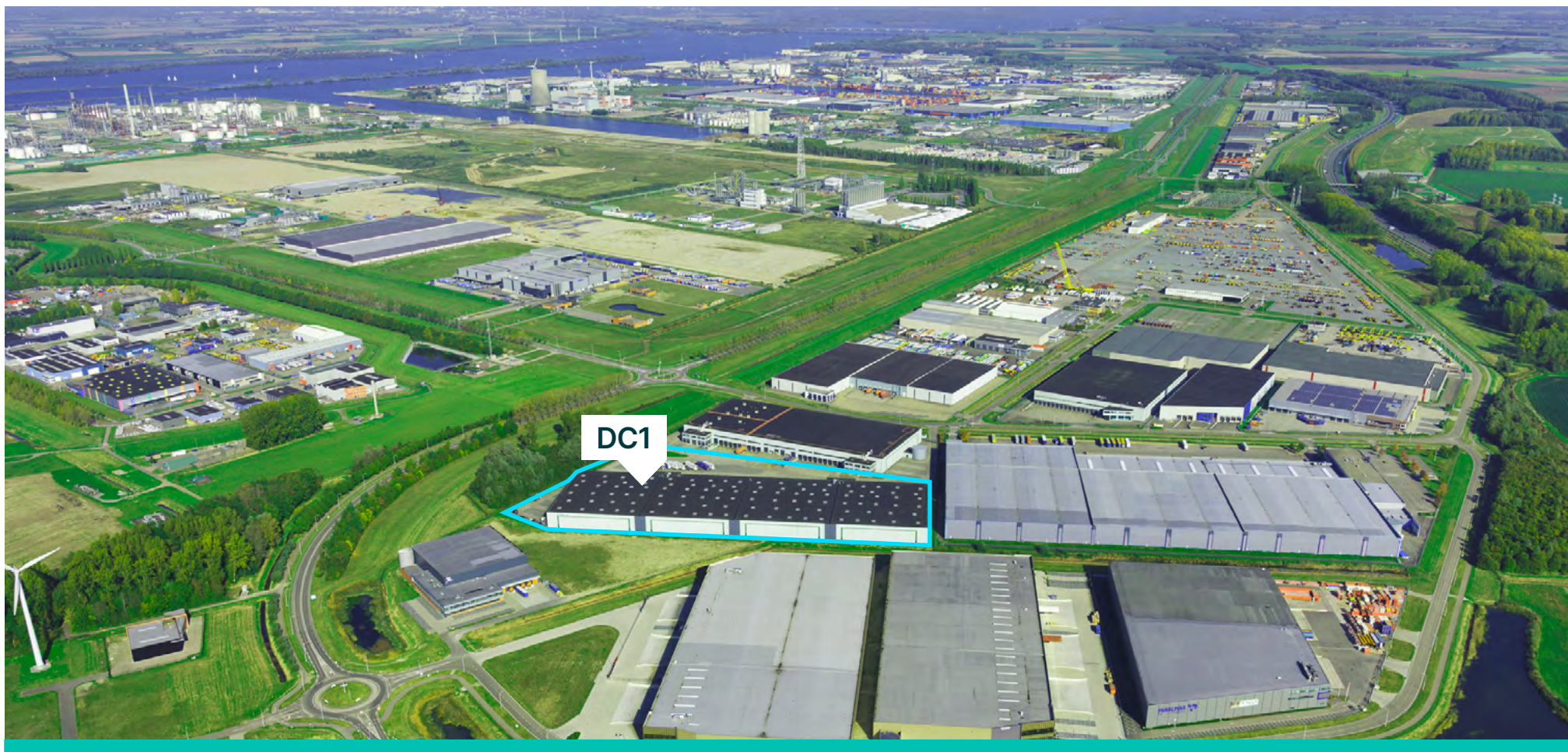


Prologis Park Moerdijk DC1

Direct Available

The Netherlands





Highway

A17 - 3 km
A16 - 13 km



Airport

Rotterdam - 49 km
