

VENLO LOGISTICS CENTRE 2



5928 LE



5,100



Clear height
8.5 m



54,896



Available August 2018

WELCOME TO GAZELEY

Gazeley is a leading developer, investor and manager of European logistics warehouses and distribution parks with a 17 million square foot portfolio concentrated in the strategic logistics markets of the UK, Germany, France and the Netherlands. In addition to its operating portfolio, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime landbank which allows for the development of an additional 16 million square feet.

Gazeley is wholly owned by GLP, the leading global provider of modern logistics facilities.



**17 million sq ft
portfolio**



**Leading with
innovation**



**European
market leader**



**Award winning
developments**

VENLO LOGISTICS CENTRE 2

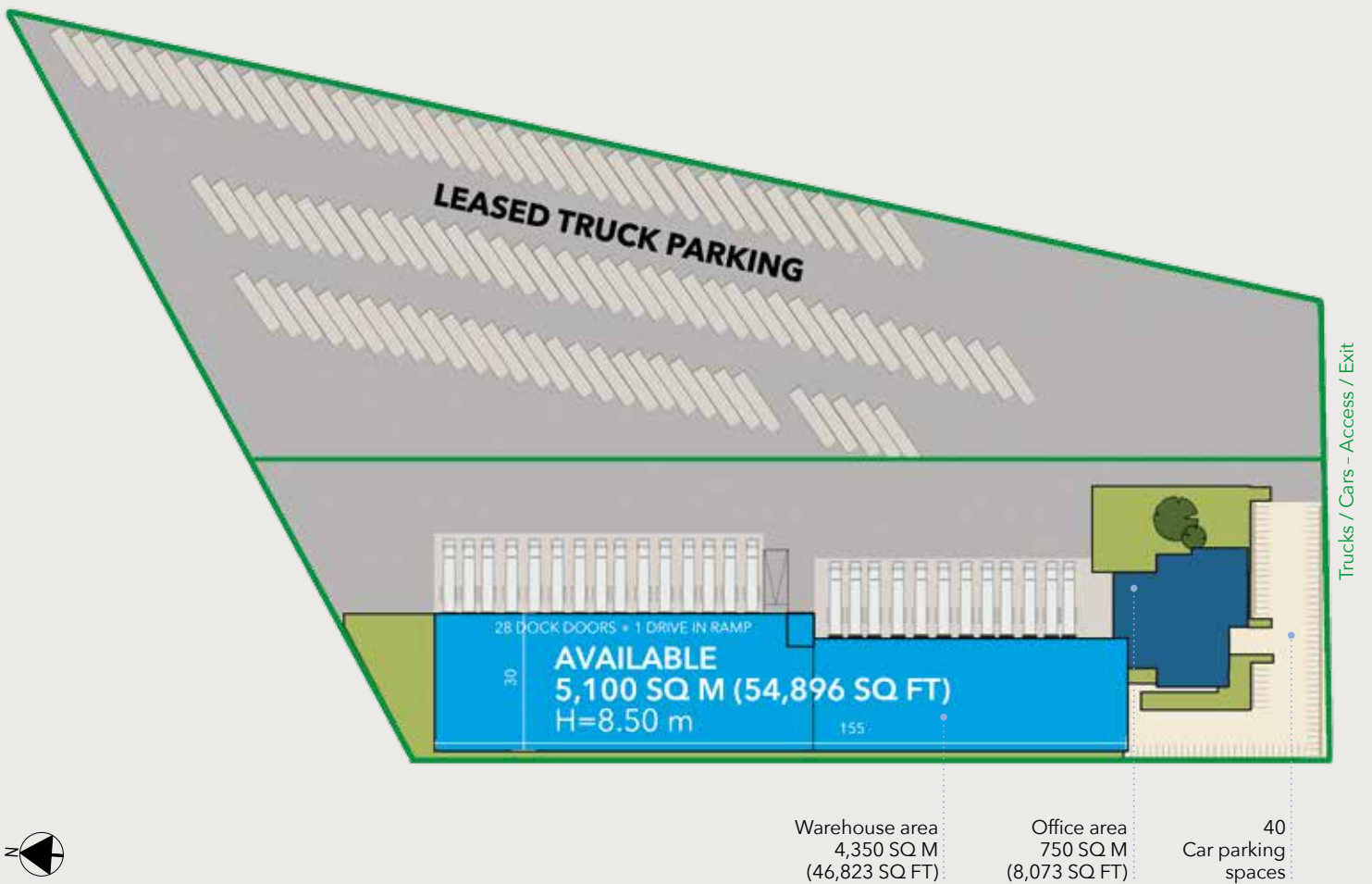
The site is strategically located between the international port of Rotterdam and the Rhine-Ruhr region. Excellent access and proximity to the A67 and A73 motorways, the barge terminal in Venlo and the new rail terminal at Venlo Trade Port Noord provide efficient and direct connections with Rotterdam, Amsterdam, Antwerp and the European hinterland.



