

## Marco Polostraat 2 (Unit A), Rotterdam-Albrandswaard



Approx. 6,815 m<sup>2</sup> warehouse, approx. 988 m<sup>2</sup> office,  
approx. 1,649 m<sup>2</sup> mezzanine and 37 parking spaces

### 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

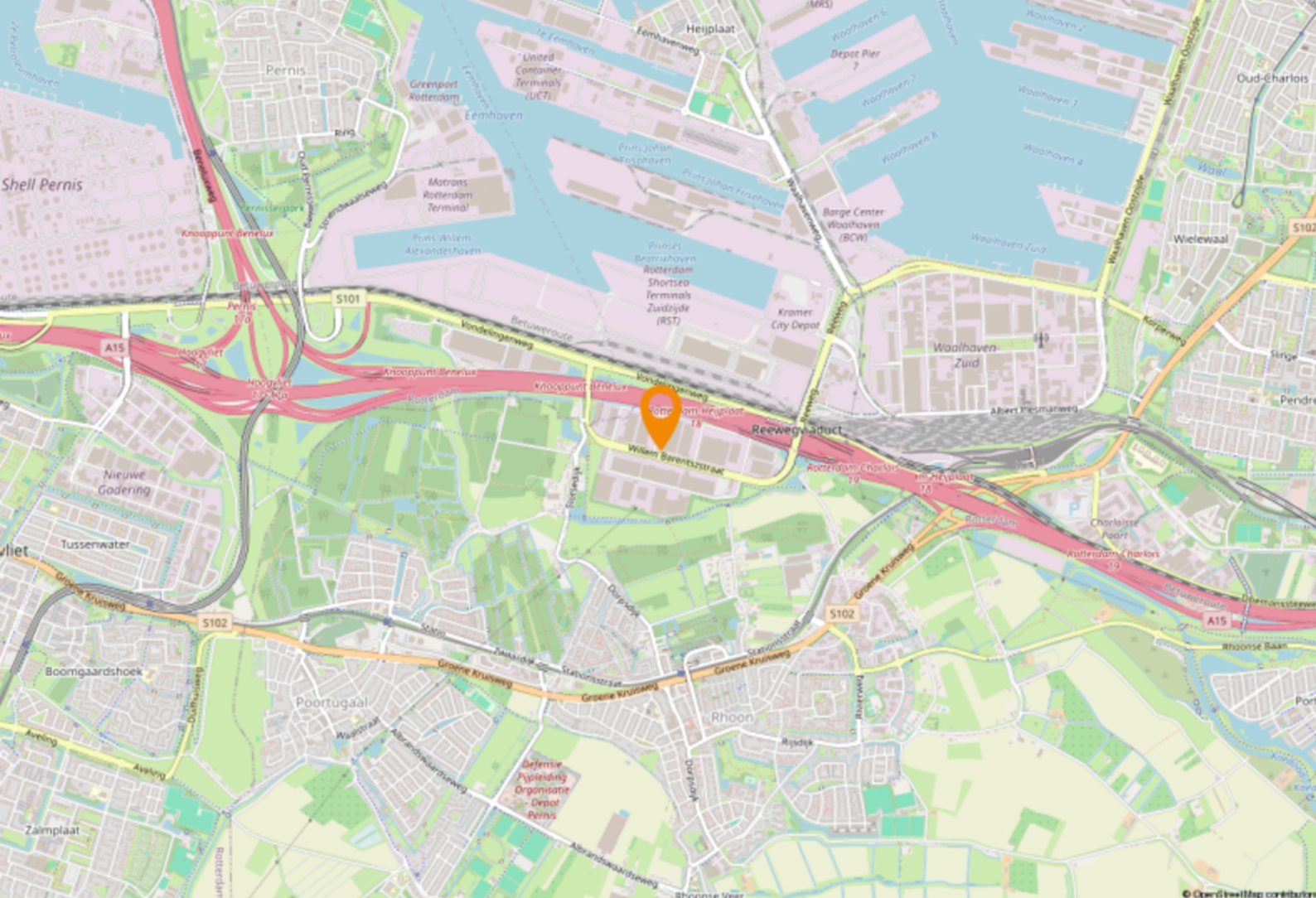
1990.

