



For Rent

**Holtum-Noordweg 60
Born**

Colliers





DESCRIPTION

At Holtum-Noordweg 60 in Born, we offer a representative and large-scale industrial space with a total area of approximately 31,775 sqm, located on the Holtum-Noord business park.

This high-quality warehouse, built in 2018, is of excellent construction quality, has a functional layout, and is ideally suited for logistics activities and large-scale storage.

The building is equipped with solar panels and features a high-quality finish, with spacious loading docks, power capacity of 5 MW and ample manoeuvring space for truck traffic.

The total available area amounts to approximately 31,775 sqm LFA (lettable floor area), with the space divisible from approximately 11,970 sqm. Currently, the property is divided into two units of approximately 19,805 sqm and approximately 11,970 sqm, separated by a partition wall. This makes the property flexible for use by one large tenant or multiple parties.



THE BUILDING



Building surface area

The total building area is approximately 132,779 sqm LFA.



Available surface

- Total area: 31,775 sqm LFA industrial space
- Warehouse A: 19,805 sqm LFA
- Warehouse B: 11,970 sqm LFA



Parking

Ample parking available, to be determined in consultation.



Sustainability

The building is equipped with solar panels.

RENTAL CONDITIONS

Rental price

On request.

Rental payment

Quarterly in advance.

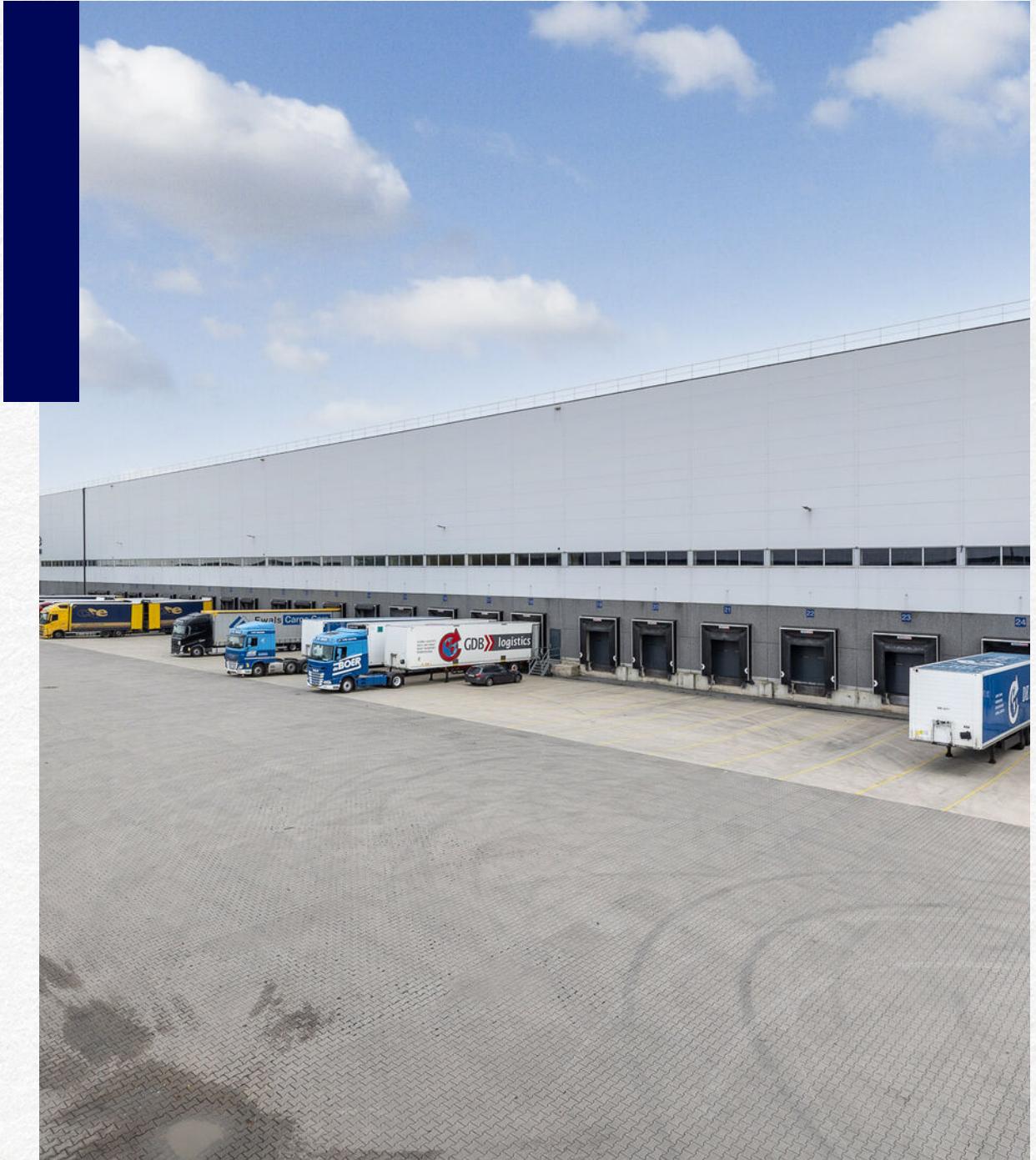
Lease term/renewal term and notice period

