

**SMARTLOG**<sup>®</sup>  
MAASVLAKTE

**DHG**



DHG





# CONTENT

LOCATION	4
SPECS AND FLOOR PLAN	6
WAREHOUSE	10
OFFICES	12
OUTER SIDE	14
SURROUNDINGS	16
ACCESSIBILITY	18
ABOUT DHG	20
PORTFOLIO	23
COLOPHON	24



# LOCATION





# **SMARTLOG MAASVLAKTE**

## *WITTE ZEEWEG 3 - 21*

### **LOCATION**

The Smartlog Maasvlakte site of approx. 30 ha. is located on Distripark Maasvlakte, a top location for logistics service providers.

### **ACCESSIBILITY**

Smartlog Maasvlakte has a high frequency of all kinds of connections via roads, railroads and water. The site is located along the A15 highway. This highway forms an east-west connection through the middle of the country, from the ports of Rotterdam to Bommel between Arnhem and Nijmegen. The highway forms an important hinterland connection through the South Holland and the Gelderland provinces. In view of optimal accessibility,

the Port of Rotterdam is working on the improvement of public transport from and to the Maasvlakte. With this, Distripark Maasvlakte West is easily accessible by public transport, car, scooter and bike.

### **TRANSPORTATION MODES**

At a stone's throw distance from Smartlog Maasvlakte there are direct connections to deep sea and feeder, shortsea, RoRo, road, rail and inland waterways. All major European economies can be reached within 24 hours.

# SPECS AND FLOOR PLAN

## BULDING AREA

**DC 1**  
WAREHOUSE 17,820 m<sup>2</sup>  
**LEASED**  
OFFICE 188 m<sup>2</sup>

**DC 2**  
**LEASED**  
WAREHOUSE 18,041 m<sup>2</sup>

**DC 3**  
**LEASED**  
WAREHOUSE 18,041 m<sup>2</sup>

**DC 4**  
WAREHOUSE 19,030 m<sup>2</sup>  
**LEASED**  
MEZZANINE 1,531 m<sup>2</sup>  
OFFICE 532 m<sup>2</sup>

**DC 5**  
**LEASED**  
WAREHOUSE 21,491 m<sup>2</sup>

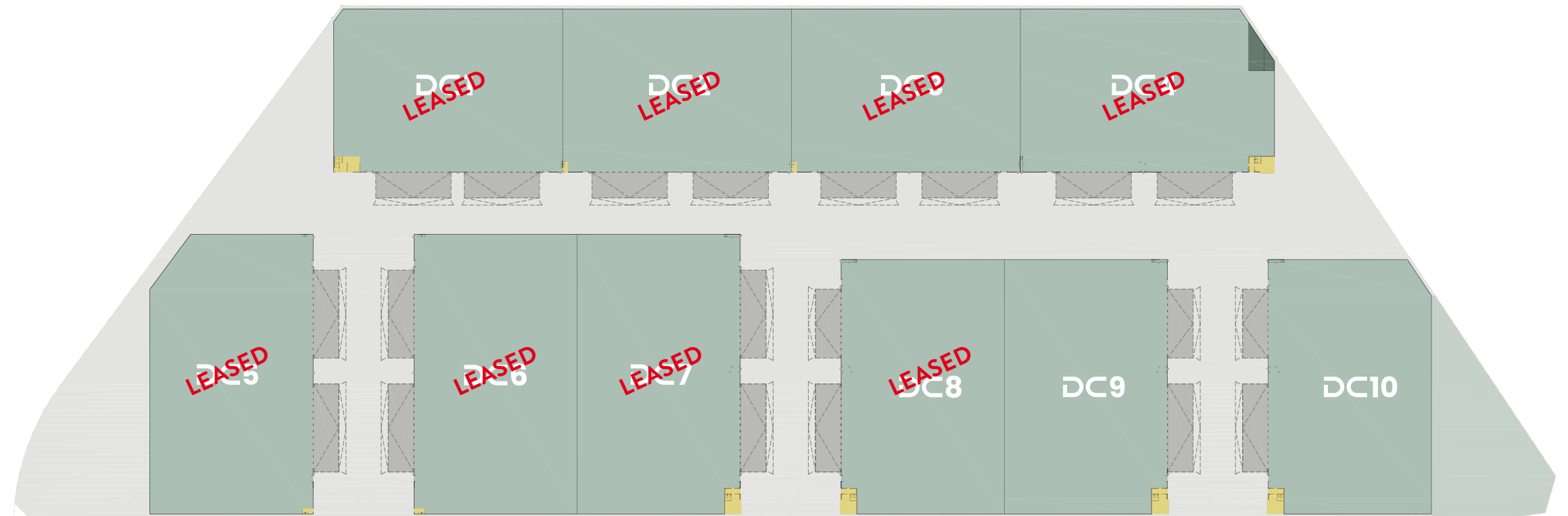
**DC 6**  
**LEASED**  
WAREHOUSE 22,031 m<sup>2</sup>

