Centre in 15 min
- Osdorp Centre in 5 min
- Port of Amsterdam in 10 min
- Tram line 1, own stop
- Bus 194 direct to the city centre of Amsterdam Airport Schiphol and P40 at Schiphol Airport

### For whom

Through its strategic location with respect to both Schiphol Airport and the Amsterdam Nieuw-West City District and the centre, Business Park Amsterdam Osdorp is an ideal base for many businesses.

- Medium-sized logistical businesses with international activities gain much from the proximity to Schiphol.
- Companies from sectors such as construction and trade, fashion, life science and ICT too can conduct their activities optimally at Business Park Amsterdam Osdorp through its good accessibility.
- Finally, the park offers ample room and opportunities for local businesspeople from Amsterdam and the Nieuw-West City District particularly.

Business Park Amsterdam Osdorp is a business park with economic dynamism, urban enterprises and urban facilities.

And for the employees of these companies, both the easy accessibility of the bustling city centre and the location in the verdant Lutkemeer are attractive. The footpaths and cycle routes that have been laid out in this lovely area are ideal for catching a breath of fresh air during your lunch break or going for a walk, run or cycle after work.

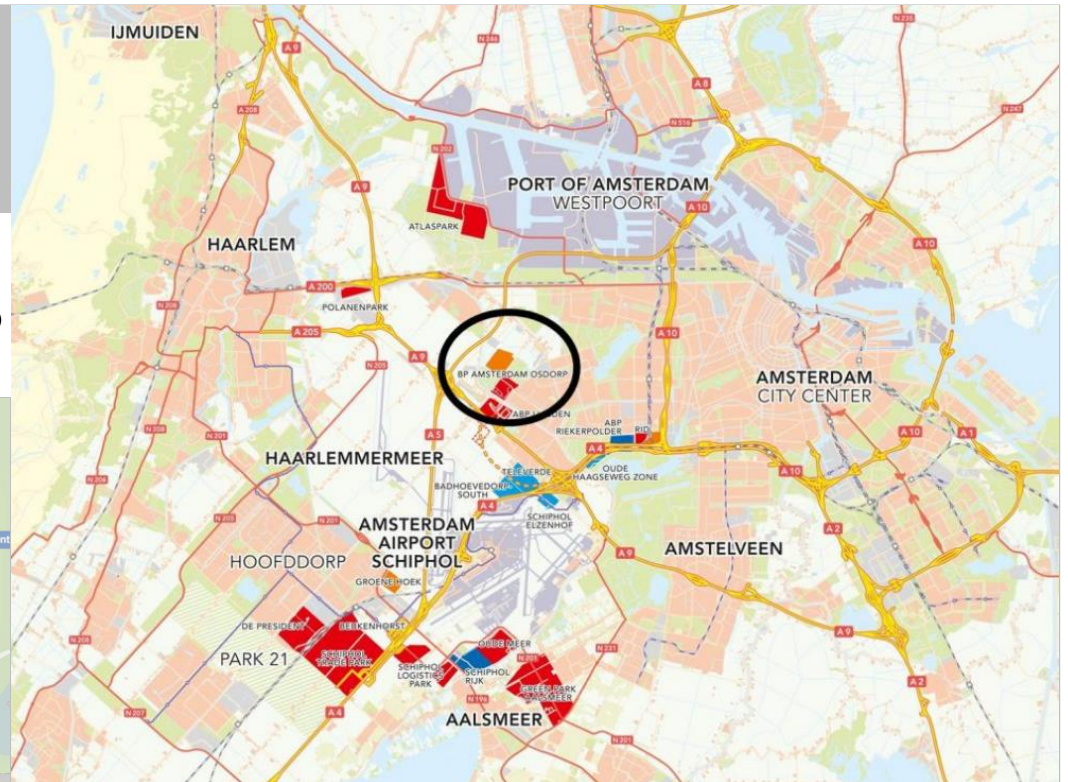
This is reflected in the sequence of business that located here. In a nutshell: Brink's (former G4S), Corning Life Sciences, Focus Amsterdam, McDonald's, Taylor Guitars, Sanquin Blood Supply, No-Excess, ANWB and New Century Hotel. In the business accommodation centres Business Court Amsterdam and BLOXXX more than 20 companies are established.