5+5 months

12 months

Commencement date

- Warehouse A: In consultation.
- Warehouse B: As of January 1, 2026.



*All prices are excluding VAT

RENTAL CONDITIONS

Rental agreement

Lease agreement based on the landlord's standard model, derived from the Real Estate Council (ROZ) model, February 2015.

Security deposit

A security deposit of at least three months' rent plus VAT, depending on the (financial) due diligence of the tenant.

VAT

The landlord opts for VAT-taxed rent. If the tenant is unable to reclaim the VAT, the rent will be increased by mutual agreement to provide compensation.

Rental adjustment

Annually, based on changes in the monthly price index figure according to the Consumer Price Index (CPI) series CPI-All Households (2015 = 100), as published by Statistics Netherlands (CBS).

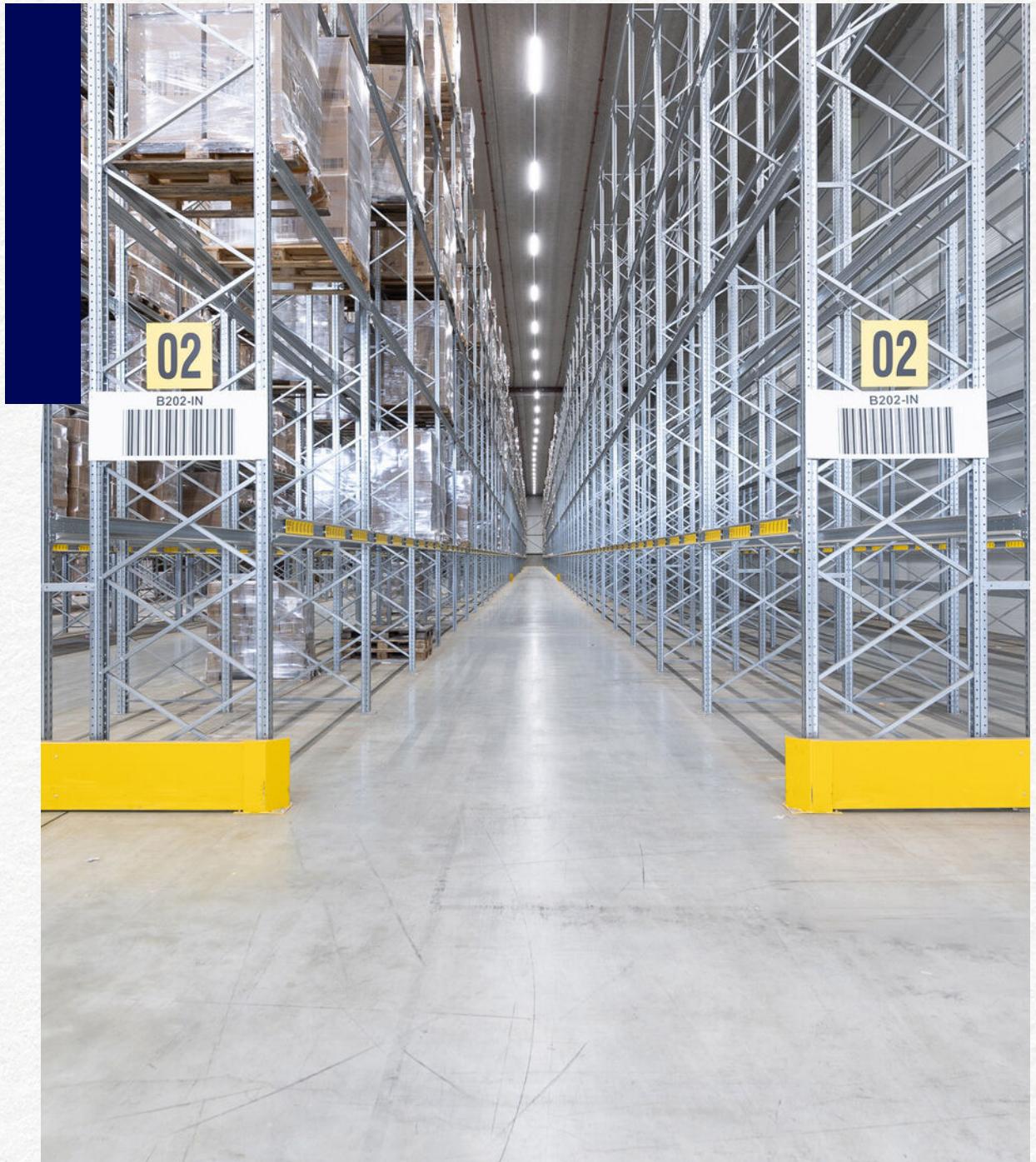


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Delivery level

