

New logistic warehouse - SHIPP 21 Puttershoek, the Netherlands



'The Waterfront' Puttershoek

SHIPP 21 3297 LG PUTTERSCHOEK

Rental price on request

SHIPP 21 | The Waterfront

Strategic Location

The Netherlands is considered one of the most important and developed logistics markets in Europe with its two main ports: Rotterdam and Schiphol Amsterdam Airport.

This is due to the unique combination of the strategic geographical location of the Netherlands in Europe with an extremely efficient infrastructure and the proximity of the ports of Rotterdam and Moerdijk. Because the demand exceeds the supply in the Rotterdam district with low logistics vacancy rates, SHIPP 21 creates the unique opportunity for companies to establish themselves near the port of Rotterdam and Moerdijk.

Located in South Holland, between the port of Moerdijk and Rotterdam, SHIPP 21 offers approximately 400,000 m² of industrial land with its own inland port and is situated near various highways and connecting roads.

Ready to be developed for waterborne logistics and industrial activities, SHIPP 21 is home to a number of leading 3PL companies, all benefiting from an abundant local labor supply.

The forthcoming construction of commercial real estate will include:

- +/- 60,000m² site area;
- switchable units of approx 9.000 m²;
- construction for overhead crane up to 5 tons.

This property is divided into unit A, B and C.

Unit A

Approx. 9,265 m² Warehouse space

Approx. 995 m² Office space

Unit B

Approx. 9,729 m² Warehouse space

Approx. 727 m² Office space

Unit C

Approx 9,729 m² Warehouse space

Approx 727 m² Office space

Description

A sustainable project

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;

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);

Optimizing the use of natural light

Assembled natural light solution that can save up to 13% a year on running costs;

Exceeding regulations

By exceeding the basic principles, we make our buildings futureproof for further growth;

Recycled & recyclable materials

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

Charging stations

BREEAM certification

Building specifications

Warehouse

- Clear height: 12,20 m;
- 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;
- High-end finishing;
- Floor load: 50kN/sqm;
- Maximum point load pallet racking: 80kN / 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 conform to local regulations and building code;
- Fire alarm and evacuation system conform the rules and code;
- Heating (12°) and ventilation system;
- Lighting: energy efficient LED, 250 Lux.

Mezzanine

- Mezzanine with a depth of 12 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;
- Fully equipped pantry;
- High-end finishing;
- Mezzanine with a depth of 12 m above expedition area;
- Floor load of 10kN / sqm;
- Windows for natural light.

Site

- Perimeter fencing with automated entrance gate;
- Loading area 25,5 m deep, designed for heavy loads;
- Exterior lighting for loading area, circulation road and park yards;
- Parking yards;

- Multimodal site;

- Possibility for build to suit project;
- Environmental Category: 3.1 - 5.1.



Strategic location

Accessibility

Access to the site via a separate and direct access road, which connects to the N217 and then to the A16 and A29 freeways.

N217: 4 min.

A29: 9 min.