# LOCATION



**Business Park  
Amsterdam Osdorp**







# DUURZAAMHEID

CIRCULAIR MATERIAAL GEBRUIK IN KANTOOR

MAXIMAAL DAGLICHTTOETREDING

ZONNEPANELEN

LICHTGEWICHT MOSSEDUM

DAGLICHTOPENINGEN IN WAREHOUSE



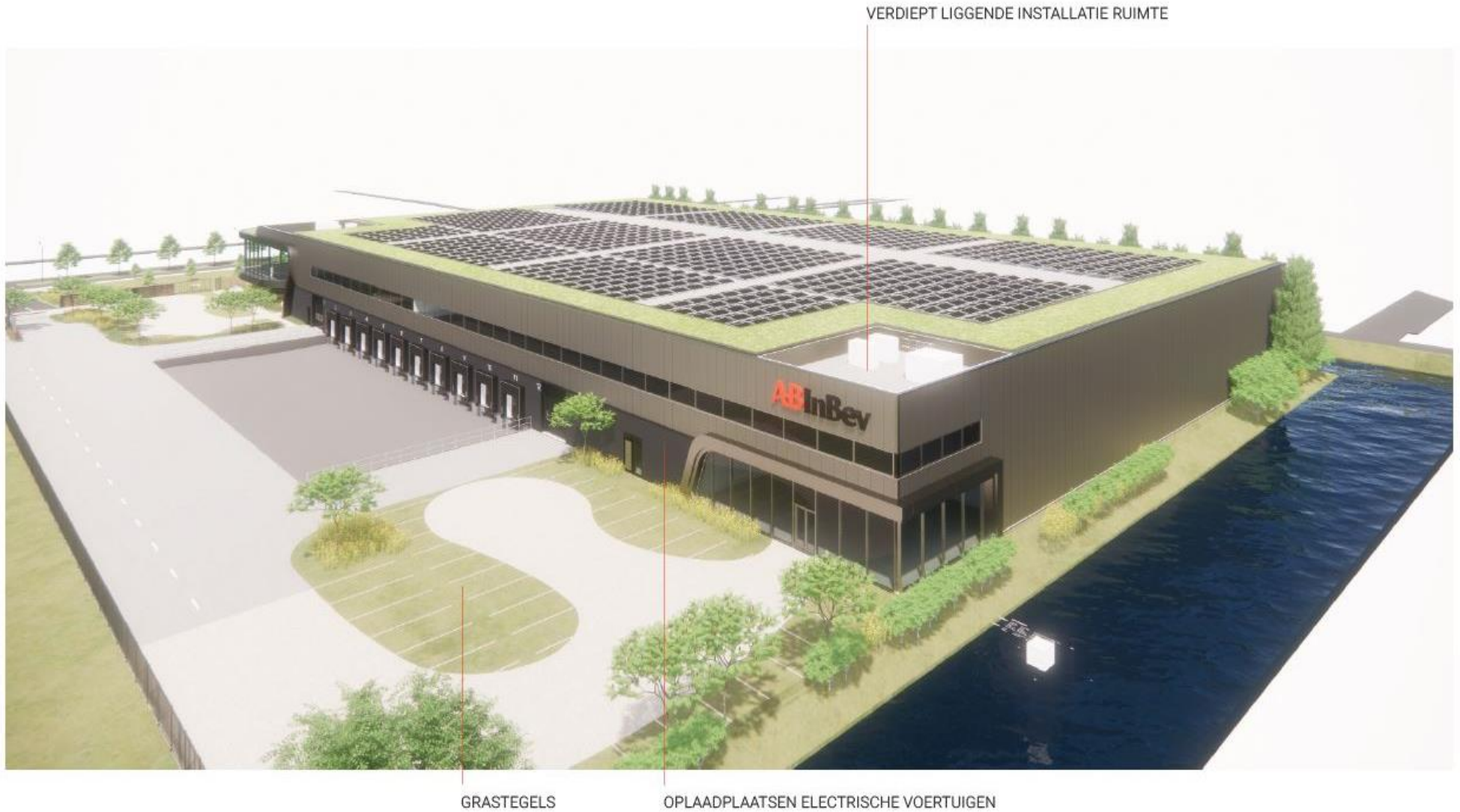
- CIRCULAIR:
- BETONGANULAAT (REPAK)
  - HERGEBRUIK STELCONPLATEN
  - FCS HOUT
  - STAALCONSTRUCTIE DEMONTABEL
  - TOEKOMSTBESTENDIG (OPDEELBAAR) IN 2 UNITS

