

Marco Polostraat 2, Unit A+B (3165 AL), Rotterdam-
Albrandswaard



Approx. 14,514 m² warehouse, approx. 1,482 m² office and
approx. 1,649 m² mezzanine

LEASE PRICE AT REQUEST



Description

General

Marco Polostraat 14 is located at Distripark Eemhaven, strategically positioned near the Waalhaven and Eemhaven areas in the Port of Rotterdam. This area is a major logistics hub, with various container depots in the immediate vicinity. Thanks to direct access to the A15 motorway, the location offers excellent connections to the hinterland and the key economic centres in the Netherlands and beyond.

Cadastral designation

Municipality Rhoon, Section E, Number 653.

The surface area is approximately 24,040 m².

Year of construction

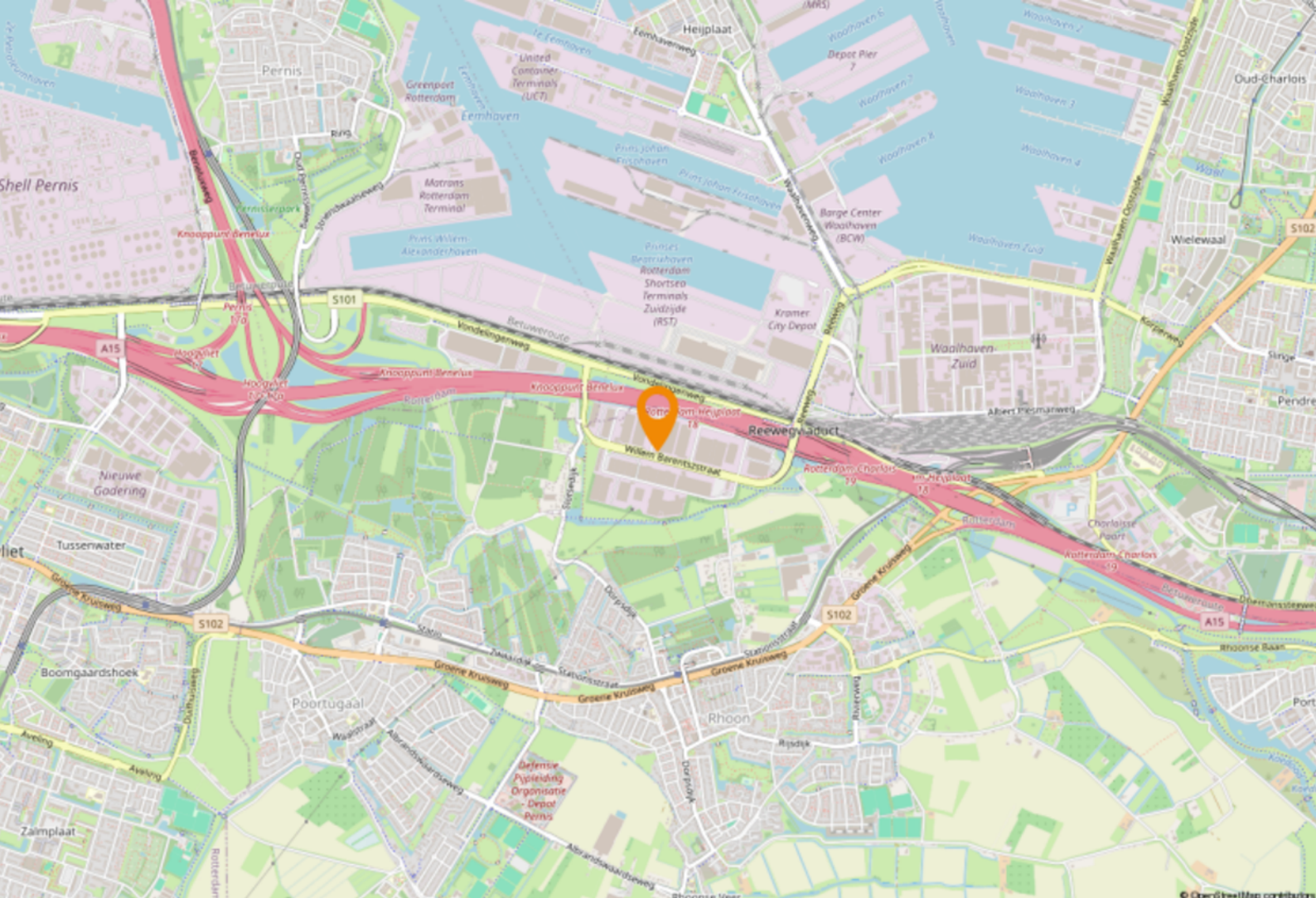
1990.