The industrial space is equipped with, among others:

- Automatic lighting (LED);
- Solar panels;
- Parking area;
- 25 loading docks (14 in warehouse A and 11 in warehouse B);
- 1 overhead door (warehouse A);
- Sprinkler system;
- Free height warehouse 18;
- Floor load capacity warehouse 8,000 kg/sqm;
- Floor surface suitable for automated warehousing;
- Available power capacity of 100 kW;
- Currently no office space present, but can be realized according to the client's wishes.



ACCESSIBILITY

Location

Holtum-Noord business park is one of the most important logistics hubs in Limburg, with strong connections to Eindhoven, Maastricht, Antwerp, and the German hinterland. The presence of the barge terminal and direct access to the A2 motorway ensure optimal accessibility by both road and water.

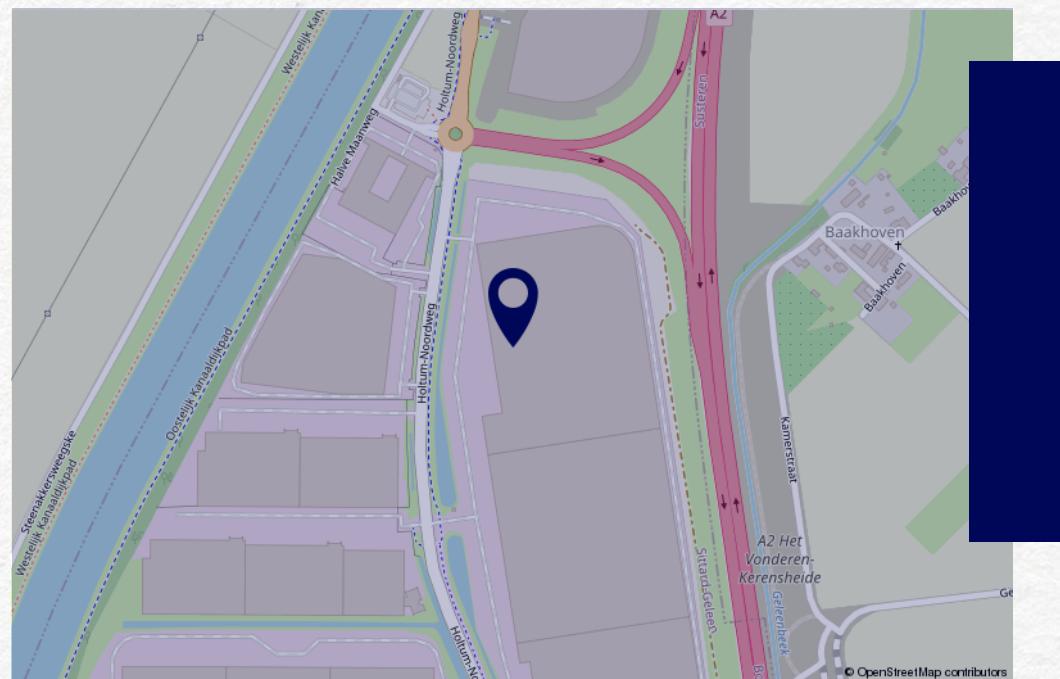
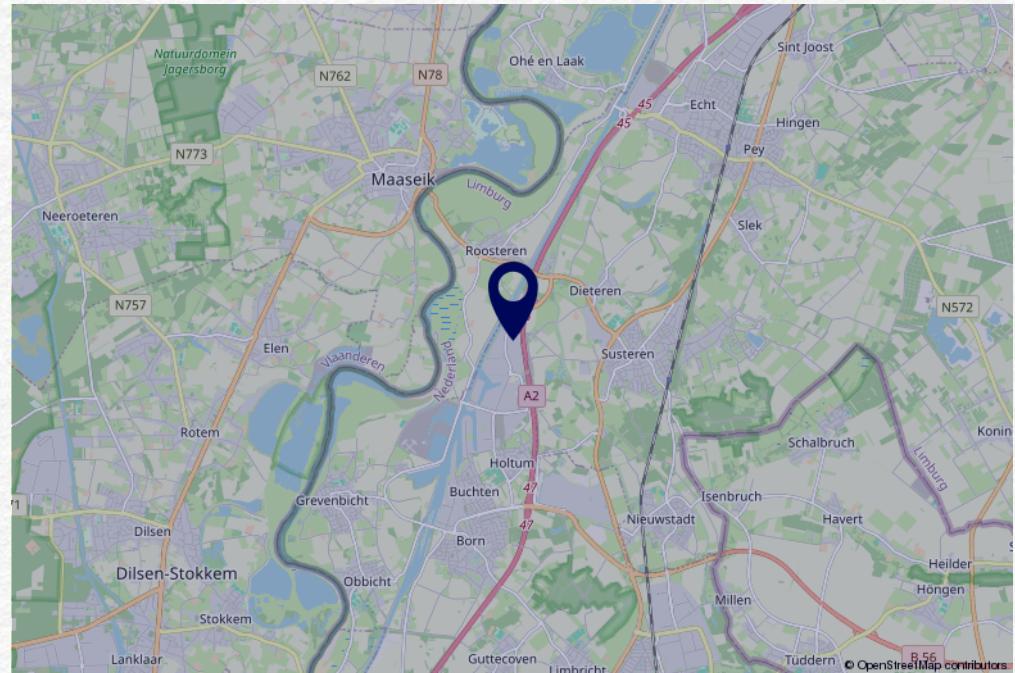
By car