LED-VERLICHTING

GRASTEGELS

OPLAADPLAATSEN ELECTRISE VOERTUIGEN

# GEVEL BOSZIJDE





# GEVELMATERIALISATIE

## VLIESGEVEL

aluminium vliesgevelpui  
Glas transparant (donker)



## GEVELBAND

Aluminium composiet  
kleur: grijs metallic kleurig



## GEVELPLINT

beton geveerd  
kleur: antraciet



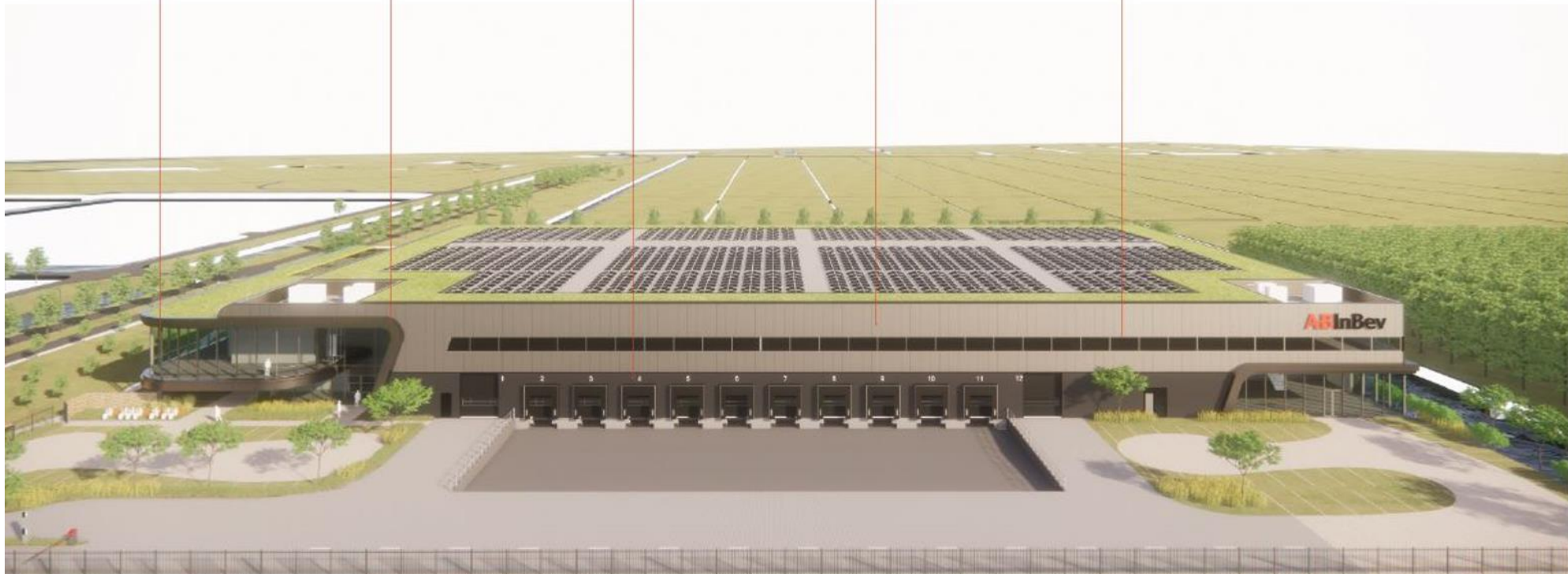
## GEVEL WAREHOUSE

metalen sandwich (verticaal)  
kleur: grijs metallic



## BEGLAZING

gevelkozijn inclusief te openen delen  
kleur: lichtgrijs als gevel  
Glas transparant donker