Energy label

- Unit A: energy label B;
- Unit B: energy label A.

The property will undergo a comprehensive renovation in the coming period, including the installation of new glazing. As part of this upgrade, the building will be further sustainably enhanced and will receive a modernised and professional appearance.

These improvements will ensure that the facility meets current standards for logistics and distribution, both in terms of functionality and visual appeal. The enhancements contribute to improved energy efficiency and offer future occupiers a high-quality working environment aligned with modern operational requirements.



Location

Accessibility

Located at Marco Polostraat 2-14 in Rotterdam-Albrandswaard, this warehouse offers a strategic and highly sought-after position along the A15 highway, one of the most important logistical arteries in the Netherlands.

The A15 provides direct connections to major transportation hubs, including the Port of Rotterdam, the largest seaport in Europe, and crucial inland routes. This prime location ensures exceptional accessibility for both national and international distribution, making it ideal for businesses looking to optimize their supply chain operations.

The proximity to the A15 not only facilitates efficient transportation of goods but also provides easy access for employees and clients, enhancing overall operational efficiency.

Surrounding factors

Eemhaven Rotterdam Distripark is ideally located near the A15 highway and the Port of Rotterdam, offering excellent connectivity for national and international logistics. Surrounded by key industrial and commercial hubs, it provides a strategic base for efficient supply chain operations and quick access to European markets.

Layout

Total surface area approx. 17,657 m².

Unit A (Park side/front)

Warehouse approx. 6,815 m²;

Office approx. 988 m²;

Mezzanine approx. 1,649 m²;

37 marked parking spaces.

Unit B (highway side)

Warehouse approx. 7,699 m²;

Office approx. 494 m²;

29 marked parking spaces.

The surface areas have been determined as carefully as possible, but should not be regarded as the exact lettable floor area in accordance with the Dutch Standard NEN 2580.

Facilities

Warehouse

- 31 Loading/unloading docks with dock shelters;
- 1 electrically operated overhead doors at ground level;
- Collision protection in various places;
- LED lighting;
- Heavy-duty power connections;
- Toilet groups;
- Fire extinguishing equipment;
- Smooth finished concrete floor;
- Heavy-duty power connections;
- Heating by means of heaters;
- Floor load capacity: between 2,000 – 4,000 kg/m²;
- Free height of warehouse: approx. 8 – 9.5 metres.

Office

- Air conditioning;
- Archive/storage room;
- Central heating with radiators;
- Multiple power outlets;
- Insulated glazing with operable windows;
- Canteen with kitchen;
- Cable ducts;
- Suspended ceilings with LED lighting;
- Sanitary facilities;
- Floor finishes;
- Ventilation grilles.

Outdoor area

- 3 electrically operated entrance gates;
- 5 flagpoles;
- Unit A: 37 marked parking spaces;
- Unit B: 29 marked parking spaces;
- Paved with clinker bricks;
- Lighting above the loading/unloading docks.

Features

Rental price

On request.

Rental period

5 years.

Delivery level

Current state.

Extension period

5 years.

Notice period

12 months.

VAT applicable

Yes.

Securities

Security deposit or bank guarantee.

Indexation

Annually, based on the CPI Index 2015.

Service charges

Advance payment to be determined, excluding VAT.

Payments

Per month or quarter.

Delivery date

Available Q4 2025.

Lease agreement

The lease agreement will be drawn up based on the standard model of the Council of Real Estate (ROZ) with associated General Provisions, filed, and registered with the registry of the court in The Hague.