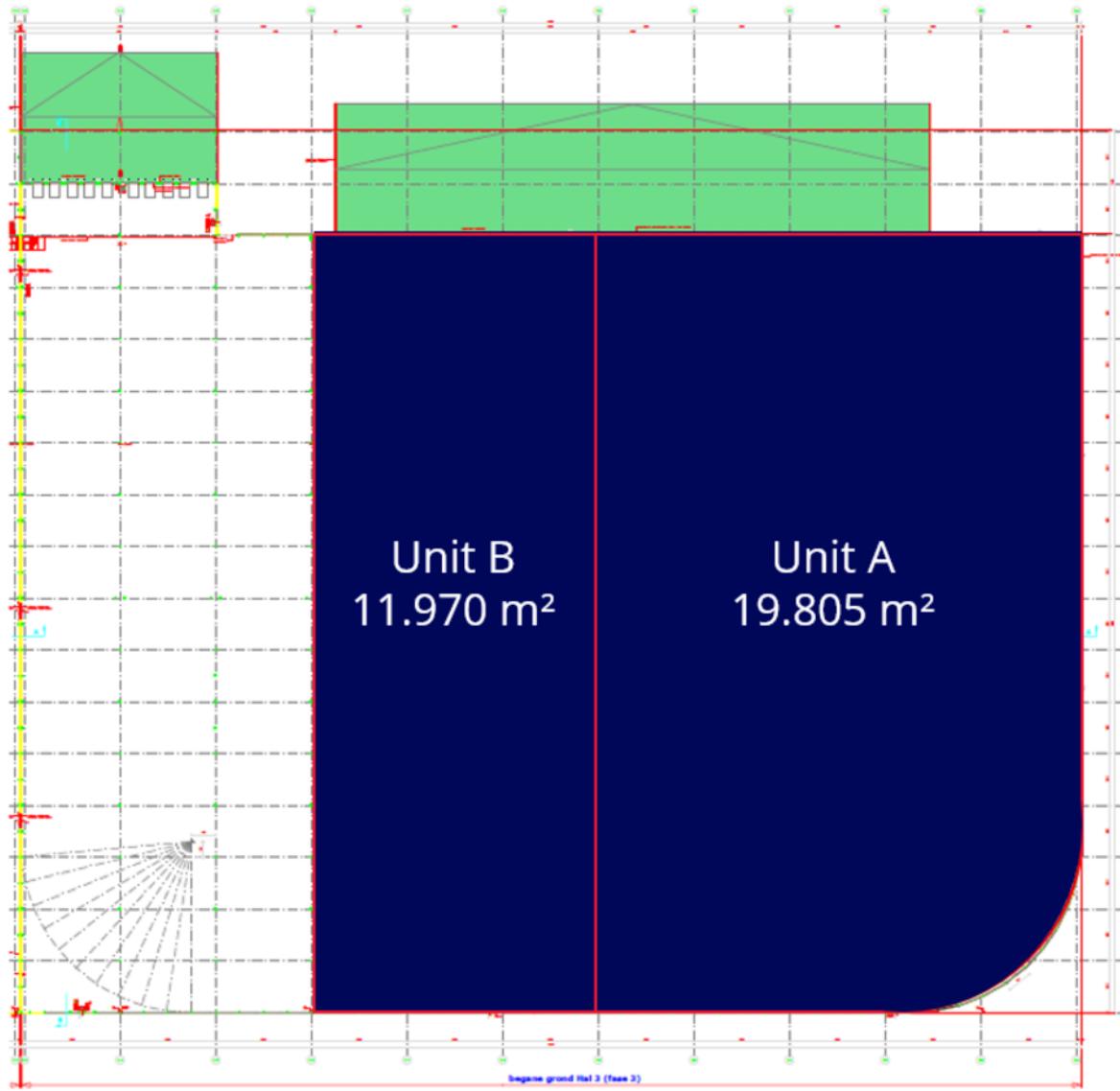
The A2 motorway is only a few minutes away.