# FACILITIES

## Office space

- separate entrances for the offices
- luxurious entrance ground floor
- sanitary and pantry facility per office
- cable ducts for telephone- and data cabling
- heating by connection WKO system BPAO
- cooling by connection WKO system BPAO
- luminous intensity 500 lux
- light partitioning walls
- sprinkler system
- fire and evacuation alarm, fire hose reels

## Yard:

- paved with clinkers
- concrete loading pits
- fully fenced and equipped with an entrance gate
- outside lighting and sewage
- 34 parking space for cars

## Warehouse space

- maximum clear height 10,50 meters
- maximum floor load of 5,000 kg/sq m warehouse floor
- maximum floor load of 750 kg/sq m mezzanine floor
- flatness concrete floor Zeile 4, DIN 18202
- sprinklers system type ESFR K25 warehouse and K14 mezzanine
- 1 electric overhead doors (4 x 4,5 meter) on ground level
- 5 electric loading docks with levellers
- thermic insulations grade of walls  $R_c = 4.5 \text{ m}^2 \text{ K/W}$
- thermic insulations grade of roof  $R_c = 6 \text{ m}^2 \text{ K/W}$
- fire and evacuation alarm, fire hose reels
- luminous intensity 150 lux
- floor heating system

## Sustainability:

- Breeam Very Good
- LED lightning
- optimised steel construction
- separated water discharge system
- heat recovery for the offices

# LEASE CONDITIONS

## Rent (price level 2023)

- warehouse space € 95.- per m<sup>2</sup>/year
  - mezzanine floor € 40.- per m<sup>2</sup>/year
  - office space € 150.- per m<sup>2</sup>/year
  - car parking places € 650.- per pp/year
- 
- Total rent per annum € 541,565.-
  - Optional additional mezzanine floor 561 sqm for € 22,440.-

## Service charges

- to be determined

## Payment

- quarterly in advance

## Lease term

- tbd

## Notice period

- 12 months

## Guarantee

- bank guarantee equivalent to a quarter rent plus service charges and VAT

## Indexation

- annually based on the Consumer Price Index (CPI), all households series (2015=100), published by the Central Bureau for Statistics (CBS)

## Lease Agreement

- standard lease agreement office- / and warehouse-spaces according to the model ROZ 2015 with supplements

## VAT

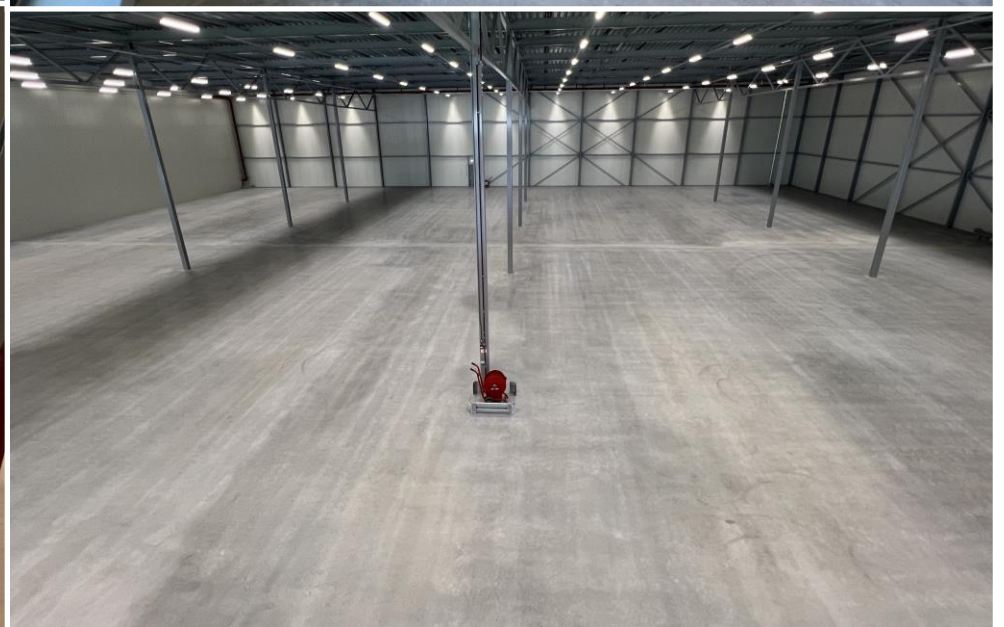
- tenant declares that its activities permanently exists for at least 90% of VAT – charged performances

