

HIGH-END DISTRIBUTION CENTER IN HERKENBOSCH



P3 HERKENBOSCH

ADDRESS

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Herkenbosch, 6075 CD
The Netherlands

COMMERCIAL CONTACT

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All information in this document is valid on this date.
For current information please contact Paul Kadiks.

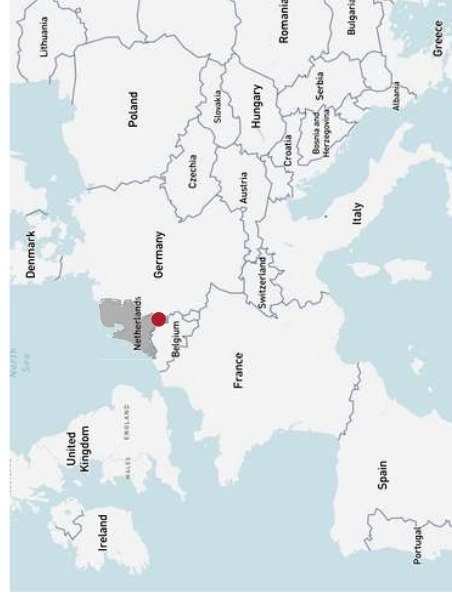
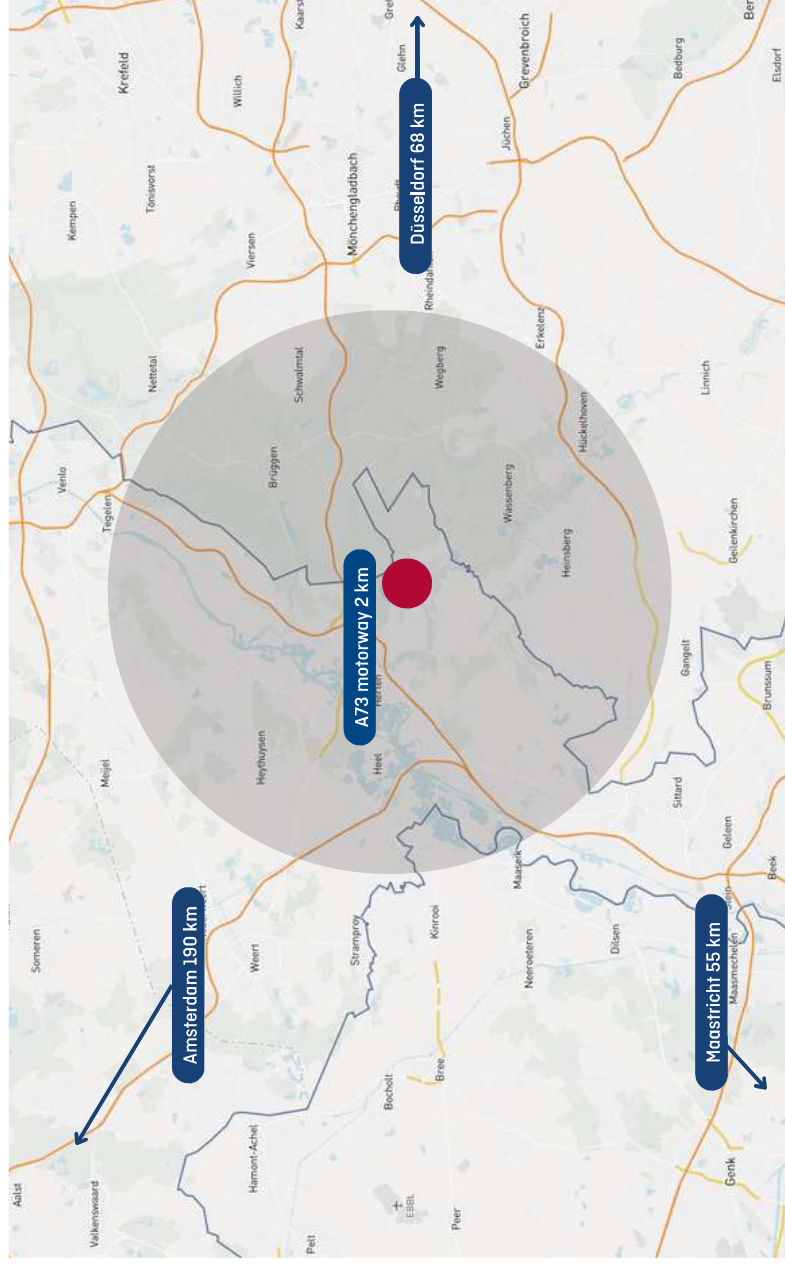
OVERVIEW

Roermond is an ideal location for logistics services as it is very close to the Venlo and Born logistics areas, among Europe's most important logistics areas.

