Prologis Park Venlo DC1

Available as of January 1, 2027

The Netherlands

www.prologis.nl

PROLOGIS®

Highway
A67
A73

Airport
Dusseldorf - 55 km
Eindhoven - 60 km
Brussels - 170 km
Amsterdam - 180 km

Barge terminal
ECT - 5 km

Rail terminal
ECT 0 km

NS Station
8 km

Clear Height
10.00 m

Floor Load Warehouse
30 kN/SQM

Location

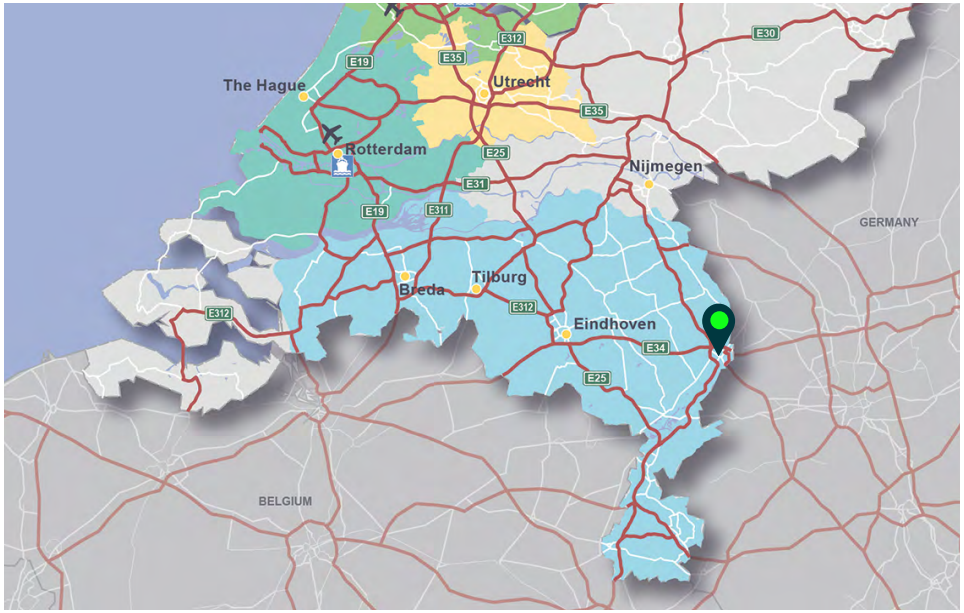
Prologis Park Venlo is a modern logistics platform located in Trade Port West.

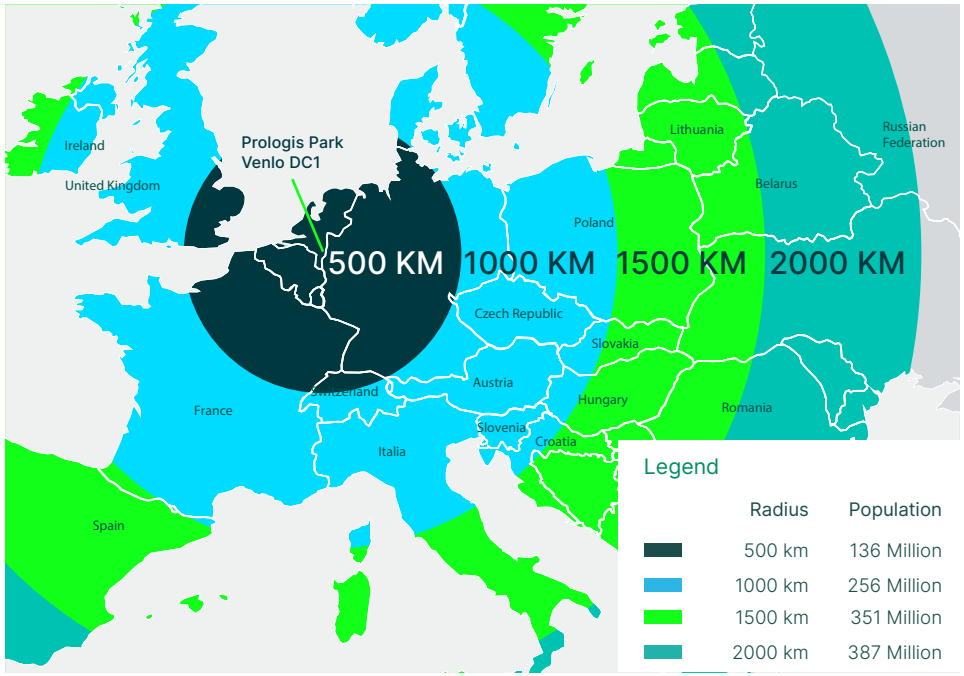
Venlo is an excellent base for businesses across all sectors due to its dynamic residential environment and exemplary infrastructure. These include modern and well-equipped business parks, outstanding rail and road links, and strategic rail and barge terminals.