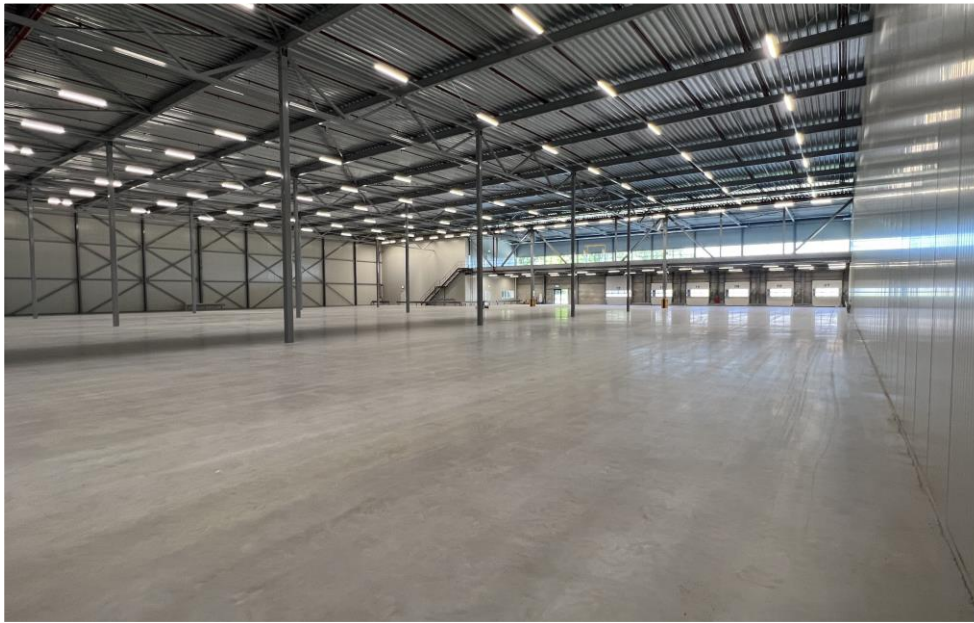
## Delivery

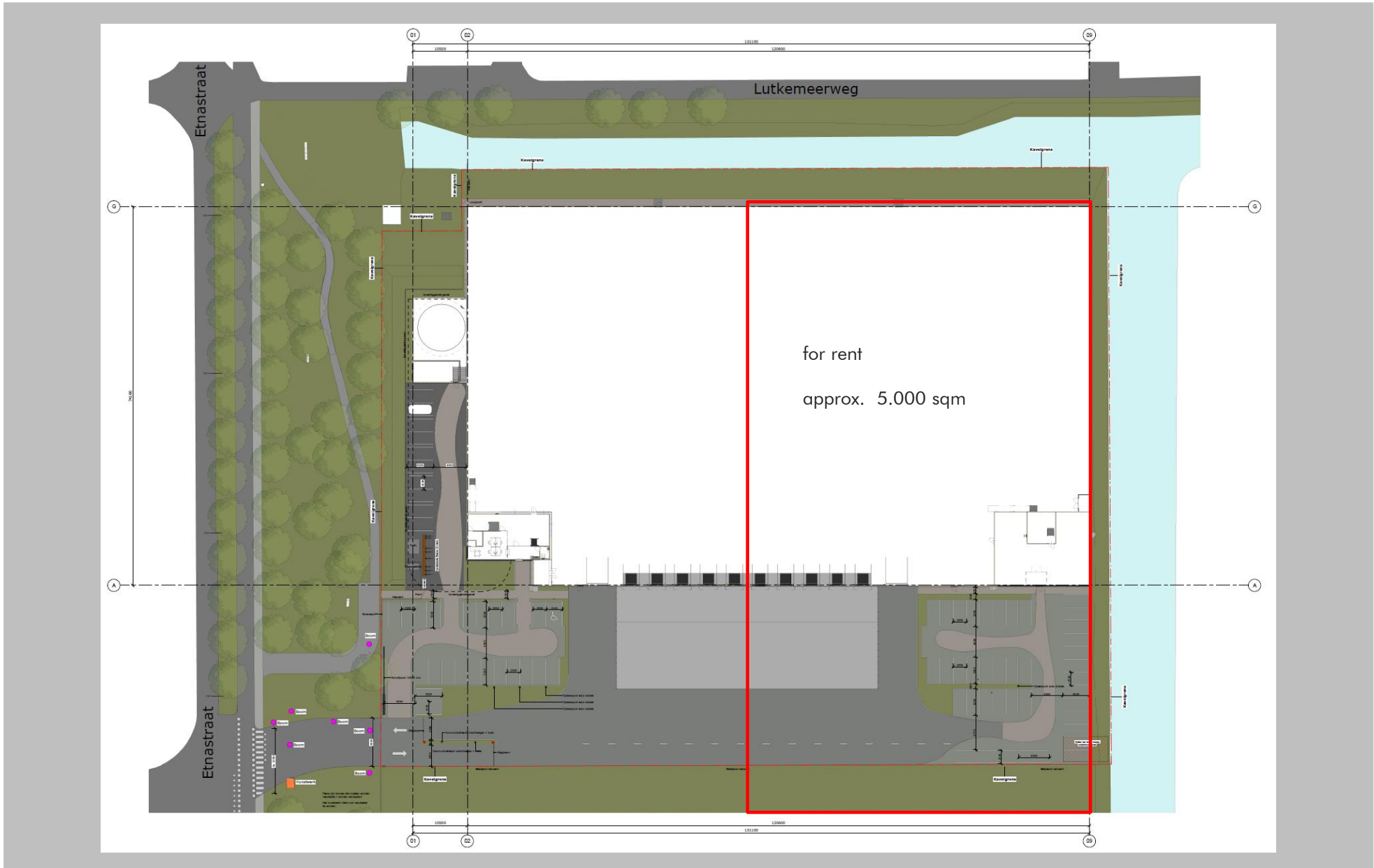
- per May 2023