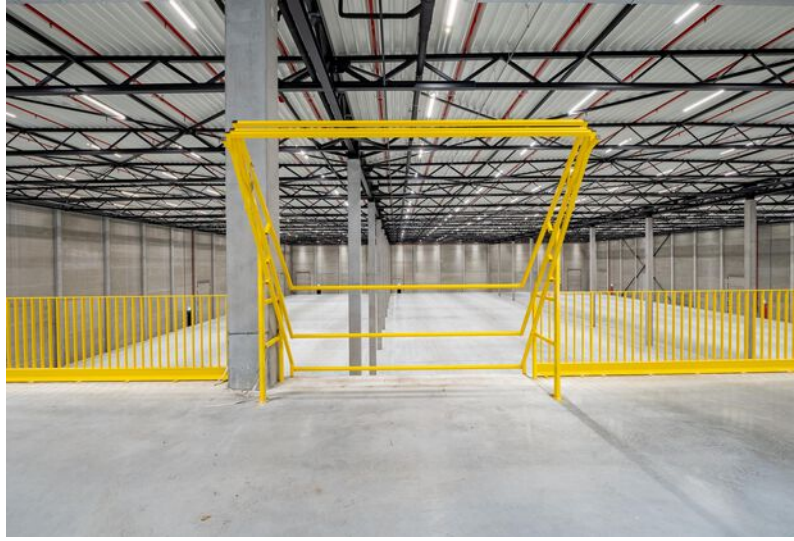
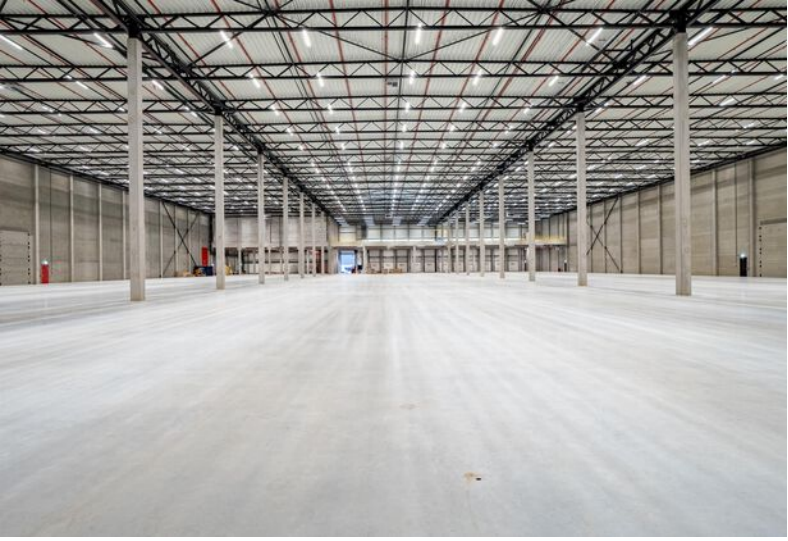
A16: 15 min.

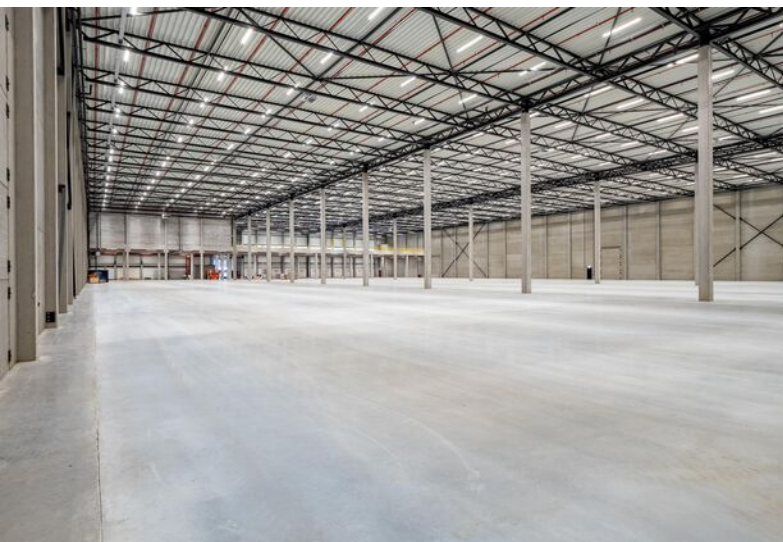
A15: 13 min.