Eindhoven - 81 km
Amsterdam - 105 km
Brussel - 112 km



Barge terminal

1 km



Clear Height

11.8 m

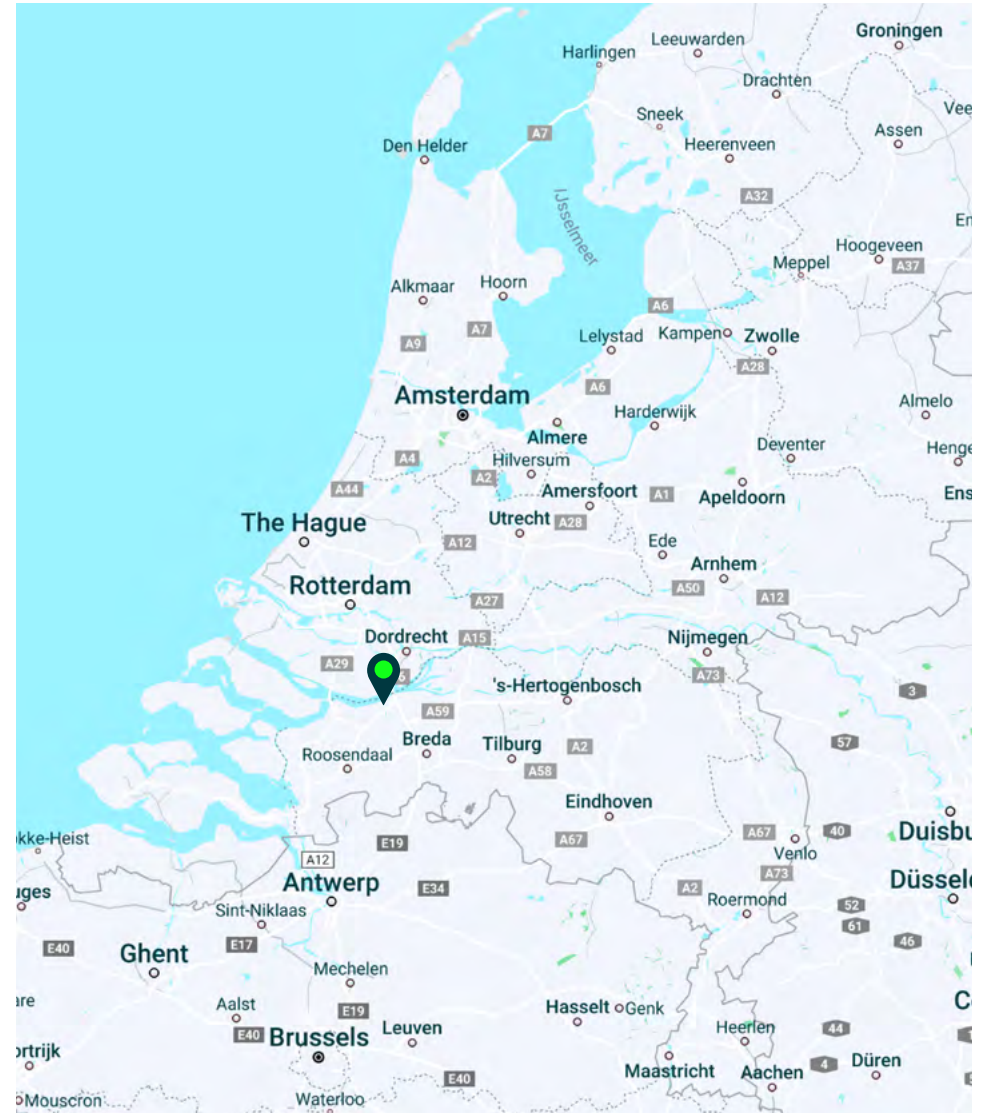
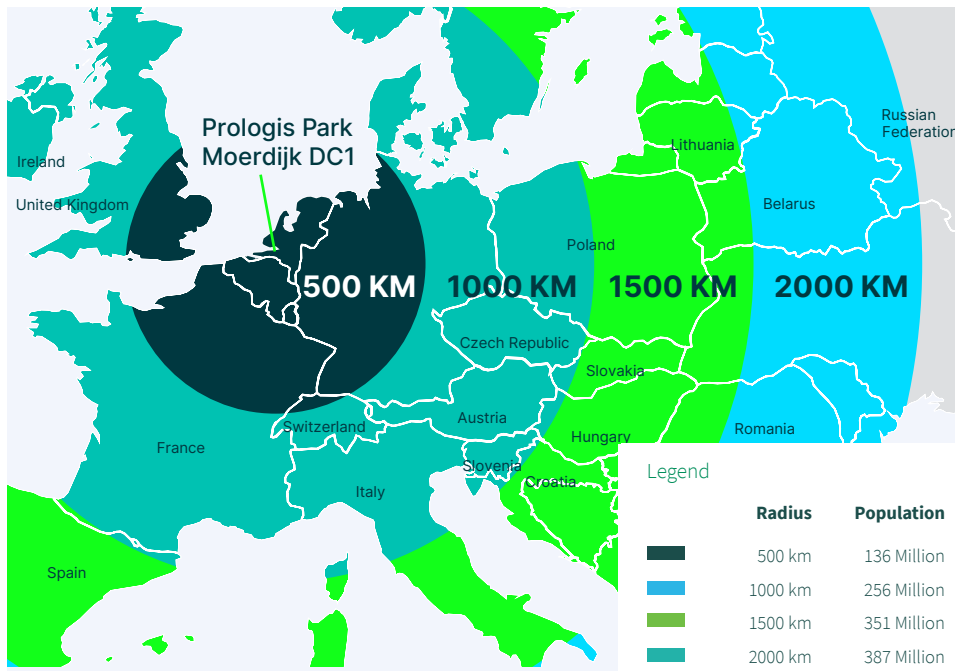