### Energy label

The property has an energy label B and is valid until October 20, 2025.

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

This distribution center is located in an excellent accessible location within the Port of Rotterdam, both for passenger and freight traffic. Distripark Eemhaven has direct access to the A15 motorway, providing quick access to the main transport corridors. Additionally, the A4, A16, A20, and A29 motorways are just a short distance away, ensuring optimal accessibility within the Randstad region and towards Belgium and Germany.

## Public transport

The location is also easily accessible by public transport. In the nearby area, there are various bus connections to, among others, the Slinge metro station and other key public transport hubs, providing excellent links to the city and surrounding regions.



# Layout

Approx. 6,815 m<sup>2</sup> warehouse space;  
Approx. 988 m<sup>2</sup> office space;  
Approx. 1,649 m<sup>2</sup> mezzanine;  
37 marked parking spaces.

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

## Facilities

### Warehouse

- 15 Loading/unloading docks with dock shelters;
- 1 Electrically operated overhead door at ground level;
- Collision protection in various locations;
- Fire extinguishing equipment;
- Smooth finished concrete floor;
- Heavy-duty power connections;
- LED lighting;
- Skylights in the dispatch area and warehouse;
- Sanitary facilities;
- Heating by means of heaters;
- Floor load capacity: approx. 4,000 kg/m<sup>2</sup>;
- Free height of warehouse: approx. 9.50 metres.

### Outdoor area

- 2 Electrically operated access gates;
- Paved with clinker bricks;
- Lighting above the loading/unloading docks.

### Office

- Air conditioning;
- Central heating with radiators;
- Multiple power outlets;
- Insulated glazing with operable windows;
- Cable ducts;
- Canteen with kitchen;
- Suspended ceilings with LED lighting;
- Sanitary facilities;
- Ventilation grilles;
- Floor finishing with carpet tiles;
- Warehouse visibility from the office through windows.

# Features

## Lease price

At request.

## Rental period

5 Years.

## Parking spaces

37.

## Delivery level

In 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 per quarter.

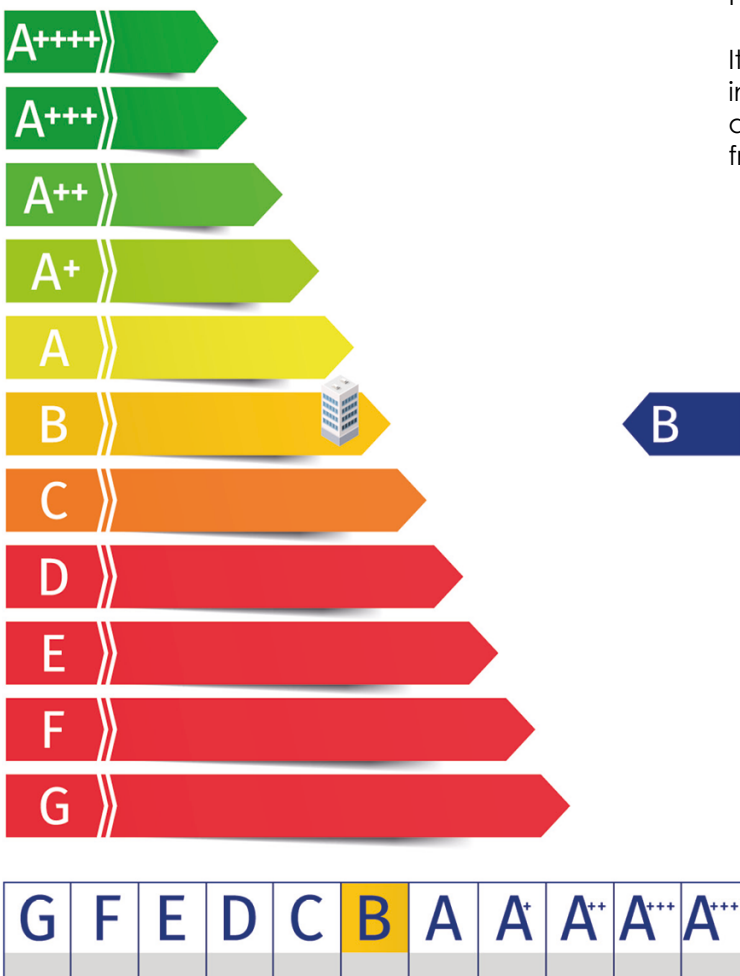
## Delivery date

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.