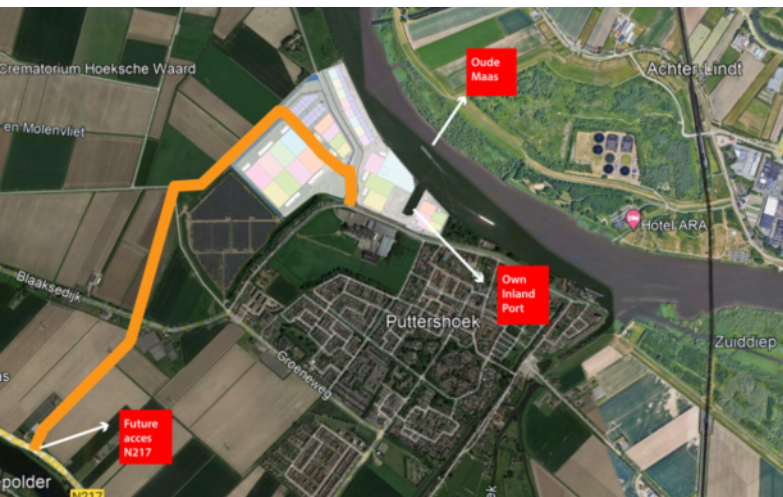
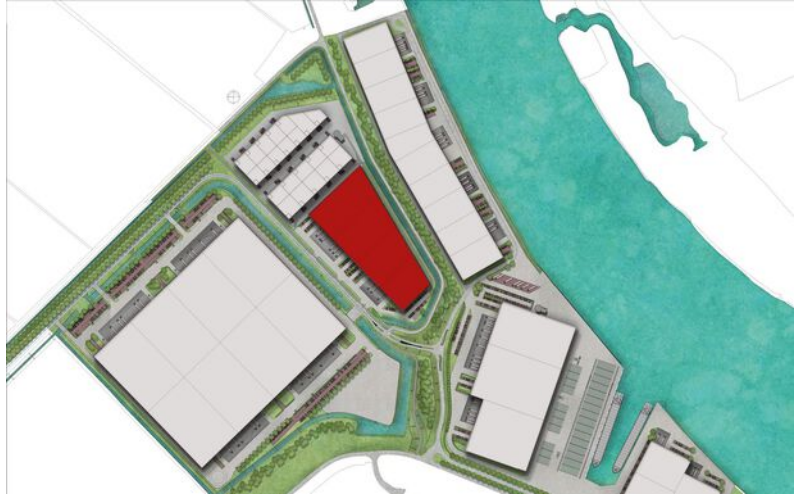
Information

The Netherlands is known as one of the most important and mature logistics markets in Europe with its two important ports:

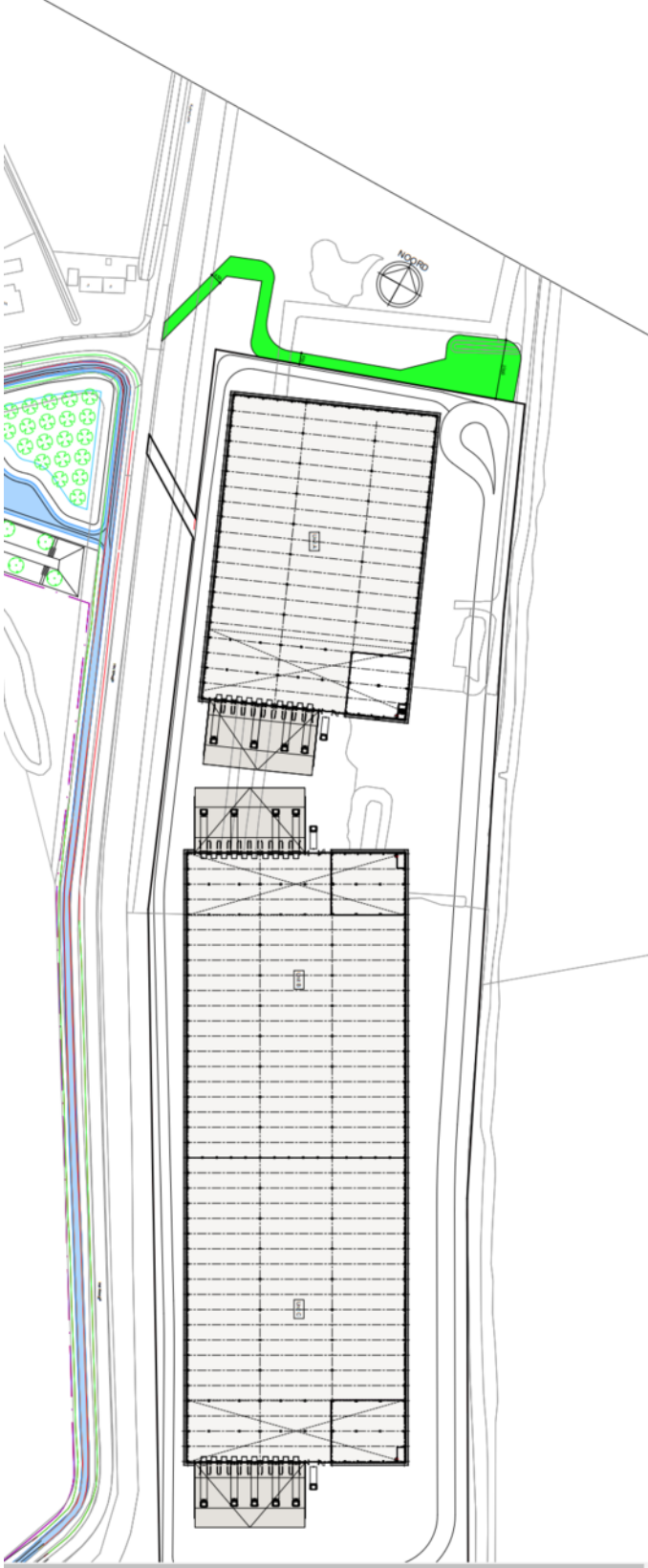
- Port of Rotterdam (Schiphol);
- Amsterdam Airport.