**DC 7**  
WAREHOUSE 21,825 m<sup>2</sup>  
**LEASED**  
MEZZANINE 1,915 m<sup>2</sup>  
OFFICE 349 m<sup>2</sup>

**DC 8**  
WAREHOUSE 19,830 m<sup>2</sup>  
**LEASED**  
MEZZANINE 1,728 m<sup>2</sup>  
OFFICE 349 m<sup>2</sup>

**DC 9**  
WAREHOUSE 19,830 m<sup>2</sup>  
MEZZANINE 1,728 m<sup>2</sup>  
OFFICE 349 m<sup>2</sup>

**DC 10**  
WAREHOUSE 19,619 m<sup>2</sup>  
MEZZANINE 1,728 m<sup>2</sup>  
OFFICE 349 m<sup>2</sup>



## DC 1 T/M 8 **LEASED**

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### AANTAL PALLETS **DC 9**

**HAL** **19,830 M<sup>2</sup>**

#### **WIDE PATHS**

38,640 EUR pallets 6 high in rack

#### **NARROW PATHS**

51,520 EUR pallets 6 high in rack

### AANTAL PALLETS **DC 10**

**HAL** **19,620 M<sup>2</sup>**

#### **WIDE PATHS**

38,040 EUR pallets 6 high in rack

#### **NARROW PATHS**

50,716 EUR pallets 6 high in rack

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PALLET STORAGE SPACES ARE INDICATIVE AND DEPENDS ON FINAL LAYOUT

**LEASE PRICE** FOR THE CURRENT LEASE PRICE, PLEASE REFER TO [WWW.SMARTLOGMAASVLAKTE.COM](http://WWW.SMARTLOGMAASVLAKTE.COM). **LEASE PAYMENT** IN ADVANCE PER MONTH. VAT LESSEE IS LIABLE FOR VAT OVERON THE LEASE PRICE. **DELIVERY** Q3 2021. **LEASE PRICE ADJUSTMENT** ANNUALLY, FOR THE FIRST TIME ONE YEAR AFTER THE COMMENCEMENT DATE OF THE LEASE, BASED ON THE PRICE INDEX ACCORDING TO THE CONSUMER PRICE INDEX (CPI) SERIES OF CPI EMPLOYEES LOW (2006=100), PUBLISHED BY CPB NETHERLANDS BUREAU FOR ECONOMIC POLICY ANALYSIS. **GUARANTEE** BANK GUARANTEE OR DEPOSIT OF THREE MONTHS' RENT, INCLUDING SERVICE CHARGES AND VAT. **OTHER TERMS AND CONDITIONS** APPLY IN ACCORDANCE WITH THE STANDARD RENTAL AGREEMENT OF THE BOARD OF REAL ESTATE AND THE ASSOCIATED GENERAL TERMS AND CONDITIONS.

## SERVICE CHARGES

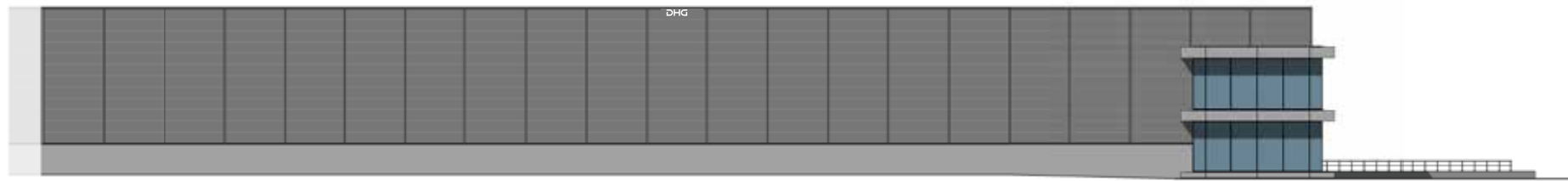
The service costs are charged on the basis of subsequent calculation and include the following supplies and services:

- EXTERIOR GLASS CLEANING;
- MAINTENANCE CONTRACT FOR HEATERS;
- MAINTENANCE CONTRACT FOR OVERHEAD DOORS;
- MAINTENANCE OF DOCK LEVELLERS;
- MAINTENANCE OF DOCK SHELTERS;
- MAINTENANCE OF FIRE EXTINGUISHERS;
- MAINTENANCE OF OUTSIDE LIGHTING;
- MAINTENANCE OF OUTER SIDE;
- MAINTENANCE OF SLIDING GATES;
- MAINTENANCE ROOF;
- MAINTENANCE EXTERIOR WALL;
- MAINTENANCE OF SPRINKLER INSTALLATION;
- MAINTENANCE OF CENTRAL HEATING SYSTEM;
- MAINTENANCE OF TECHNICAL INSTALLATION;
- 5% ADMINISTRATION COST.