Together with business park 'Oosttangent', business park 'Roerstreek' forms a large business zone east of Roermond. 'Roerstreek' has excellent access to and from the motorway network. Due to the proximity of the provincial roads N570 and N293, the A73 and A2 motorways are easily accessible. The border with Germany and the Ruhr area are also easily accessible due to the connection to the Bundesautobahn52. Roerstreek' business park is characterised by medium-sized and large companies in the logistics and wholesale sectors. The following companies have already established themselves in this business park, including: Rockwool, Euramax and UPS.

DISTANCES TO POINTS OF INTERESTS

A73 motorway	2 min	2 km
Eindhoven (NL)	55 mins	63 km
Antwerp (BE)	1 hours 35 mins	110 km
Venlo (NL)	30 mins	36 km
Maastricht Airport	50 mins	58 km
Düsseldorf Airport	1 hours 5 mins	68 km



LOCAL ACCESS

P3 Herkenbosch is a modern logistics park designed to meet the highest standards of efficiency and sustainability.

Upon completion in Q4 2024, the facility will encompass a total leasable area of art development, amounting to 62,011 sq.m., including warehouse, office space and mezzanine. This warehouse features 53 dock doors and 5 level loading doors, ensuring efficient loading and unloading operations. The facility offers ample parking with 495 car parking spaces and 48 truck parking spaces. The truck court depth is 45 meters, providing sufficient maneuvering space for large vehicles. The hall is equipped with energy-efficient LED lighting and has achieved a BREEAM Excellent rating, reflecting its high standards in sustainability and environmental performance.



