



Central position within the EU region, fast access to major national and international logistics routes to Germany, Belgium and throughout the Netherlands.

Aviation Valley Logistic campus provides high quality, sustainability logistics services with unique opportunities.

Strategically positioned in the south of the Netherlands, central in the EU at the tri-border region of the Netherlands, Germany and Belgium. Its location is unique, with several connected sites from 6 to 13 ha, with excellent access to national and international road, air, water and rail transportation routes, allowing maximum advantage from intermodal or multimodal transport.

The key benefit of this warehouse development is sustainability. The highly insulated exterior walls and roofs and state of the art technical installations keep the energy costs low. Solar panels on the roof forms another large solar panel project in the Netherlands. Warehouses can be built with up to 12.20 m<sup>1</sup> free height with FM-approval (ESFR roof-net sprinkler installation). The warehouse design meets the high standards required for TAPA-A certification.

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# Logistic campus Aviation Valley



## Clusters

|     |         |                       |
|-----|---------|-----------------------|
| 6c  | 6,3 ha  | 39,000 m <sup>2</sup> |
| 3   | 6,6 ha  | 42,000 m <sup>2</sup> |
| 4/5 | 14,2 ha | 95,000 m <sup>2</sup> |

**total 27,1 ha 176,000 m<sup>2</sup>**

## Main benefits:

- Excellent access to Germany, Belgium and the Netherlands
- 26.4 million potential consumers within your reach in 1.5 hours
- Intermodal location
- Proximity to major transportation networks
- Great workforce availability in the region
- Site is ready to develop
- Construction can start shortly, delivery from Q2 2018
- Multi-tenant or dedicated sites available
- Sustainability according to BREEAM-NL
- Connection to green-net (the sustainable heating network)
- Possibilities for further growth
- Tax advantages
- Strong support from local government and province



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