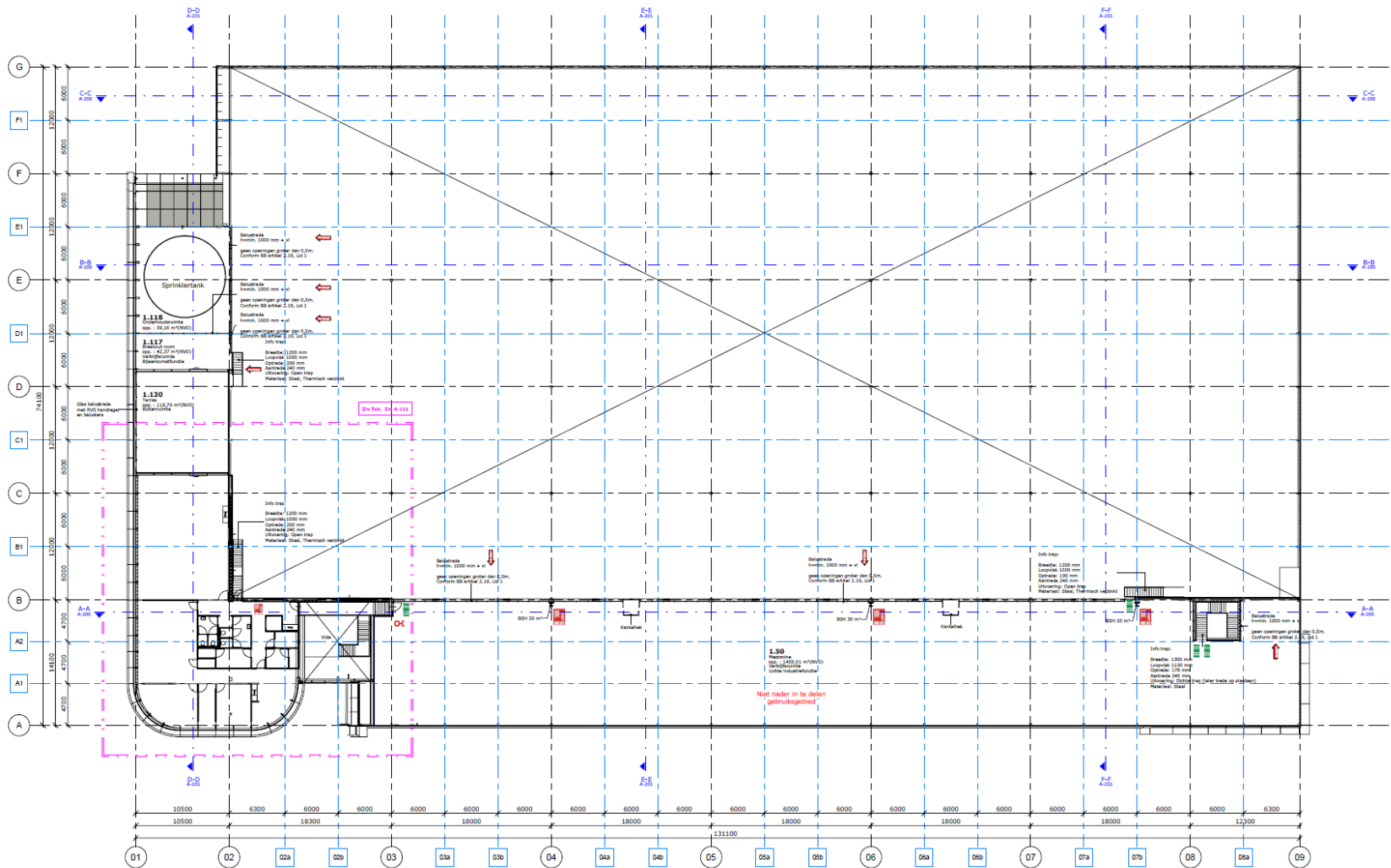


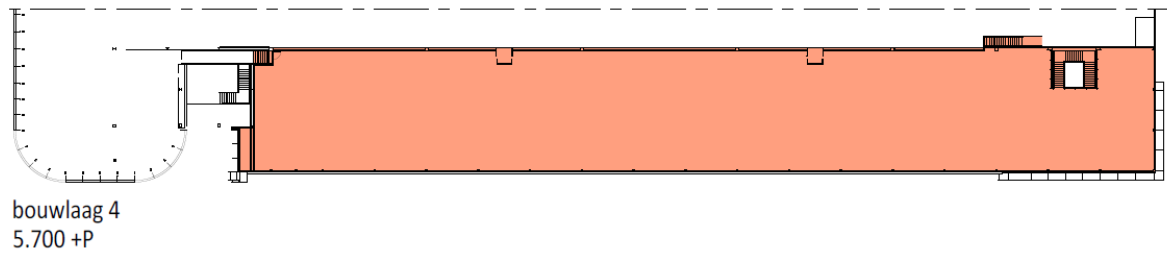