By public transport

The nearest bus stop is 1,500 m away.

NS intercity station at 5,000 m distance.

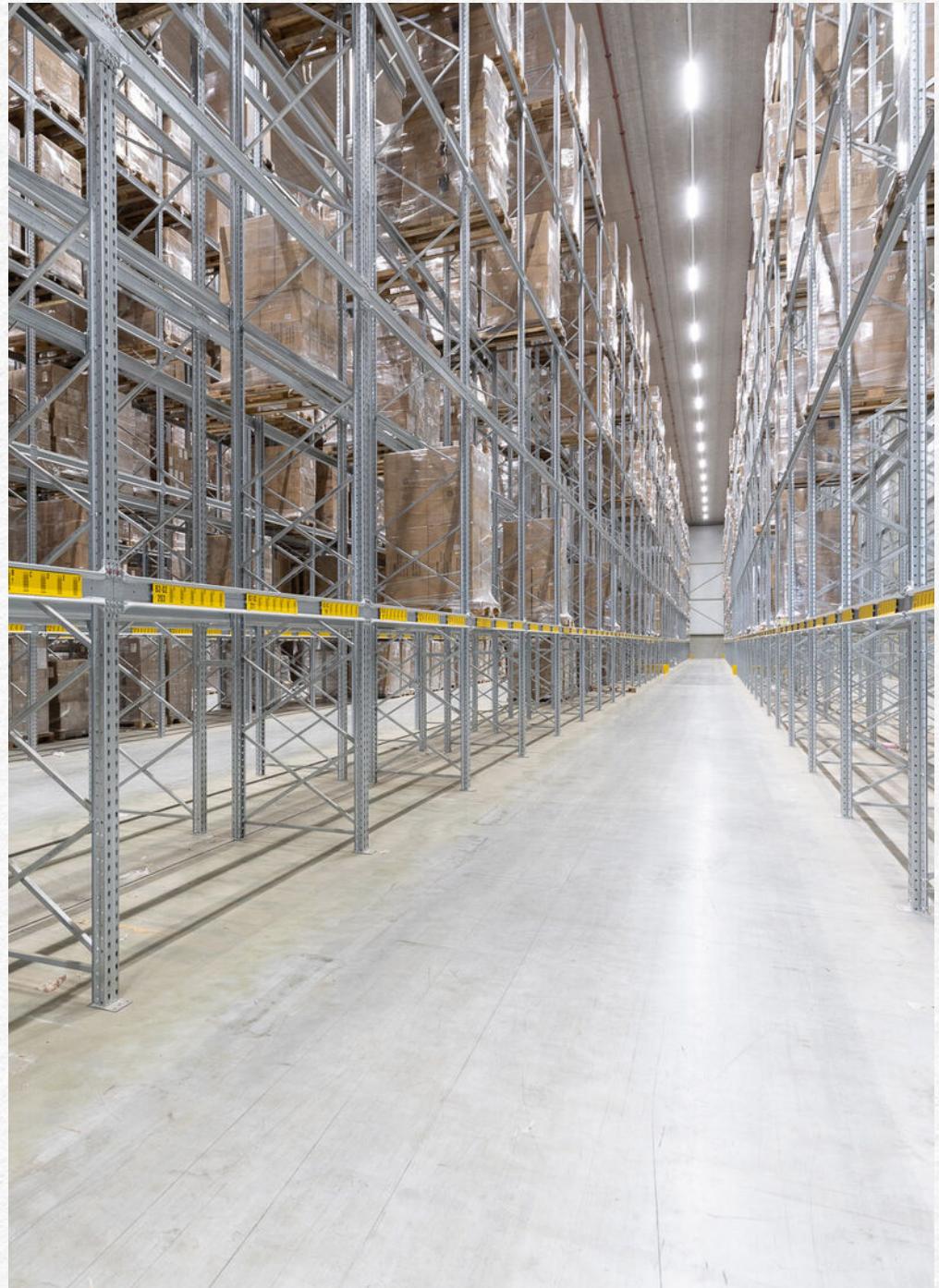
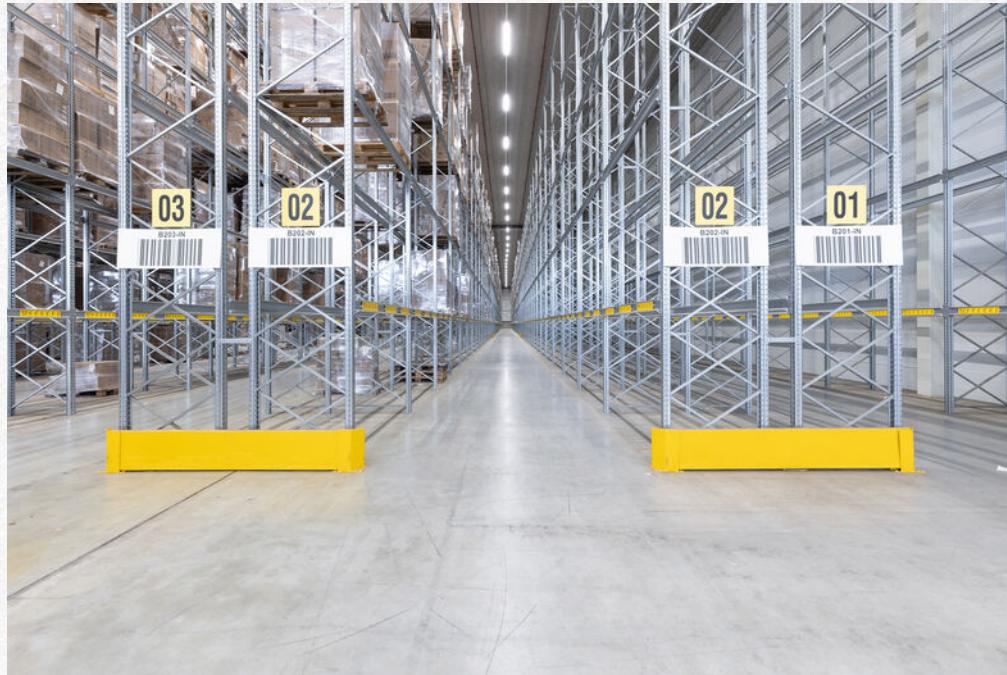