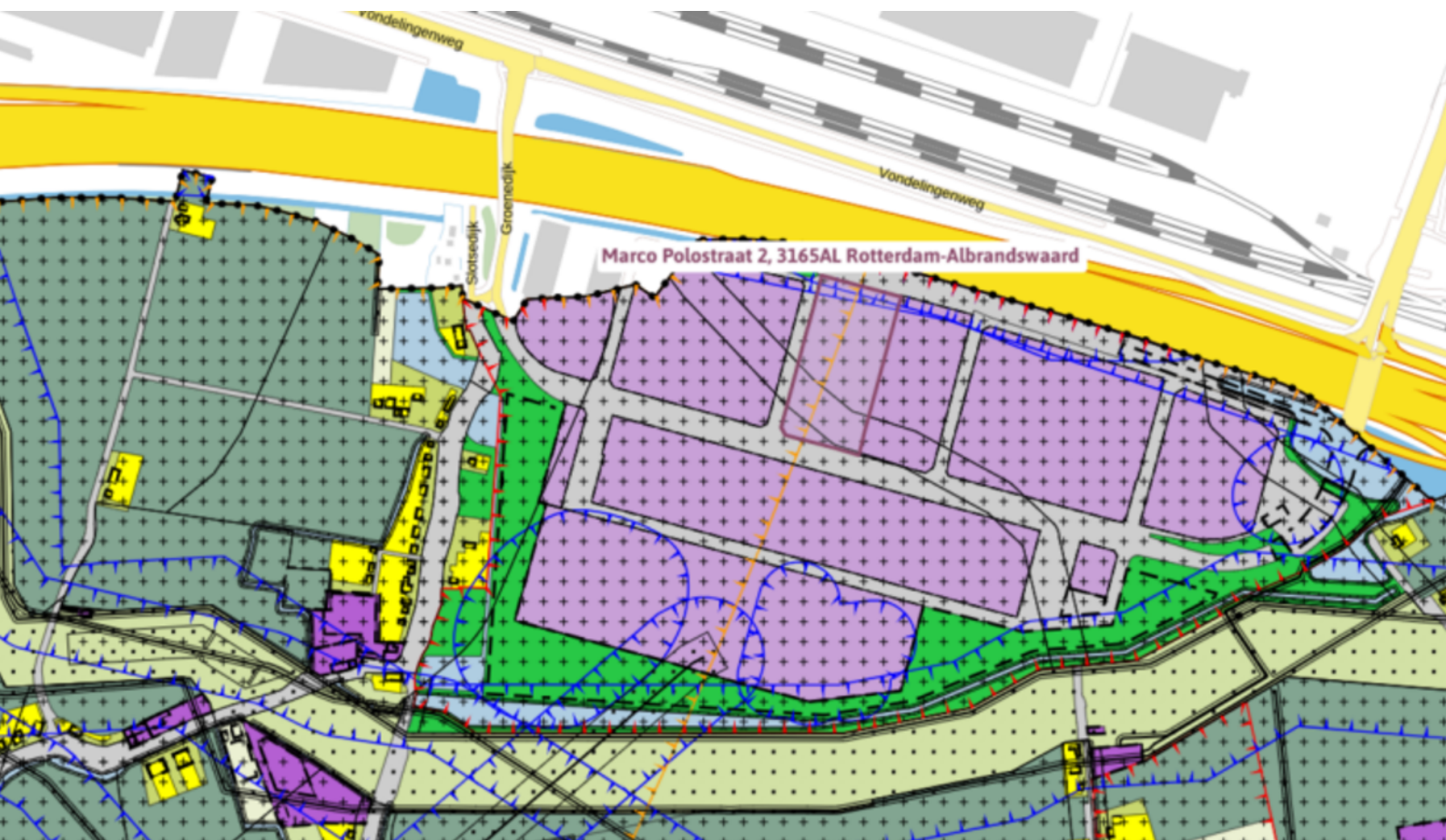
# Zoning plan

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'.