Airport



Train station



Bus stop



Tram stop



Parking



EV charging station



Truck entrance



Main entrance

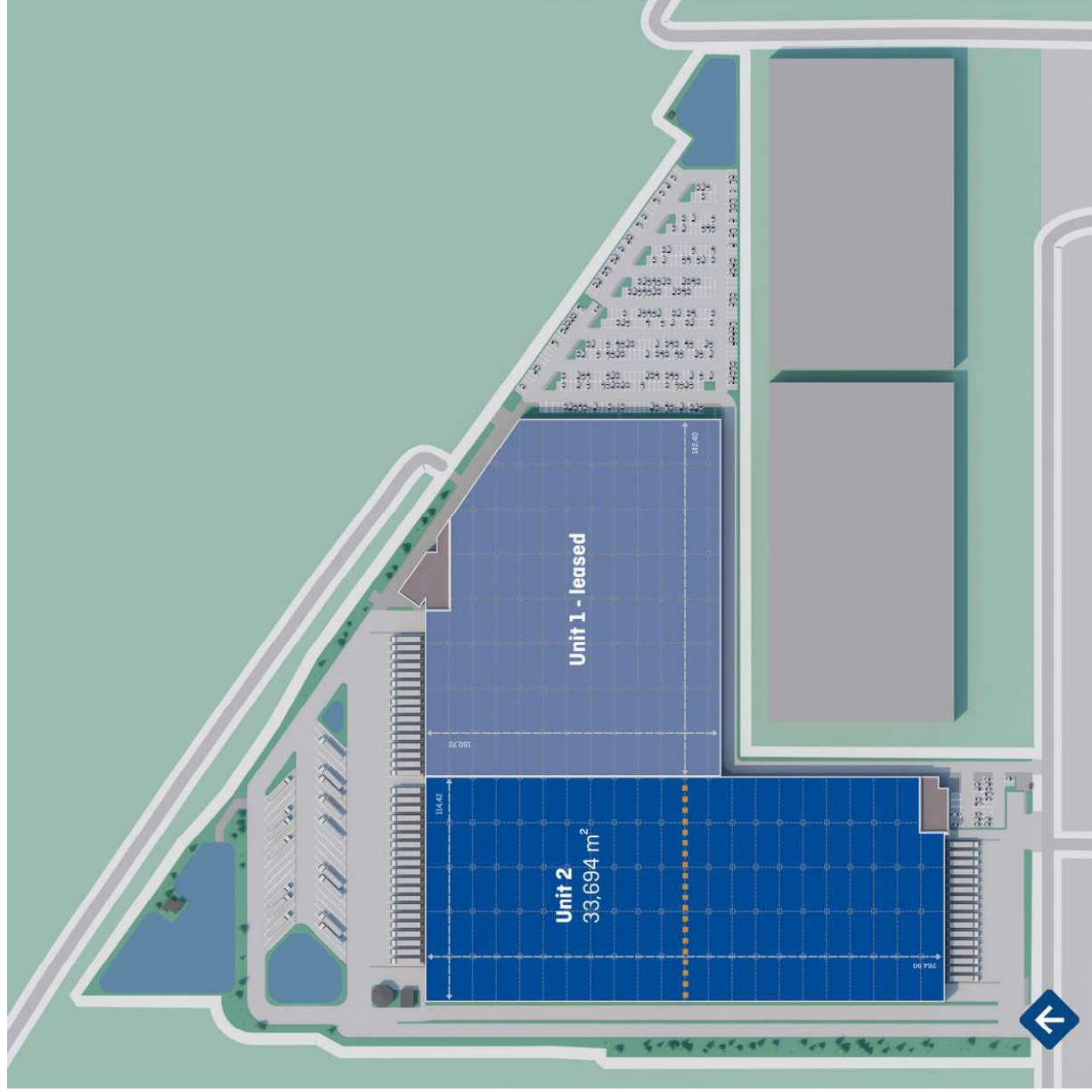


Get directions



AVAILABLE SPACE

Unit	Warehouse (m ²)	Office (m ²)	Mezzanine (m ²)	Parking
2	29,962	1,196	2,536	223 (cars), 31 (trucks)
Total	29,962	1,196	2,536	223 (cars), 31 (trucks)



- Existing building
- Leased building
- Offices
- Possible split
- Main Entrance

TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Clear height of 12.20 metres
- Maximum floor load (warehouse): 5,000 kg/sq.m
- Maximum floor load (expedition): 2,500 kg/sq.m
- Point load warehouse: 60 kN/m²
- 36 loading docks (including mechanical dock leveller, electro-hydraulic)
- 3 overhead doors
- Floor level: DIN 18.202, table 3, rule 3
- LED lighting (200 lux warehouse/expedition)
- Sprinkler system
- Separate air heating
- BREEAM NL 'Excellent' ambition



SUSTAINABLE PERFORMANCE

1,950 kWp 44

RENEWABLES CAPACITY

EV CHARGING STATIONS



Excellent A

BREEAM CERTIFICATION

EPC RATING

SUSTAINABLE OPTIONS – EXTERIOR



1

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers

We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.



For further consultation about sustainability and customisation matters please contact:

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Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com