It is expressly stated that this non-binding information provision should not be considered as an offer or quotation. No rights can be derived from these data.

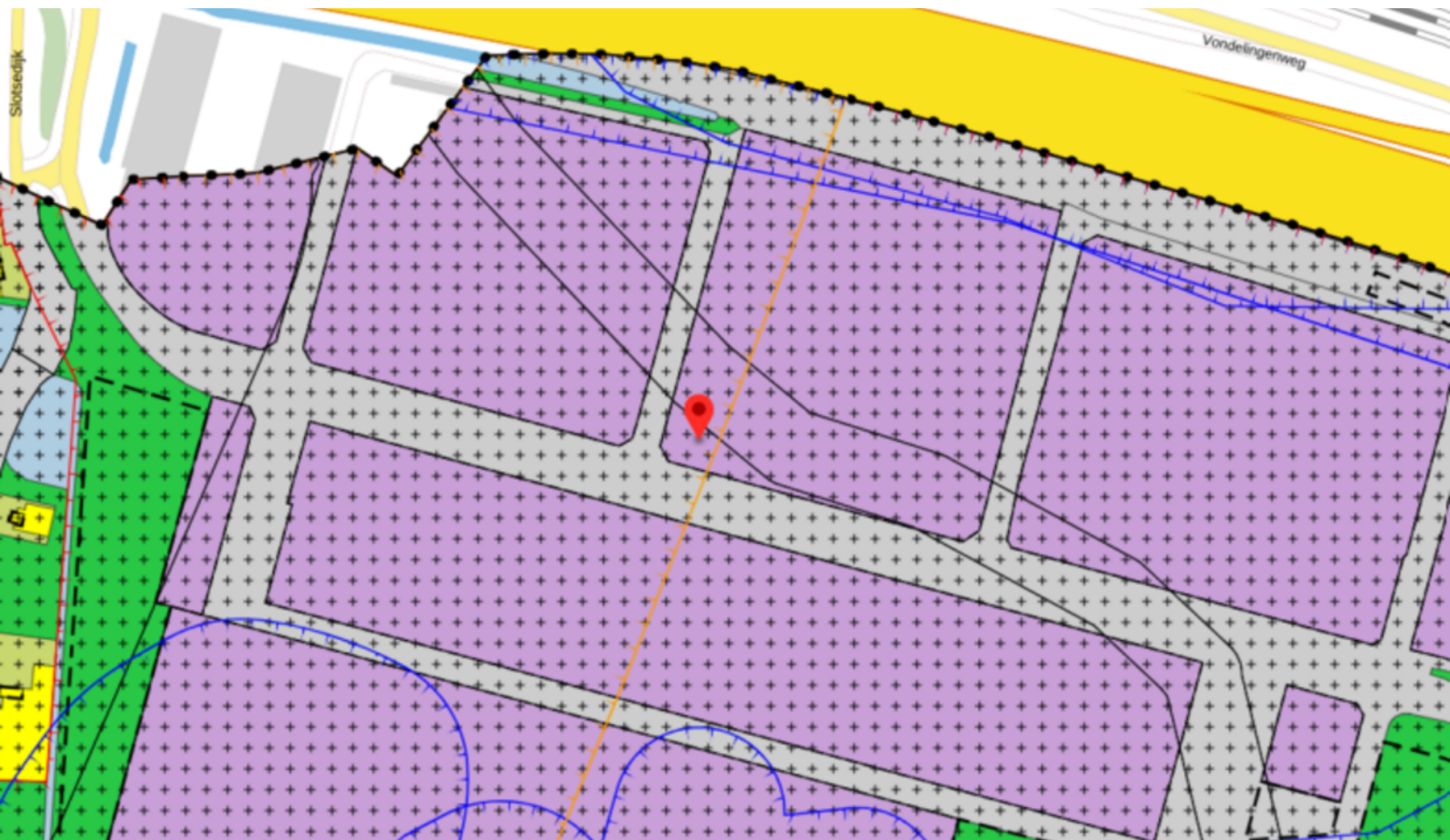
Zoning plan

The entire property is subject to the regulations of the zoning plan Albrandswaard Noord of the municipality of Albrandswaard, dated June 30, 2015, and is designated for 'bedrijventerrein'.