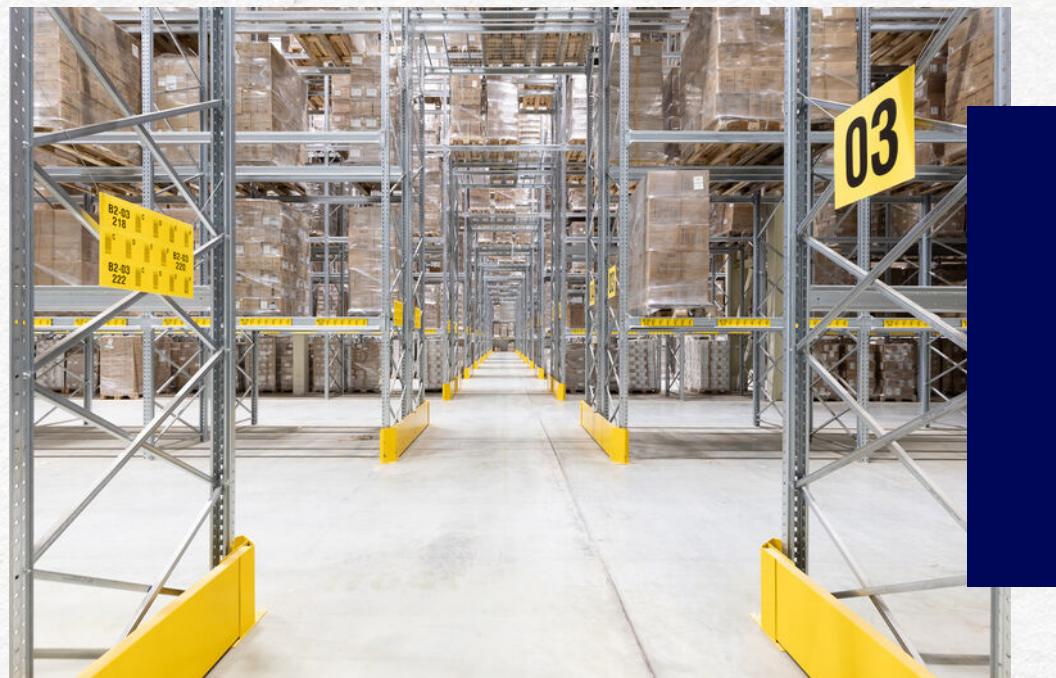
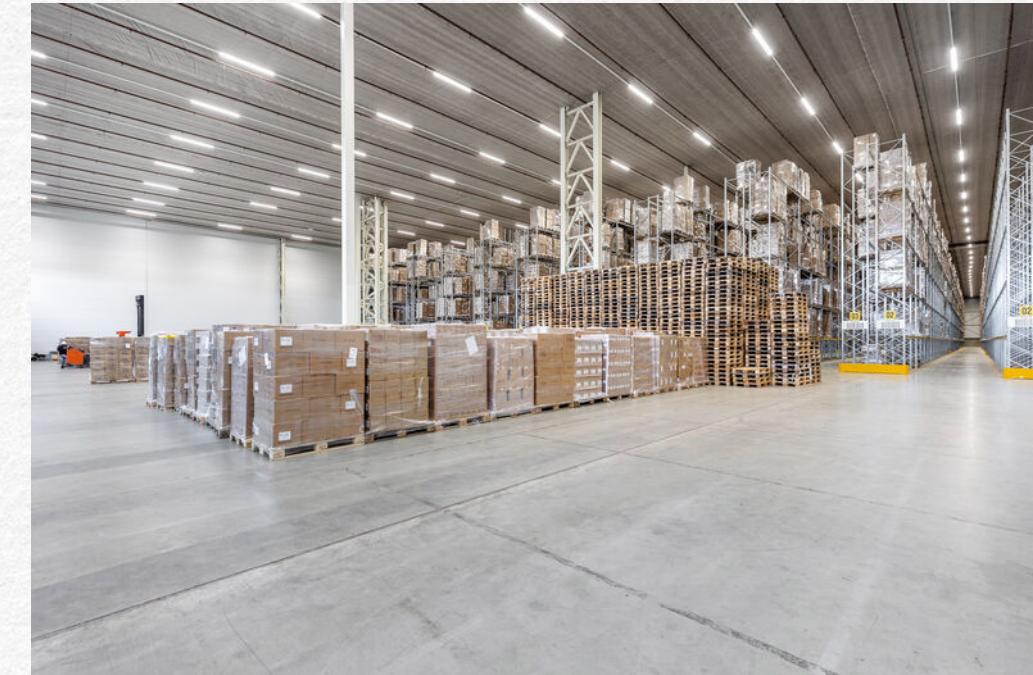