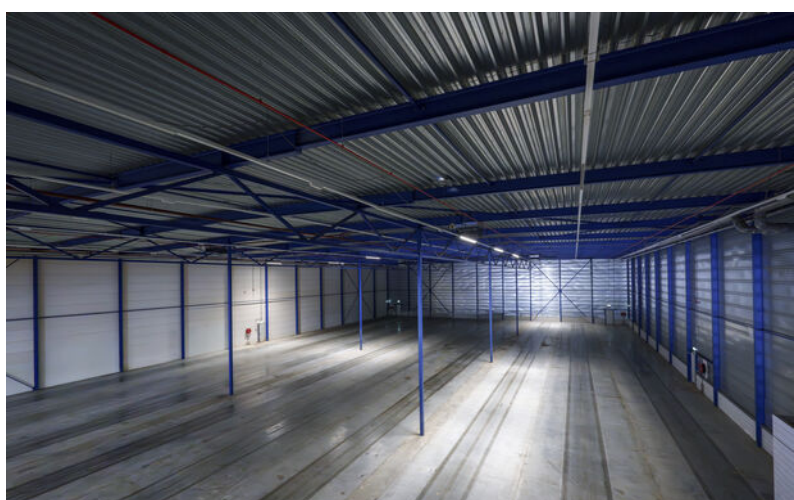
The lands designated for 'bedrijventerrein' are intended for:

- 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.

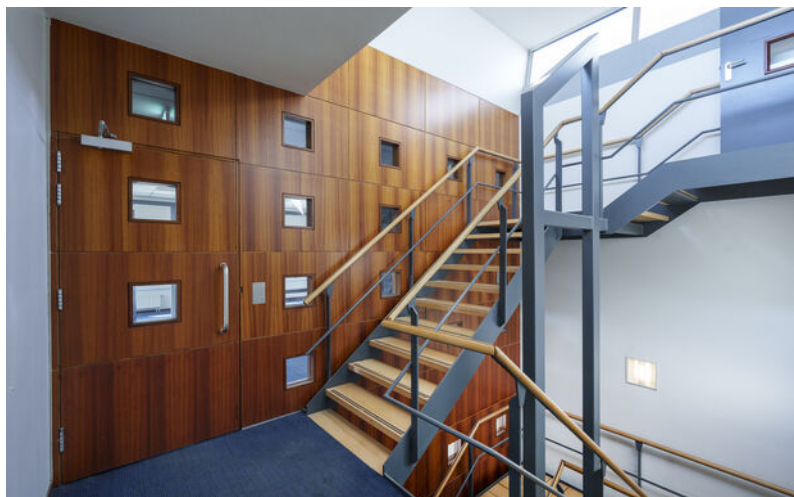
Bron: <https://omgevingswet.overheid.nl>