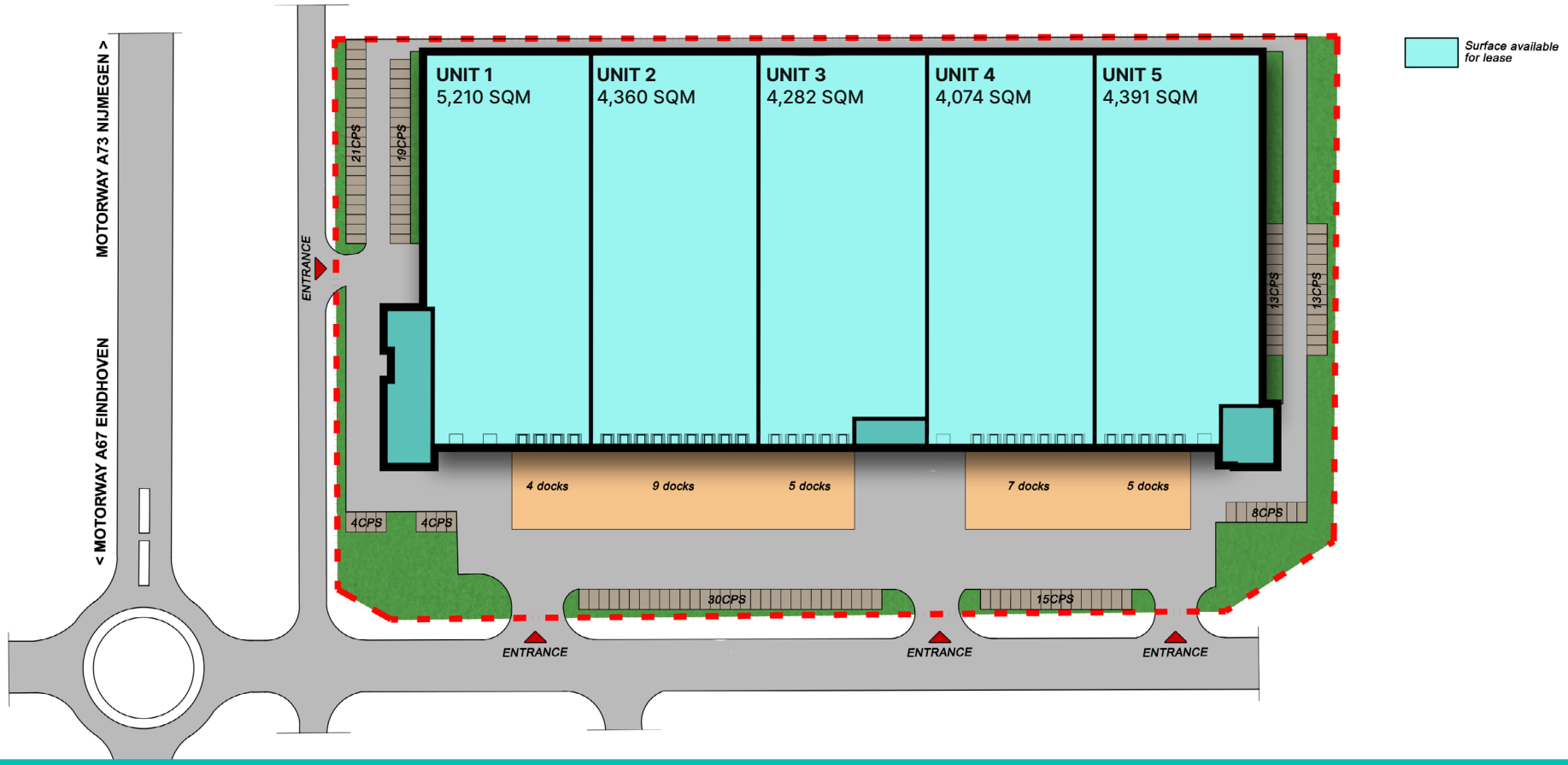
The park is strategically situated between three urban clusters: Randstad in the west of the Netherlands, the 'twin towns' of Antwerp-Brussels and the belt of cities in North Rhine-Westphalia with a population of 18 million.