10.3 mil. m² 11

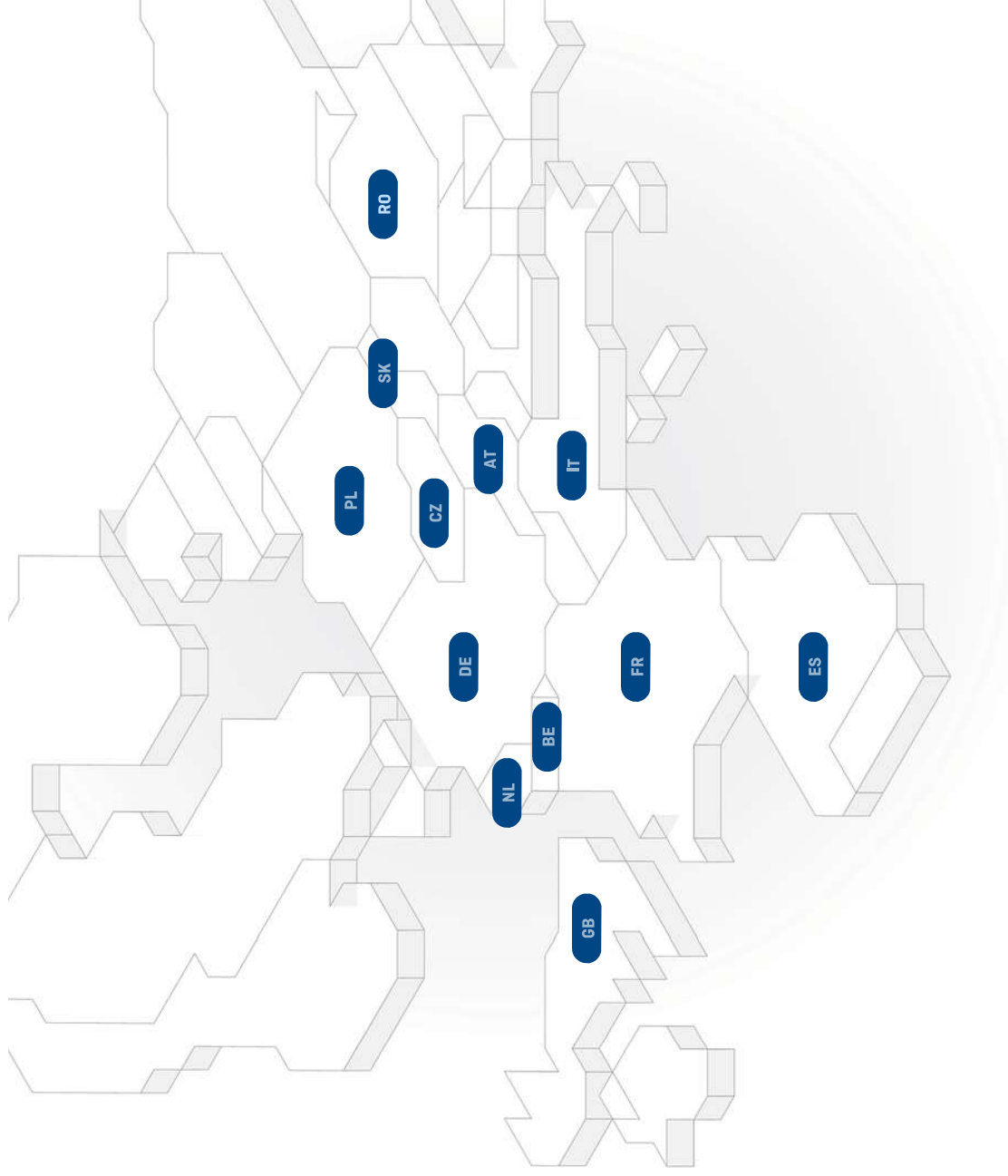
GROSS LETTABLE AREA

COUNTRIES

3.2 mil. m² 470+

LANDBANK FOR DEVELOPMENT

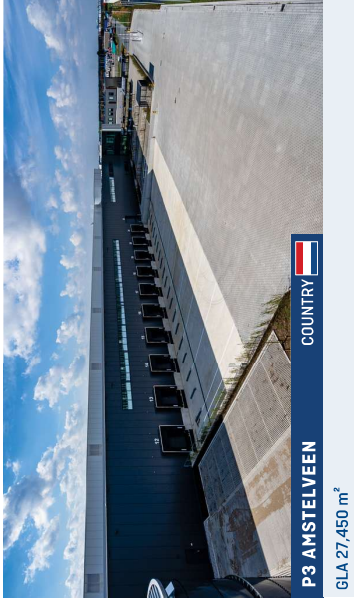
CUSTOMERS



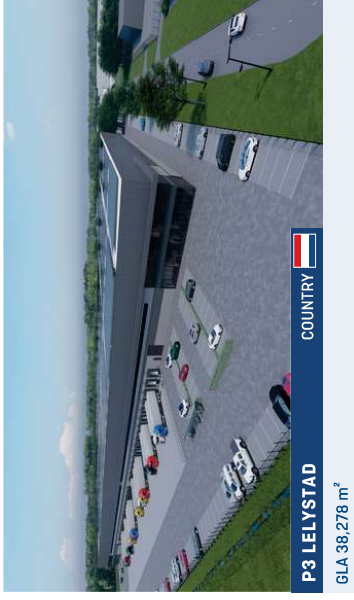
OWNER — [P3] — INVESTOR
DEVELOPER — [P3] — MANAGER