Floor Load Warehouse

30 kN/sqm

Location

Prologis Park Moerdijk DC1 is strategically located on the Tradeboulevard in Moerdijk and is part of the Moerdijk industrial area. Moerdijk is located between the seaports of Rotterdam and Antwerp and has multimodal facilities by land, rail and water. The business park is characterized by a diversity of activities in both production, trade and logistics spheres. Moerdijk DC1 is located less than two minutes from the entrance and exit to and from the A17 (Roosendaal – Moerdijk), from where the A16 (Antwerp – Rotterdam) is easily accessible.





Prologis Park Moerdijk DC1

Warehouse	20,903 sqm
Office/Social Area	1,345 sqm
Mezzanine Area	1,984 sqm
Car Parking	164
Truck Parking	10

Partial lease possible: 2 of the 4 units

Specifications

Building description

General:

- Building depth: app. 80 m.
- Building length: app. 264 m.
- Column space depth: app. 14.2 m.
- Column space length: app. 21.6 m.
- Year of construction: 2000.

Warehouse:

- Clear height warehouse: App. 11,8 m (8,8 clear height at other spots due to fire screens).
- Floor load warehouse: 30 kN/sqm.
- Floor load mezzanine: 4 kN/sqm.
- Transformer amount: 630 kVA.
- Contracted capacity*: 217 kW.
- Warehouse lighting: LED.
- Heater warehouse: indirect-fired gas heater.
- Utilities:
 - Gas;
 - Water;
 - Electricity.

Office:

- Floor load office: 2,5 kN/sqm.
- Office lighting: LED.
- Heater office: CV.
- Airco office: top cooling.

Outside area:

- Car and truck parking:
 - Car parking: 164 pcs;
 - Truck parking: 10 pcs.
- Bicycle shed: with EV charging stations.
- Front truck court depth: app. 36 m.
- Site security: fully fenced, height approx. 2 m.
- Exterior lighting: LED.
- Dock doors: 24 pcs.
- Dock levellers: 24 pcs.
- Ground level door: 5 pcs.

Contracted
Capacity*

217 kW

With robust contracted power capacity, our Prologis Park Moerdijk DC1 is ready to handle energy-demanding operations and support high-performance industrial and logistics activities - now and as you grow.