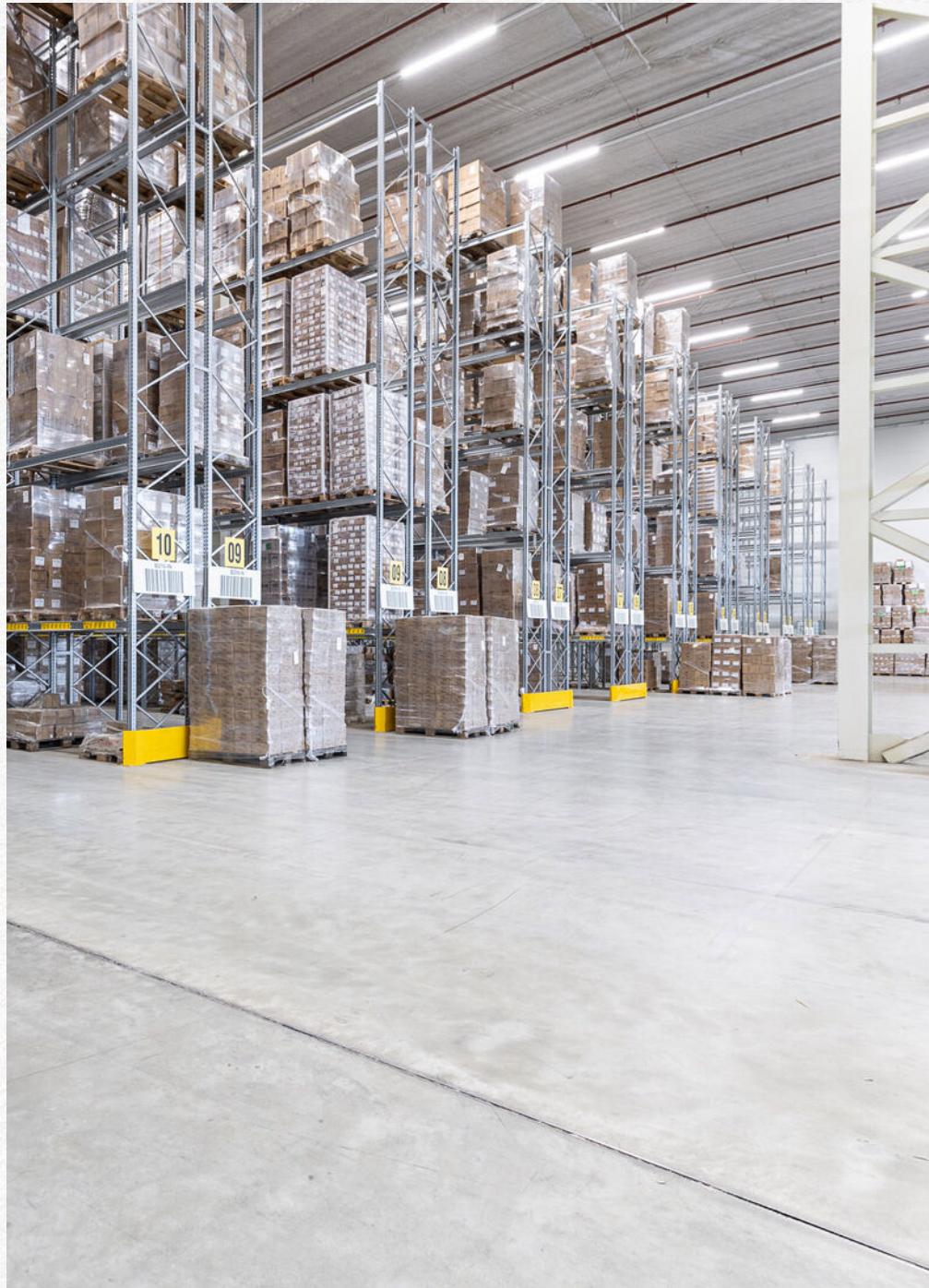