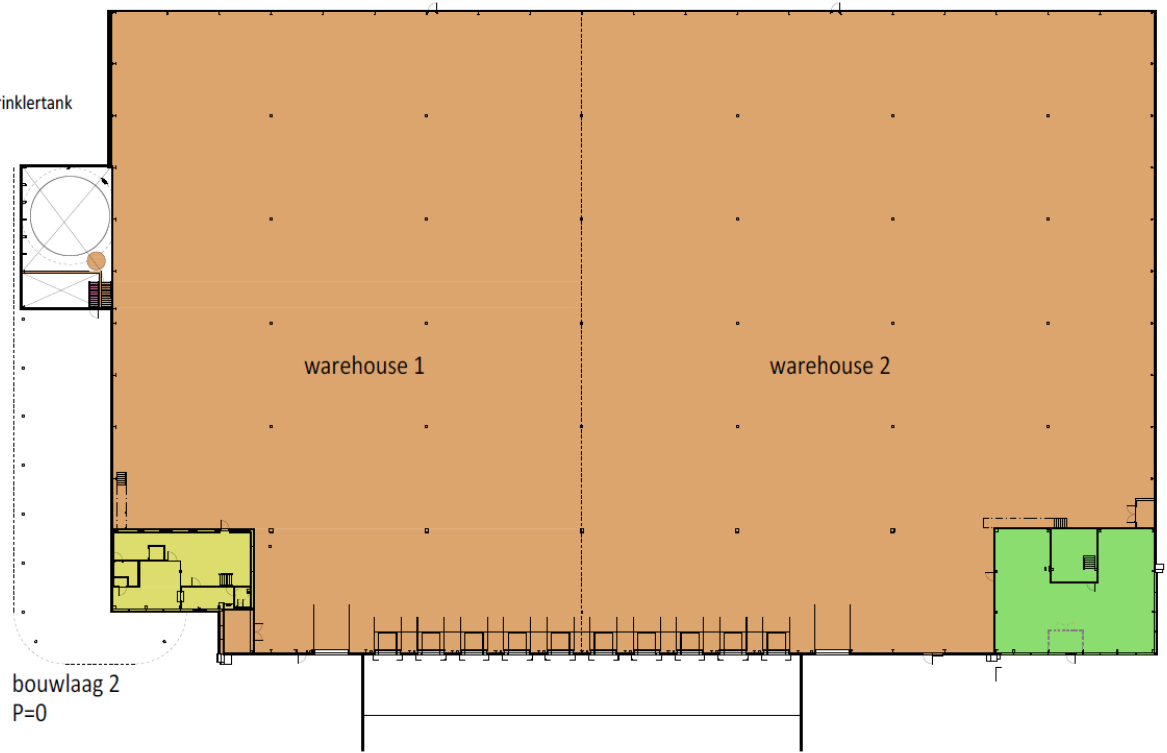
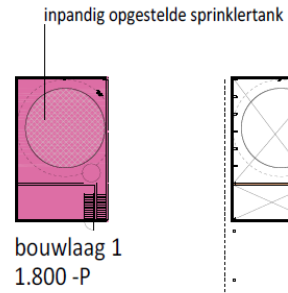
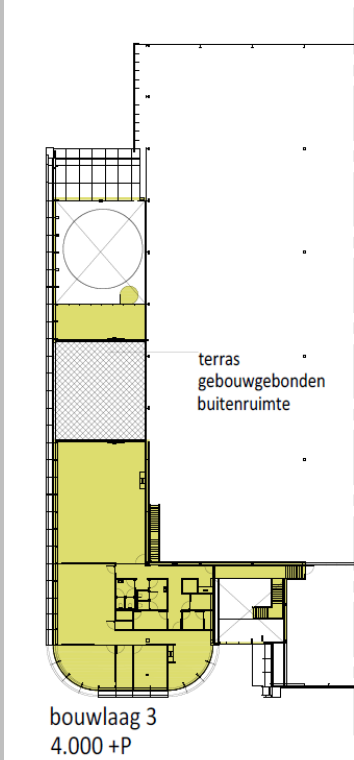