Strategic Location

Venlo is a proven strategic location along the A67 and A73 motorways.





SITE SPEC

SQ M
5,100

SQ FT
54,896

High spec

Warehouse	4,350 SQ M (46,823 SQ FT)
Office	750 SQ M (8,073 SQ FT)
Site Entrance	1
Car Parking Spaces	40
Loading Doors	28
Floor loading capacity	4t/SQ M
Clear height	8.5 m
Operating License	24/7
Burglar Alarm System	
Fenced Site	

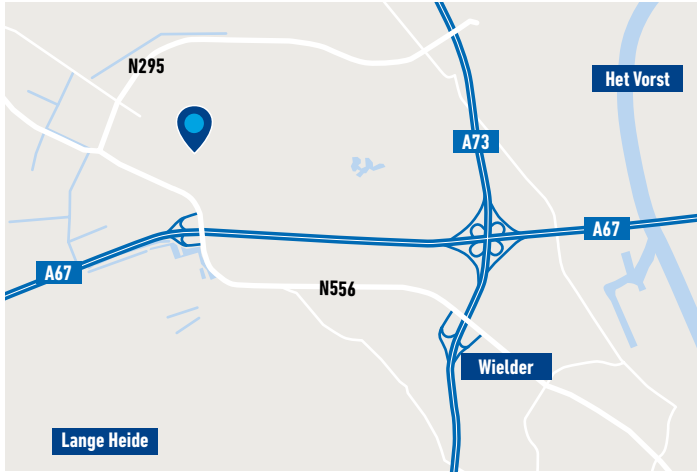


SUSTAINABLE EXCELLENCE



Many of our customers require their warehouse buildings to demonstrate excellent environmental performance. Gazeley is now recognized across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

VENLO LOGISTICS CENTRE 2



LOCATION AND TRAVEL DISTANCES

Destination	Km
New Greenport Venlo rail terminal	0
Cabooter Venlo rail terminal	5
TCT Venlo rail terminal	6

Destination	Km
TCT Venlo barge terminal	7
Venray barge terminal	23
Airports (7x)	20 - 180

EUROPE'S MOST ATTRACTIVE LOGISTICS LOCATION

Venlo is one of the most important logistics hotspots in the Netherlands. Strategically located in Western Europe, Venlo offers great potential for logistics and distribution, and proximity to numerous customers and suppliers. Venlo is home to all major 3PLs and offers warehouse space to companies like Lidl, Michael Kors, PVH/Tommy Hilfiger, Microsoft and Guess. Additionally, this AAA location boasts an existing logistics network, and a readily available, highly skilled and flexible labour pool.



**Venlo
Logistics Centre 2**
Marco Poloweg 14
5928 LE Venlo

If you would like any further information on the building, or to arrange a meeting, please email or call:



ivo.schepers@cushwake.com
+31 (0)88 550 0950
cushmanwakefield.nl



Harald J. Evers
Asset Management Director
harald.evers@gazeley.com
+49 (0)69 256 129 916



Gazeley
Marco Poloweg 14, 5928 LE Venlo, The Netherlands
gazeley.com