Floorplan spaces A and B









ABOUT COLLIER'S

Colliers is a listed real estate advisor (NASDAQ, TSX: CIGI). We contribute to a better society by playing an active role in solving complex real estate issues and accelerating the sustainability of the built environment.

We connect global market developments and data with the world of real estate owners, real estate investors and real estate tenants. This ensures that we understand what tomorrow's sector looks like and provide future-oriented advice.

These insights help us add value to all stages in the real estate cycle and build long-lasting customer relationships. We offer creative solutions that

are not only attractive today, but also remain relevant and sustainable in time to come. In the Netherlands we work with 360 professionals who think differently and share the best ideas in a culture of entrepreneurship. Our clients can count on a reliable partner who provides well-thought-out advice. A party that shows them the right opportunities in the real estate sectors.

Of course, we are affiliated with the most important organizations in our field, such as the Dutch Register of Real Estate Valuers, The Royal Institution of Chartered Surveyors, the Quality Register of Real Estate Agents Vastgoedcert and the Dutch Brokers Association.

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OUR TEAM

STEVEN VAN DE POL

+31 6 82 34 14 44

steven.vandepol@colliers.com



RICHIANO ARJUN SHARMA

+31 6 13 48 25 30

richiano.arjunsharma@colliers.com





Kennedyplein 2
5611 ZS Eindhoven
Tel.: +31 40 212 11 10
eindhoven@colliers.com



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