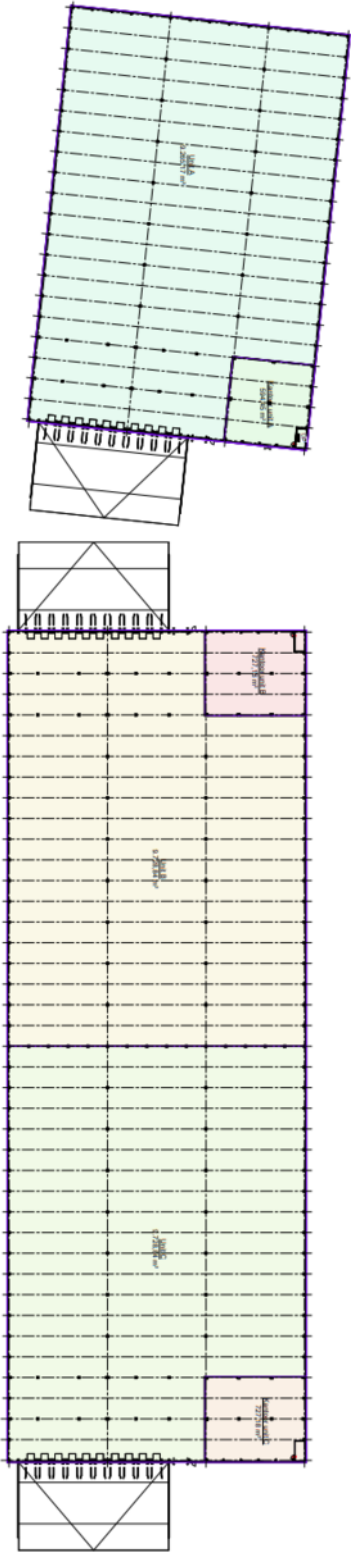




Floorplan



Floorplan



Een passende huisvesting voor uw bedrijf? Onze specialisten staan klaar om te helpen!



Jeroen van der Meer

Directeur - Vennoot
Register Makelaar en Taxateur o.z.
Tel: 088 424 0 179



Dennis Dekker

Directeur - Vennoot
Register Makelaar en Taxateur o.z.
Tel: 088 424 0 172



Peter van Nederpelt

Directeur - Vennoot
Register Makelaar en Taxateur o.z.
Tel: 088 424 0 110



Joost van der Linden

Vastgoed Adviseur
Bedrijfshallen
Tel: 088 424 02 58



Demi van der Meer

Commercieel Medewerker
Binnendienst
Tel: 088 424 01 15

Waarom Ooms Makelaars?

- ✓ Snel, proactief en ondernemend
- ✓ Sterk team met altijd één helder aanspreekpunt
- ✓ Thuis in de markt, de regio en bij instanties
- ✓ Uw uitdaging is onze uitdaging
- ✓ NVM Business Makelaar
- ✓ Vastgoedcert gecertificeerd



Maaskade 113, 3071 NJ Rotterdam

Informatie aanvragen of bezichtiging plannen? Bel: 010 - 424 8 888