

Logistic campus Aviation Valley

Built to suit warehouses
from 20,000 sqm up to 100,000 sqm



**New development, built to suit, high quality logistics buildings at Beek,
Aviation Valley (NL)**

Aviation Valley 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 5 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.

Logistic campus Aviation Valley offers the possibility to develop built-to-suit warehouses on three plots in several phases from 20,000 sqm up to 100,000 sqm.

Logistic campus Aviation Valley is situated east from Maastricht at the A2, about 5 km south the motorway intersections Kerensheide (A76-E314/A2).

Logistic campus Aviation Valley has direct access to the airport focussed on cargo.

Every day MST Cargo handles wide-body freighters, such as the 747-800F and 747-400F, A330F and A310F, transporting fresh foods and flowers, urgent medical equipment and the latest high-tech consumer products to and from Africa, South America, China, Turkey and the Middle East (more information can be found at www.mstcargo.com).

Besides an excellent connection to the motorway and airport there's also a close connection to the barge terminal at Born, which offers daily container transport to the main ports of Rotterdam and Antwerp including all services needed (more information can be found at www.waalhaven-group.nl/bargeborn). It is also the only inland harbour with its own Custom facilities, enabling shipment directly from Rotterdam to Born without delay.

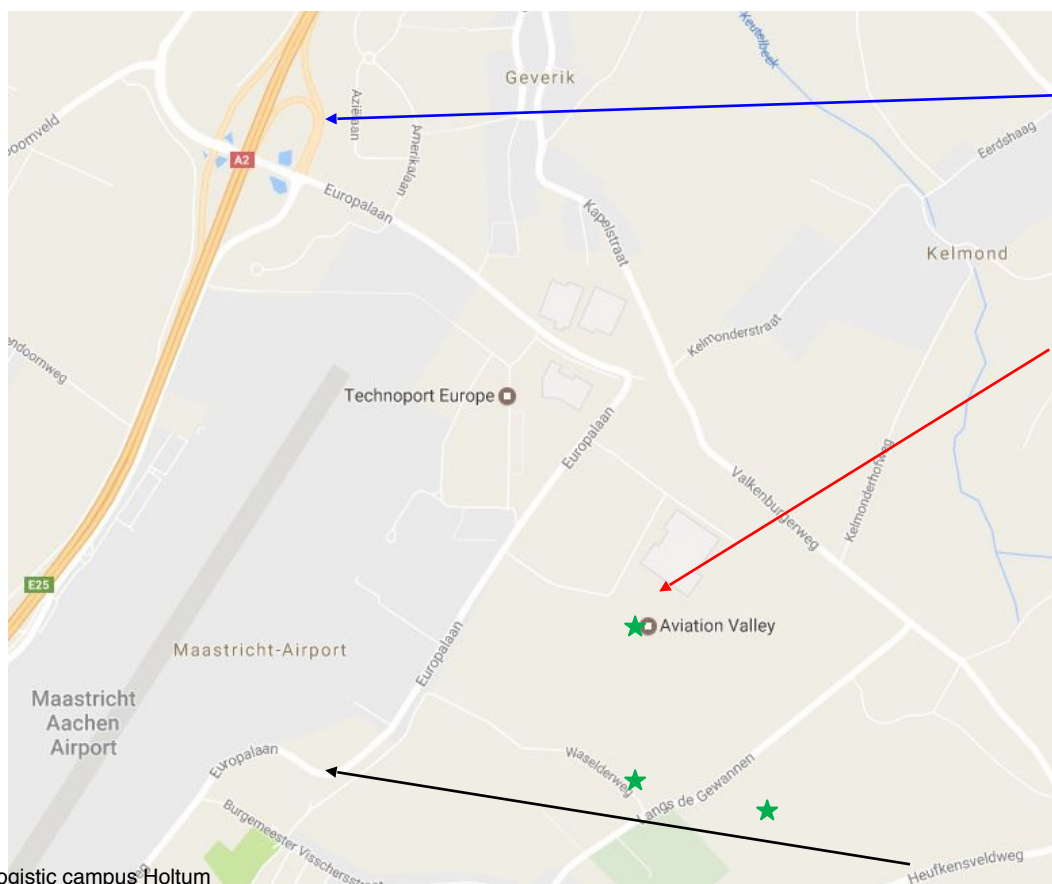
More information about this developed businesspark can be found at www.aviationvalley.nl

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 free height with FM-approval (ESFR roof-net sprinkler installation). The warehouse design meets the high standards required for TAPA-A certification.

1. Location

Beek
(Maastricht)



Motorway A2, exit ..

Aviation Valley
Logistic campus Beek
warehouses

Maastricht
Airport

Logistic campus Holtum

2. Facts

Technical specifications of new warehouses and offices

Warehouse

- Free height at least 12.20 m¹;
- Free height phase 3 18.00 m¹ (± 30,000 sqm);
- Maximum floor load 50 kN/sqm;
- Floor flatness DIN 18202 Zeile 4 (ready for small rows between racking);
- Highly insulated exterior walls and roofs, rock wool insulation;
- Concrete skirting (height ± 2 m¹) and steel cladding;
- Deepened loading zone for loading docks;
- Loading docks, 1 dock per 1,330 sqm warehouse, with dock levellers, electric doors and dock shelters with fenders;
- Overhead doors at floor level, 5,000 mm x 4,500 mm (electric control);
- Toilet and changing facilities in warehouses;
- Heating by heaters;
- Warehouse lighting 200 lux (racking), 250 lux (docks), LED;
- 230V and 400V connections in warehouse;
- ESFR roof-net sprinkler K25 conform FM Global.