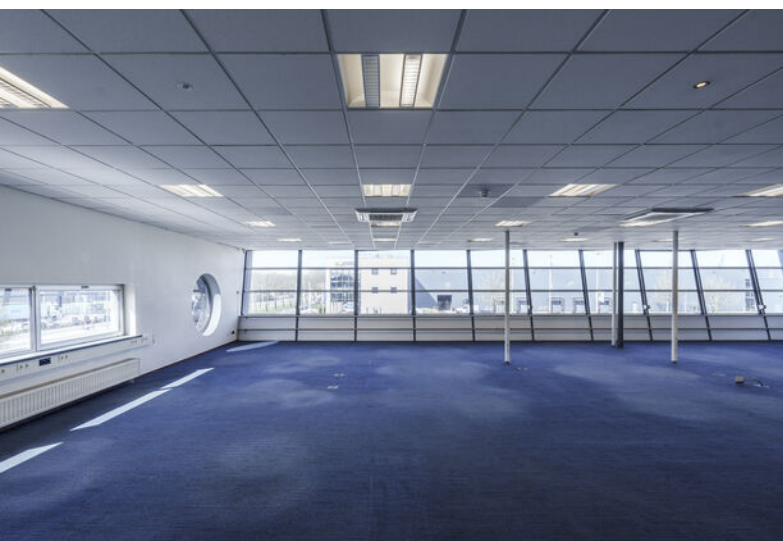










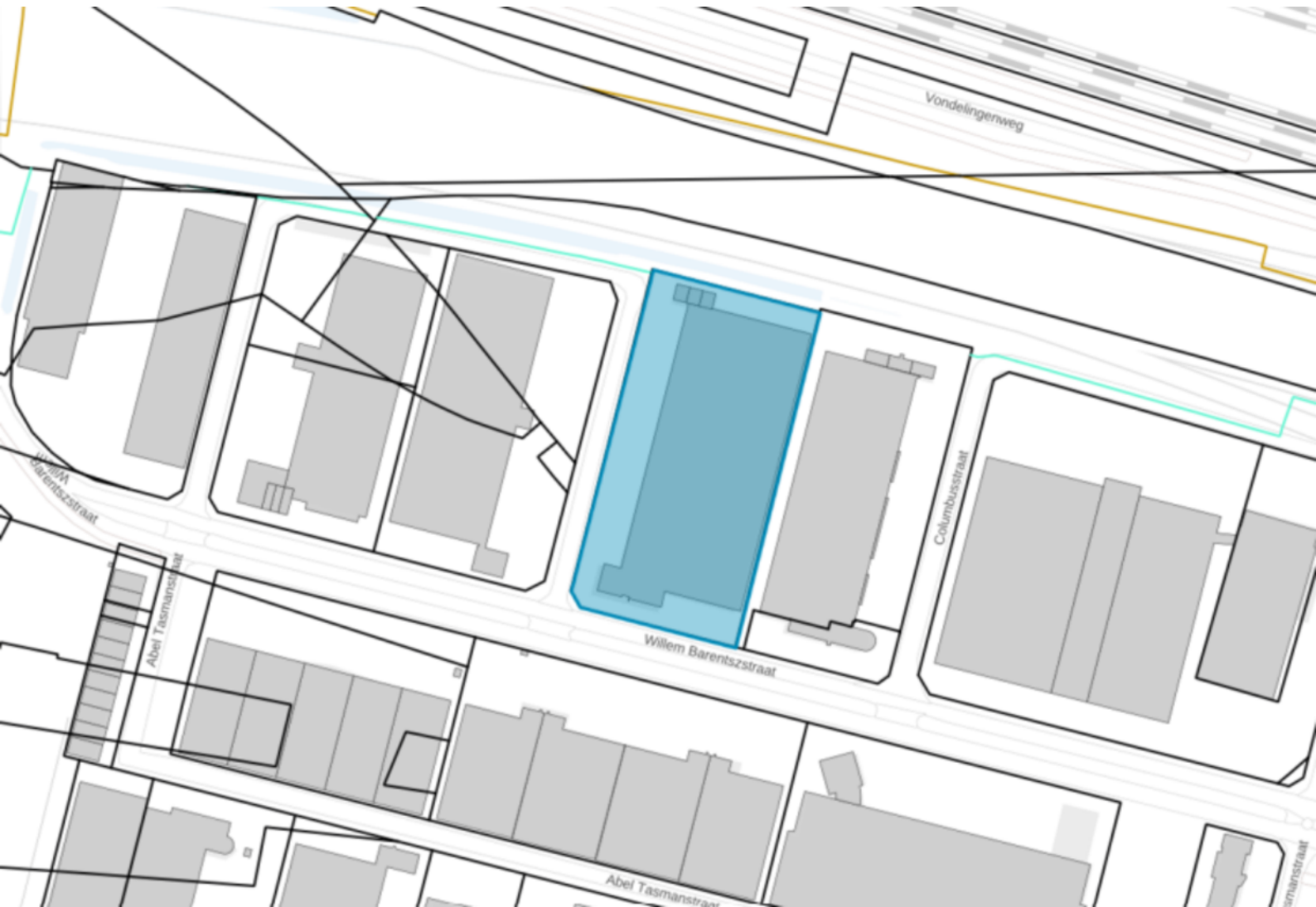








# Cadastral map



## Address

Marco Polostraat 2-14

## Municipality

Albrandswaard

## Postalcode / City

3165 AL Rotterdam-  
Albrandswaard

## Section / Number / Plot

E / 653 / 24,040 m<sup>2</sup>



# Een passende huisvesting voor uw bedrijf? Onze specialisten staan klaar om te helpen!



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**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