The lands designated for 'bedrijventerrein' are intended for:

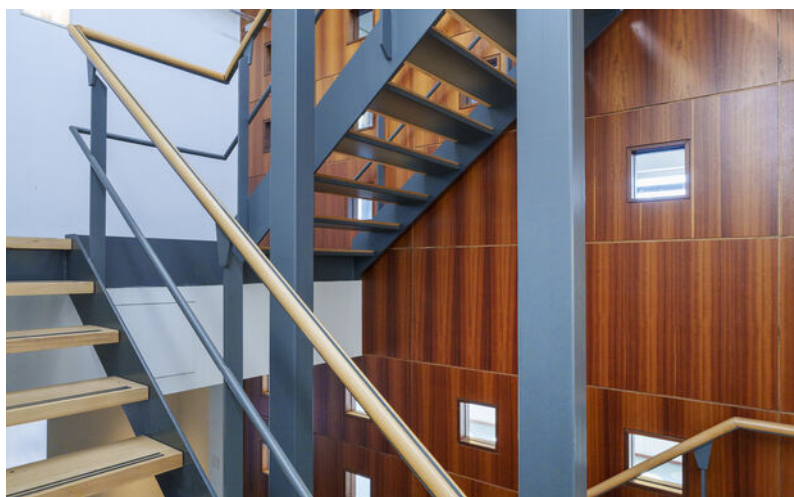
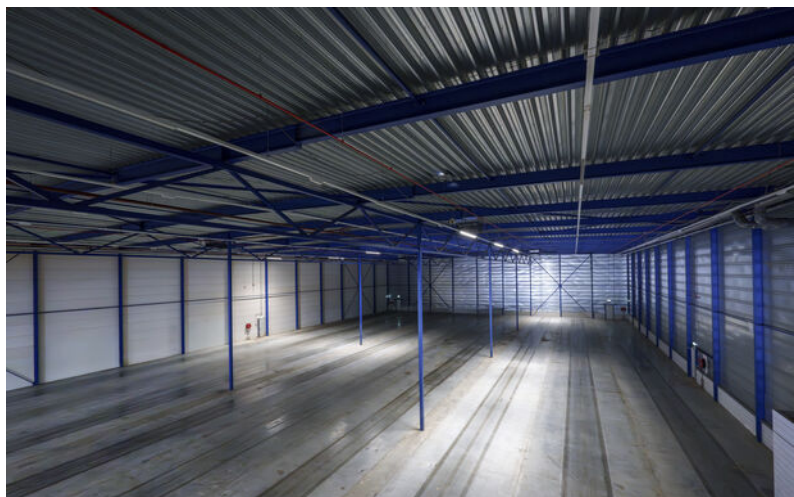
- a. goods distribution centers, with business activities falling under environmental categories 2 and 3.1 of the State of Business Activities Distripark Albrandswaard Eemhaven, as listed in Annex 2 to these regulations, or with business activities that do not fall within the mentioned environmental categories but are comparable in nature and impact, with the exception of:
 1. noise zoning obligated establishments;
 2. retail, except for production-related retail;
 3. independent offices;
 4. container repair and maintenance companies;
 5. storage companies for empty containers, provided this constitutes an independent business activity or a substantial ancillary activity of a company;
 6. new vulnerable objects;
 7. new (limited) vulnerable objects if there is no functional relationship.
- b. offices related to the function mentioned under a;
- c. parking facilities related to the function mentioned under a;
- d. hospitality activities from categories 2, 3, or 4, as mentioned in article 1.46, related to the function mentioned under a;
- e. storage companies for empty containers, provided this constitutes an independent business activity or a substantial ancillary activity of a company.