Mezzanine

- Free height ± 6.20 m¹;
- Maximum floor load 8.5 kN/sqm.

Offices

- Monolith concrete or screed;
- Metal-stud walls;
- Ceilings;
- Toilet facilities;
- Central heating (adjustable per unit);
- Mechanical ventilation and air conditioning;
- Cable conduit for electricity, telecom/data;
- Lighting 400 lux LED.

Terrain

- Ample truck and car parking;
- Pavement and lighting;
- Fencing round facility and gate entrance (ready for TAPA-A or -B);
- Entrance directly from main road.

Sustainability

- BREEAM-NL

Zoning plan

environmental category up to 4.1
building height up to 18 m¹

Availability

Ready for development, zoning established.

Distances

Road: 800 m to the A2 motorways

Düsseldorf 97 km
Essen 131 km
Cologne 110 km
Liège 44 km
Brussels 113 km
Rotterdam 185 km
Amsterdam 200 km

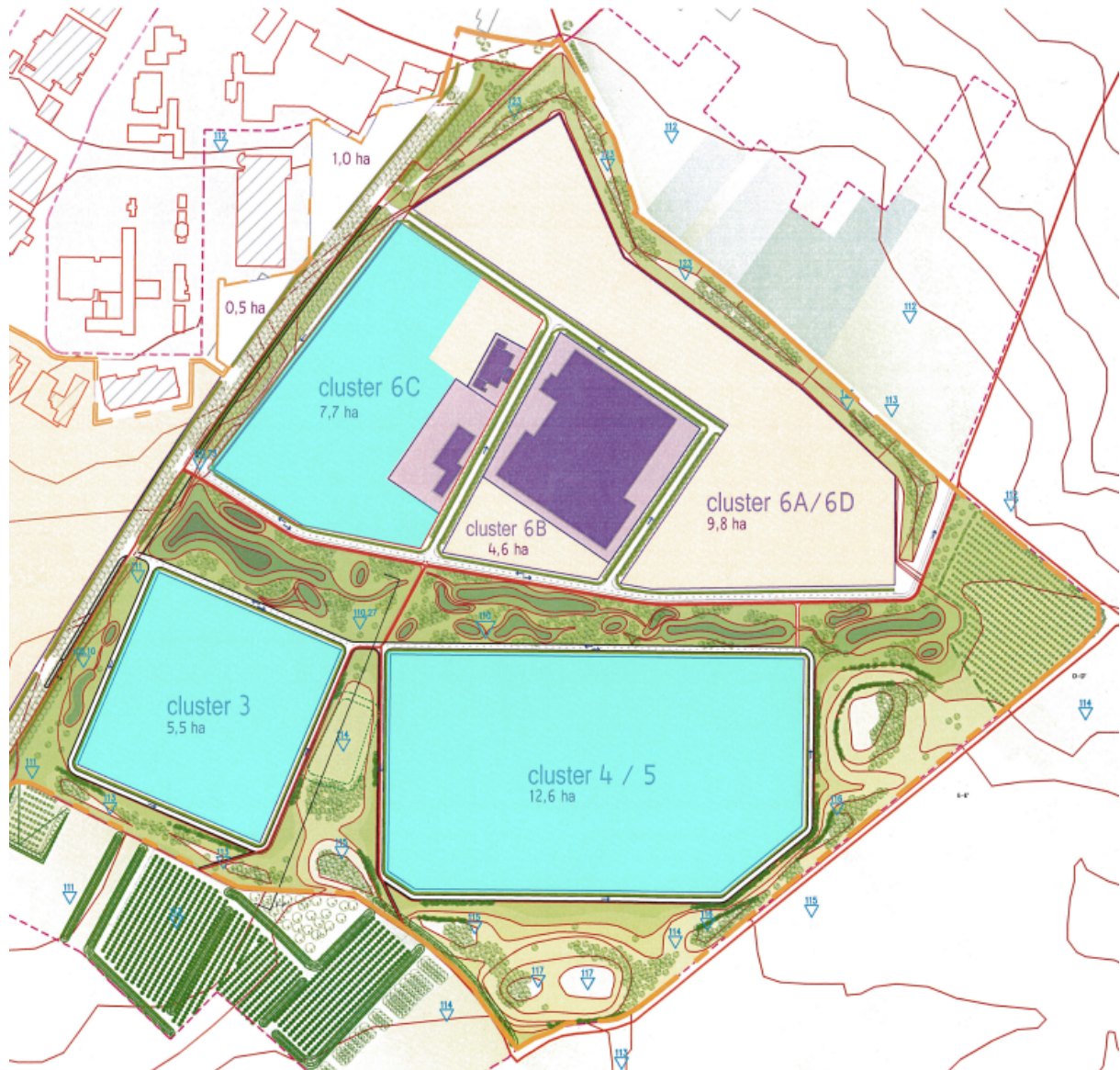
Water: 20 km to Born inland shipping terminal

Rail: 20 km to Born railway terminal

Air: 500 m to Maastricht Airport
95 km to Düsseldorf Airport



3. Campus



Plot size

Cluster 3	± 17,8 ha
Cluster 4/5	± 3,2 ha
Cluster 6c	± 7,7 ha

Flexible offices and/or use of mezzanine included.

4. Summary

Due to its central position within the EU region, Aviation Valley allows easy and 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.

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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