BUSINESS MODEL

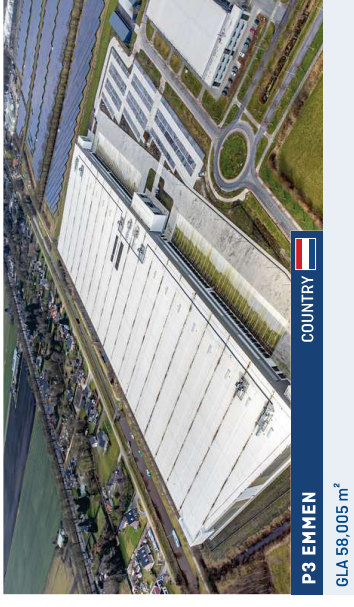
REFERENCE PROJECTS



In February 2023, P3 Logistic Parks has acquired the development asset on a freehold land in business park P3 Amstelveen, an established logistics area in Amstelveen, the Netherlands, that is specifically well-known for its greenhouse- and horticultural sector.



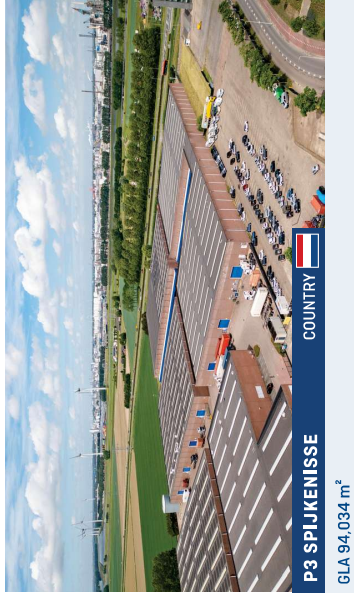
P3 Lelystad is located within Business Park Oostervaart, one of the most strategically positioned industrial zones in the Netherlands. The facility offers over 38,000 m² of premium logistics and distribution space, with the flexibility to be divided into two separate units.



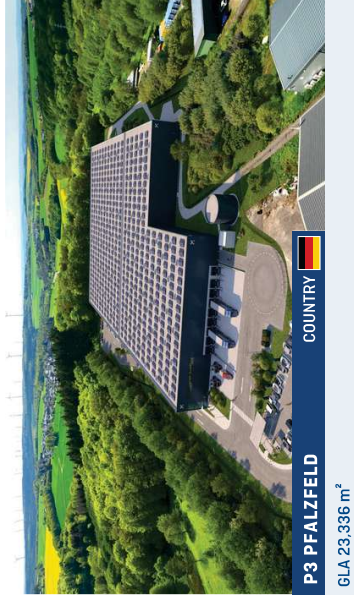
This property in Emmen has a total area of approximately 66,140 m², including warehouse, mezzanine and office space. The distribution center is located on the Bellstraat in Emmen at 'Bedrijvenpark A37'. The object is available as a whole but also for rent in units from approximately 14,225 m². The property offers excellent opportunities for companies active in logistics, distribution and manufacturing.



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P3 Spijkenisse is situated just south of the N218, with direct connection to the A15 motorway, providing excellent access to the whole of the Netherlands. Rotterdam city centre and The Hague Airport are 24 km (23 min) and 24 km (22 min) away, respectively. Truck drive time to the Port of Rotterdam is less than 30 minutes. This multi-tenant location is excellent for land, air and sea logistics.



The Pfalzfeld property will include two warehouses with a total floor area of 21,000 m², including 1,500 m² of mezzanine, and 850 m² of office space. In total, the rental space will be around 23,400 m², with the possibility of being divided into smaller units. The halls are characterized by a clear height of 12 meters, and feature 19 loading docks and two ground-level doors. Additionally, there are six truck and 57 car parking spaces.

SPACE TO CREATE

COMMERCIAL CONTACT



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COUNTRY OFFICE



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