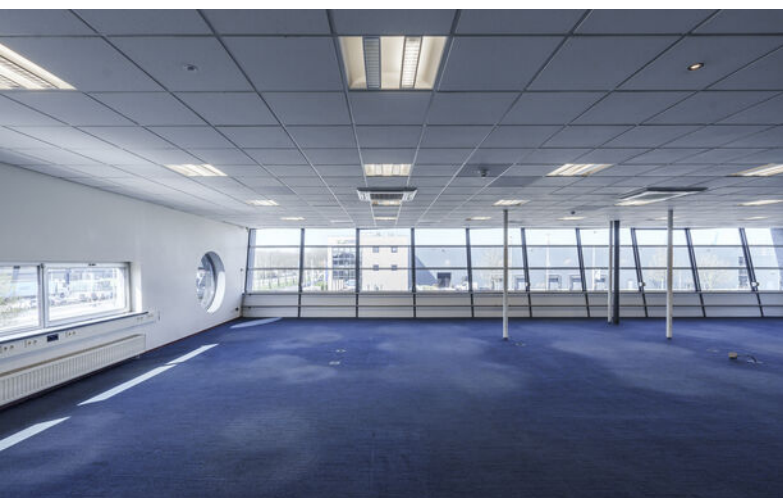
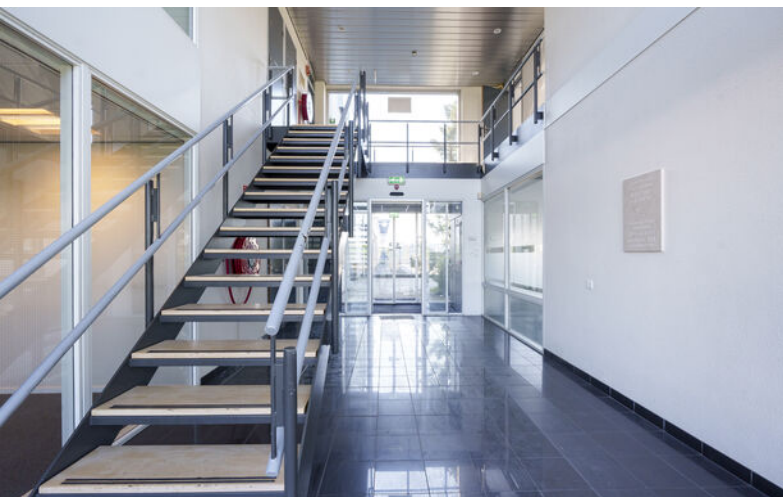
Source: <https://omgevingswet.overheid.nl>

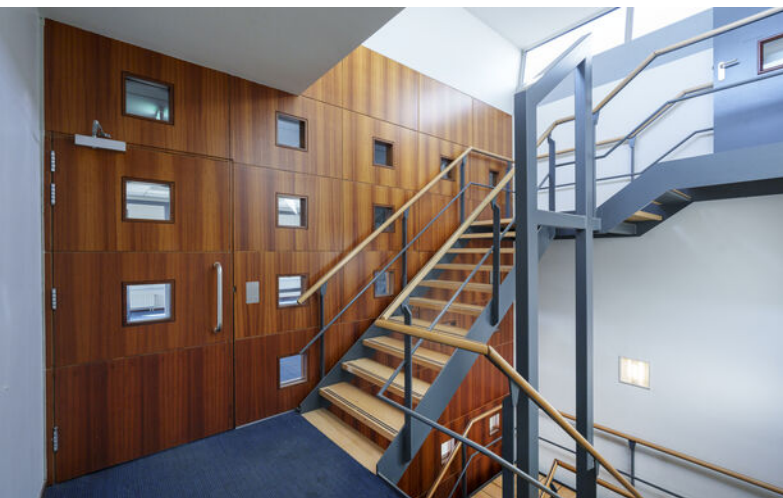












Cadastral map



Address

Marco Polostraat 2-14

Municipality

Albrandswaard

Postalcode / City

3165 AL Rotterdam-
Albrandswaard

Section / Number / Plot

E / 653 / 24,040 m²

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

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Vincent Keiman

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Logistiek
Tel: 088 424 0 236



Laura Wijburg

Commercieel Medewerker
Binnendienst
Tel: 088 424 0 132

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