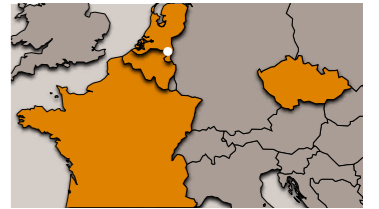


Warehouses with brains

WDP is a European player and Belgian market leader in the development, letting and management of logistical and semi-industrial property.

WDP is quoted on the stock exchange in Brussels and Paris. It is a transparent company with huge financial strength. Joining forces with WDP also means choosing a long-term relationship. We're not just any old real estate letting company. We're your real estate partner. In short, everything about WDP is added value. Our customers are living proof of this.

Site ID: THE NETHERLANDS E34/A73 STORAGE VENLO



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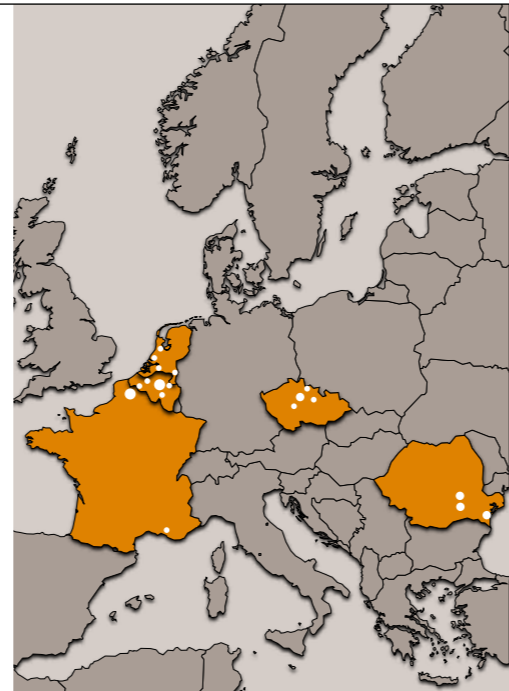
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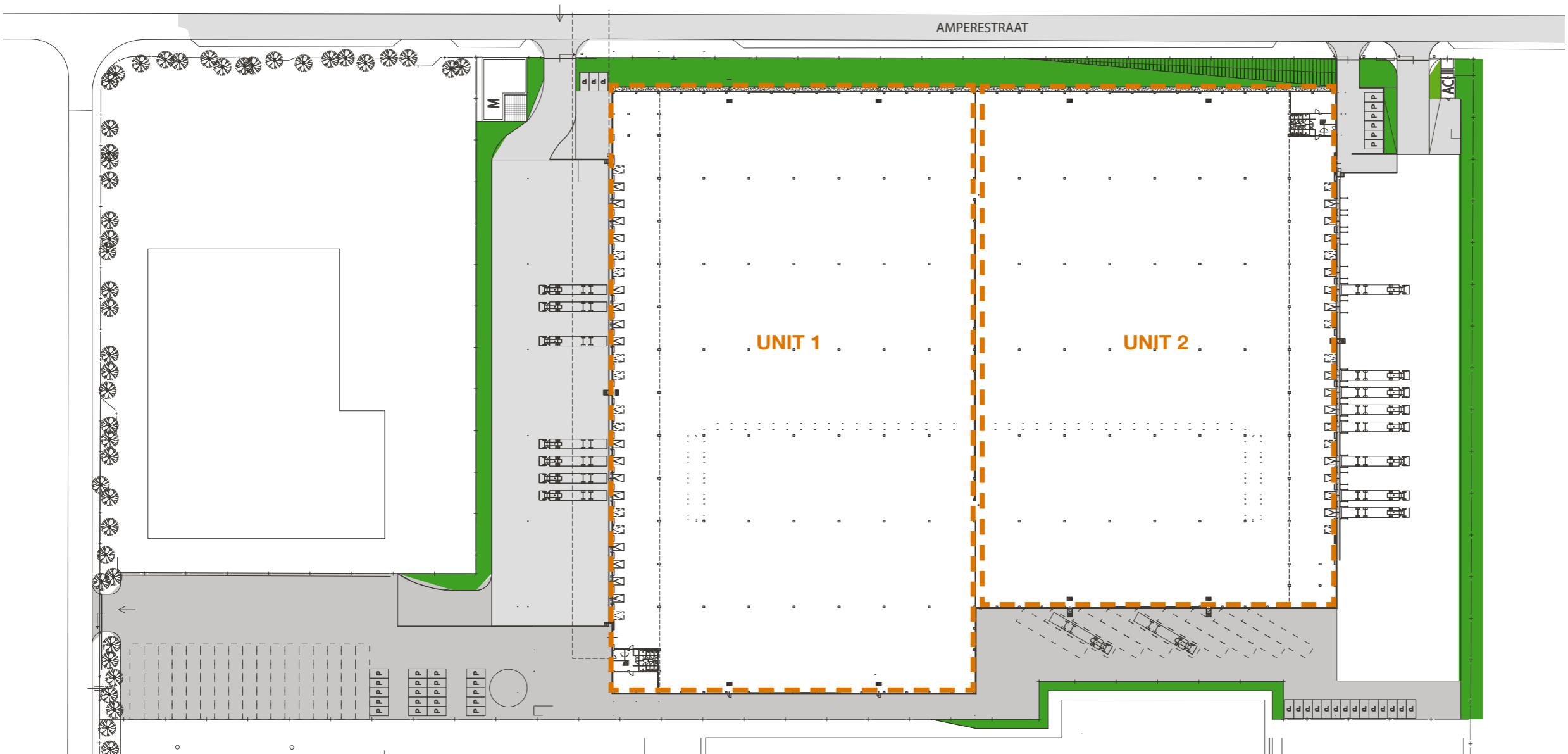
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Descriptions and dimensions are subject to any possible change.



LETTABLE AREA: 32.520 M²
SUB-DIVISIBLE

	UNIT 1	UNIT 2
warehouse	15.380 m ²	13.090 m ²
offices	290 m ²	290 m ²
mezzanine	1.880 m ²	1.590 m ²
TOTAL	17.550 m²	14.970 m²

CHARACTERISTICS

- 12,20 m clear height
- 5 T/m² floor loading capacity
- Floor flatness: 3 mm/2 m
- Loading docks: min. 1/1.000 m²
- ESFR sprinkler system
- Heating up to 8°C (outside temperature -9°C)
- 35 m truck court depth (concrete)
- Landscape finished office blocks (with top cooling)
- Car parking space
- Columngrid 22,80 m x 12,00 m: this allows narrow isles as well as large isles in between the racks

FEATURES ON LOCATION

Industrial Parc Groot Boller
Ampèrestraat 7 and 9, Venlo

- Closest highways:**
- A61 Venlo – Maastricht
 - A67 Eindhoven/Antwerp – Duisburg
 - A73 Venlo – Nijmegen

- Multimodaal:**
- Venlo Trade Port train terminal 0,5 km
 - Barge terminal 1 km

- Air freight:**
- Düsseldorf 45 km
 - Eindhoven 50 km
 - Maastricht – Beek 60 km

- Closest major cities:**
- Rotterdam 170 km
 - Utrecht 150 km
 - Duisburg 50 km
 - Brussels 170 km
 - Amsterdam 180 km
 - Eindhoven 50 km