for rent  
approx. 5.000 sqm











**Amsterdam office (the Base)**  
Evert van de Beekstraat 104  
Amsterdam Schiphol-Airport



**Rotterdam office (RDM)**  
Heijplaatstraat 23, Rotterdam



**Tilburg office**  
Ringbaan West 242, Tilburg

*"INDUSTRIAL REAL ESTATE PARTNERS, THE NATIONWIDE SPECIALIST IN THE FIELD OF LOGISTICS AND INDUSTRIAL REAL ESTATE, IS COMMITTED TO CONTRIBUTE TO THE TRANSPARENCY OF THIS NICHE MARKET."*

*"A HIGH LEVEL OF EXPERTISE AND SERVICE, DEDICATION AND ADDED VALUE FOR OUR RELATIONS CHARACTERIZE THE WAY WE DO BUSINESS."*



**Rob Mutsaerts**



**Marcel Hoekstra**



**Robert Tiemens**



**Nico Keijzer**



**Bart-Jan Luijk**



**Bart Schraven**

# ABOUT INDUSTRIAL REAL ESTATE PARTNERS

INDUSTRIAL real estate partners is an independent real estate consultancy company with a strong focus on logistics and distribution facilities throughout the Netherlands.

We particularly focus on agency, investments, strategic real estate advice and developments. From our offices in Amsterdam Airport, Rotterdam and Tilburg we cover the important logistics regions.

In 2019, INDUSTRIAL Real Estate Partners joined the IRELS network to offer tailor-made logistics solutions for our clients, across Europe, in cooperation with local partners in the respective countries.

For more info please visit [www.IRELS.net](http://www.IRELS.net)

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