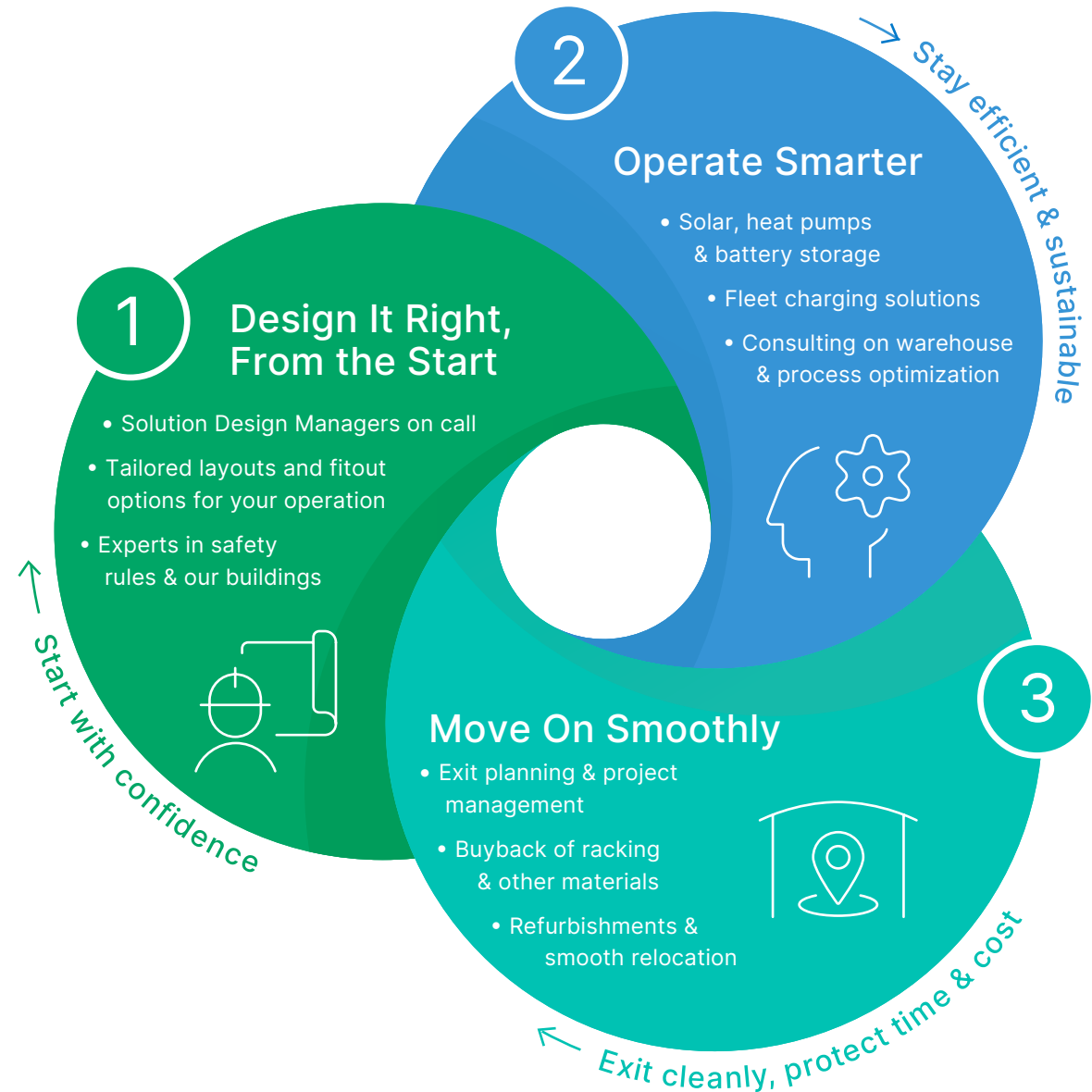
* Contract in the name of current lessee.

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.



Contact

Bart Konings

Director, Leasing
bkonings@prologis.com

Prologis Benelux

Symphony Offices
Gustav Mahlerplein 17-21
1082 MS Amsterdam, The Netherlands
+31 (0)20 655 19 24
www.prologis.nl

Brokers



De Lobel & Partners

info@delobelpartners.nl
+31 076 206 1006



JLL

Pieter.vanSantvoort@jll.com
+31 040 250 0100

No warranties or representations, expressed or implied, are made as to the accuracy or completeness of the information contained herein. All sizes are approximate. Prologis makes no commitment to update the information contained herein, and may make changes to these materials at any time without notice.

www.prologis.nl

