

For rent

# SCHIPHOL TRADE PARK | HOOFDDORP



**INDUSTRIAL**  
real estate partners

# Highlights



Total surface  
34,000 sqm



Maximum floor load capacity  
5,000 KG / sqm



40 Loading docks



Clear height 12,20 m



Q2 2027



Schiphol Trade Park  
Hoofddorp



## Description

AM has recently started with the construction of this 45,000 sqm high-end distribution center, located on the last large plot at Schiphol Trade Park in Hoofddorp. The building is being developed to very high sustainability standards and with a strong focus on nature-inclusive design. For example, the roof will largely be fitted with solar panels and moss-sedum vegetation, and the façades will also be largely covered with greenery.

In addition, the building will be awarded a BREEAM EXCELLENT certification.

Following the partial letting of the building to Van der Helm Air & Ocean, approximately 34,000 sqm remains available for lease. Partial letting is possible, starting at approximately 10,000 sqm.

# Location

## General

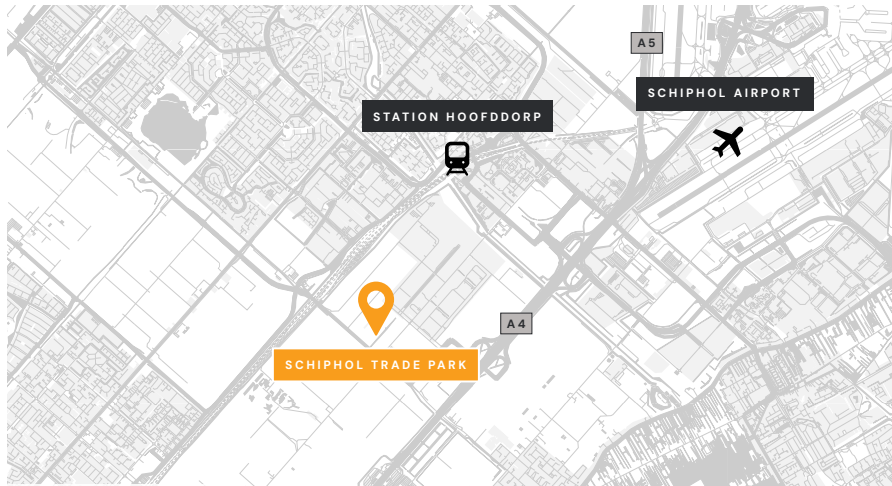
The building is located at Schiphol Trade Park, directly adjacent to Schiphol Airport and strategically positioned near Amsterdam. This central location ensures excellent accessibility for visitors, suppliers, and employees. The site serves as an efficient hub for the inbound and outbound flow of goods within the Randstad region and is particularly well suited for companies focused on last-mile logistics.

## Accessibility

Schiphol Trade Park is a business park distinguished by its excellent accessibility by both road and public transport. The building is located close to the A4 motorway (towards The Hague and Rotterdam) and the A5 motorway (towards the Port of Amsterdam). The direct connection to the N201 provides fast access to Schiphol Airport in less than 10 minutes.

## Public transport

The building is very well served by public transport. Hoofddorp railway station is located nearby and is connected via high-quality public transport lines that serve Schiphol Airport and the surrounding region.



# Surfaces

Total surface (g.f.a.)	Approx. sqm
Warehouse space	26,200 sqm
Mezzanine	4,500 sqm
Office space	2,900 sqm
Parking spaces	320

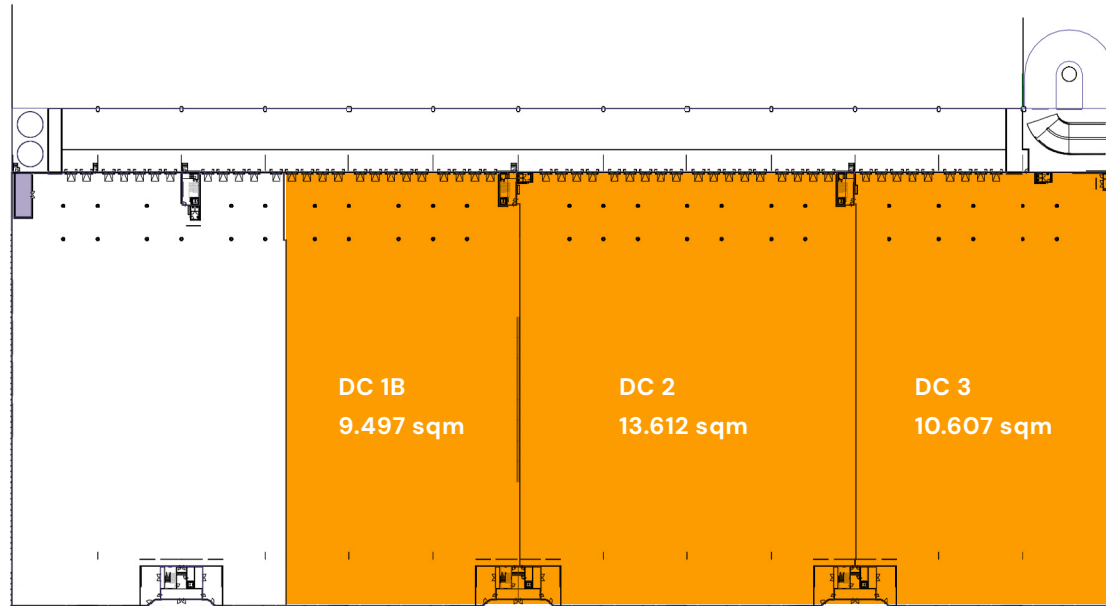
Partial letting as of 10,000 sqm

# Rent

Unit	EUR
Warehouse space	€ 115,- per sqm
Mezzanine	€ 45,- per sqm
Office space	€ 160,- per sqm
Parking	€ 650,- per p.s.