Prologis Park Venlo is situated near the intersection of the A67 and A73 motorways which connect westbound to Rotterdam and Antwerp, eastbound to the German Ruhr (Duisburg/Düsseldorf), northbound to Arnhem/Nijmegen and southbound to Maastricht, Liège and Brussels. Prologis Park Venlo can be reached via exit 39 on the A67 motorway and is connected to the Port of Rotterdam, the Port of Antwerp and the Port of Amsterdam via daily rail shuttles. The park is adjacent to airports of Düsseldorf, Eindhoven, Maastricht, Liège, Amsterdam and Brussels whichall have cargo facilities.

Venlo has an inland barge container terminal, operated by European Container Terminal (ECT), which connects the park to Rotterdam, Amsterdam and Antwerp.







Venlo DC1	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
Warehouse	3,721 SQM	4,059 SQM	3,861 SQM	4,074 SQM	3,948 SQM
Office	1,489 SQM	301 SQM	421 SQM	-	443 SQM
TOTAL	5,210 sqm	4,360 SQM	4,282 SQM	4,074 SQM	4,391 SQM
Car Parking	27 cps	21 cps	30 cps	15 cps	34 cps
	Available	Available	Available	Available	Available

Specifications

Building description

General:
- Building depth: approx. 97.6 m.
- Column spacing depth: approx. 10.6 m.
- Column spacing length: approx. 20.4 m.
- Year of construction: 1999.

Warehouse:
- Clear height warehouse: approx. 10.17 m.
- Floor load warehouse: 30 kN/sqm.
- Transformer capacity: 630 kVA.
- Contracted capacity*: 230 kW.
- Warehouse lighting: LED.
- Warehouse heating: indirect-fired gas heater.
- Utilities:
  - Gas
  - Water
  - Electricity.

Office:
- Floor load office: 2.5 kN/sqm.
- Office lighting: LED.
- Office heating: central heating / heat pump.
- Office air conditioning: central cooling system.

Outside Area:
- Bicycle shed: with EV charging stations
- Front truck court depth: approx. 40 m.
- Site security: fully fenced.
- Exterior lighting: LED.
- Dock doors: 17 pcs.
- Dock levellers: 17 pcs.
- Ground-level doors: 3 pcs.

Contracted Capacity* **230 kW**

All units of Prologis Park Venlo DC1 together offer high contracted power availability, making it the ideal base for power-reliant industrial and logistics activities - ready to support your operations today and as they expand.

* Contract in the name of current lessee.

Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity — so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

Why It Matters

- **Operational Expertise:**
  Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:**
  Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:**
  A clear view of your options - upfront, phased, or included in rent, with no surprises.

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