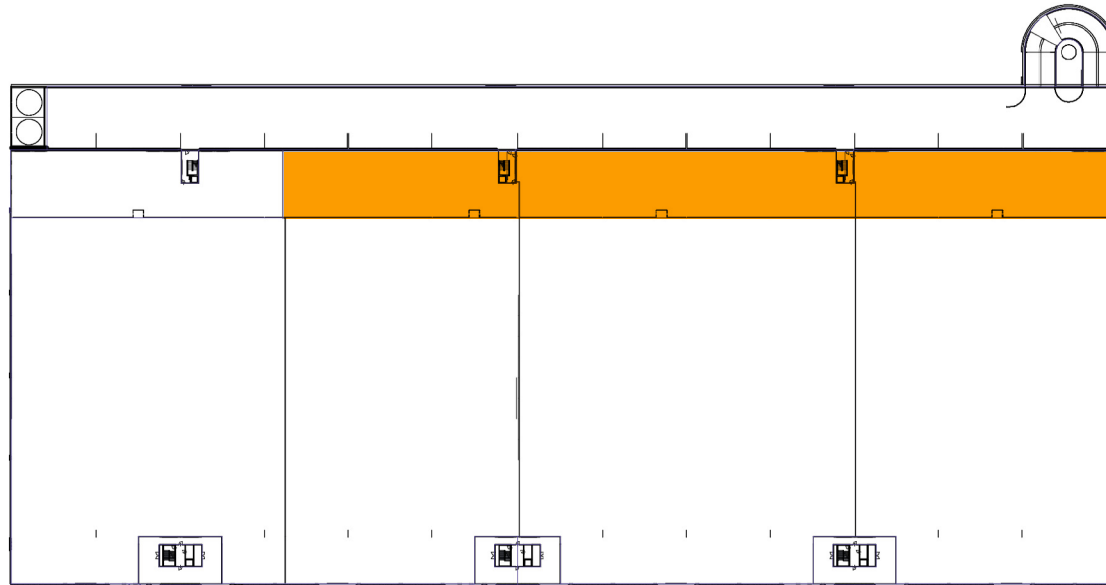
# Floorplans



Ground floor

 For rent

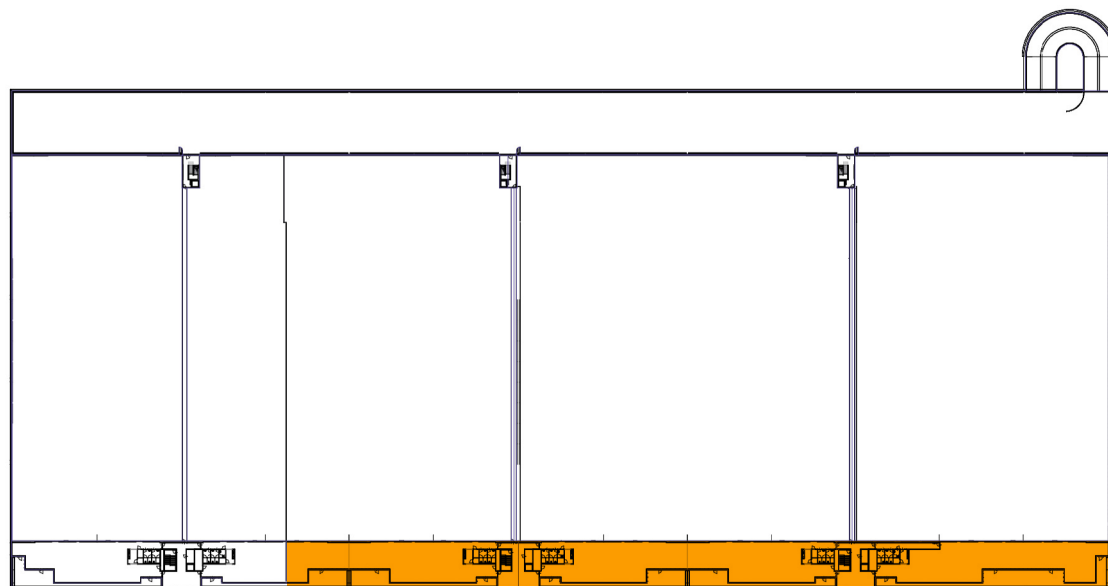
# Floorplans



First floor

 For rent

# Floorplans



Second floor

 For rent

# State of delivery

## Warehouse space

- Clear height of 12,20 meters
- Maximum floor load capacity of 5,000 kg/sqm
- 40 loading docks
- 3 ground level door
- Sprinkler installation conform FM (K25)
- Fire alarm and evacuation system
- Column spacing 22,8 X 11,2 meter
- Flatness floor class 1 NEN 2747



## Office space

- High-end entry
- All facades with sun screens
- Suspended ceilings with light fixtures
- Maximum floor load capacity of 500 kg/sqm
- Elevators
- Restrooms
- Intercom installation
- Roof terraces
- Green facades

## Yard

- Fully fenced
- Paved yard
- Sliding gate and barriers for cars and trucks
- Charging stations for cars

## Mezzanine space

- Clear height 3,5 meter
- Maximum floor load capacity of 750 kg/sqm



## 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 [INDUSTRIAL.nl](http://INDUSTRIAL.nl) and [IRELS.net](http://IRELS.net).



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