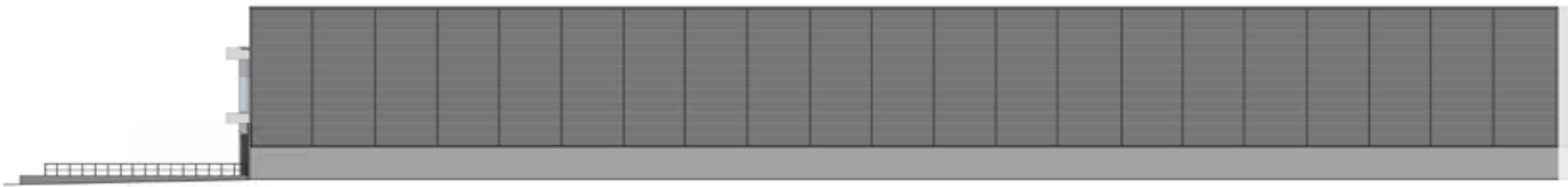
\* The tenant must put the utilities in their own name, if this is not possible, the annual costs for gas, water and electricity per m<sup>2</sup> per year will be based on post-calculation. A 3% administration fee will be charged in addition to these costs.



FRONT FAÇADE



SIDE FAÇADE



BACK FAÇADE





DC8

DC

DHG

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# WAREHOUSE



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## **DELIVERY LEVEL** *WAREHOUSE*

- ESFR Sprinkler system with a central water supply point;
- DC 1 – DC 7 Smooth concrete floor with levelness Zeile 4 in accordance with DIN 18.202;
- DC 8 – DC 10 Smooth concrete floor, super smooth in accordance with DIN 15.185;
- Floor load 6,000 kg/m<sup>2</sup>, expedition space 2,500 kg/m<sup>2</sup>;
- The point of loading underneath the shelving amounts 72 kn;
- Concrete loading space;
- Free height DC 1 – DC 7 10.50 meters, DC 8 – 10 12.20 meters;
- Hydraulic dock levelers (8 tons), electrical operation;
- Minimum of 1 dock per 800 m<sup>2</sup>;
- Electric overhead doors on each loading dock;
- Dock shelter with bumpers and wheel guidance;
- Electrically operated overhead doors on ground level 4,000 mm x 4,500 mm;
- Fire hose reels, in compliance with the requirements set by the fire department;
- Evacuation installation;
- Connection points for battery chargers;
- 230v and 400v power connections;
- LED lighting, average of 250 lux, 1 meter above floor surface;
- Motion detector per hallway zone;
- Floor heating (minimum room temperature 5 °C);
- Without gas, heating per heat pump;
- Sanitary facilities.

# OFFICES



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## DELIVERY LEVEL OFFICES

- Smooth finished floors in the offices;
- VRF climate system 21°C (air-conditioning);
- Without gas, heating/cooling per heat pump;
- Mechanical ventilation system with WTW unit;
- Ceiling system equipped with integrated LED-lighting (500 lux);
- Cable ducts for data, phone and internet;
- Toilet facilities on both floors;
- Plaster walls;
- Pantry on both floors.



\* The above photos are layout possibilities

# OUTER SIDE







## **DELIVERY LEVEL** *OUTER SIDE*

- Brick pavement;
- Site is closed-off through a 2-meter-high double rod fencing;
- Connection point for electrical rechargeable passenger cars (2 connections);
- Ample parking spaces for passenger cars;
- Closable electric access gate(s);
- Exterior lighting;
- Sewer system.

# SURROUNDINGS



**ROTTERDAM - MAASVLAKTE**  
WITTE ZEEWEG 3 - 21



# SMARTLOG MAASVLAKTE

## THE LOGISTICAL TOP LOCATION FOR LOGISTICS SERVICE PROVIDERS

Smartlog Maasvlakte is located at the Distripark Maasvlakte West. In the immediate vicinity is Europe's largest container hub with state-of-the-art deep-sea, barge and rail terminals and container depots. The strong Rotterdam chemical and freezing clusters are also nearby. Distripark Maasvlakte West has excellent connections to the European hinterland via high-frequency multimodal connections. Drivers can make use of the Maasvlakte Plaza truck park with all the necessary facilities. Due to the proximity of Rotterdam, employers can draw on a large pool of highly trained logistics personnel. Distripark Maasvlakte West offers the possibility for large-scale distribution of chemical products including hazardous substances, agro products and high-quality consumer goods such as electronics. This distribution park offers space, development opportunities

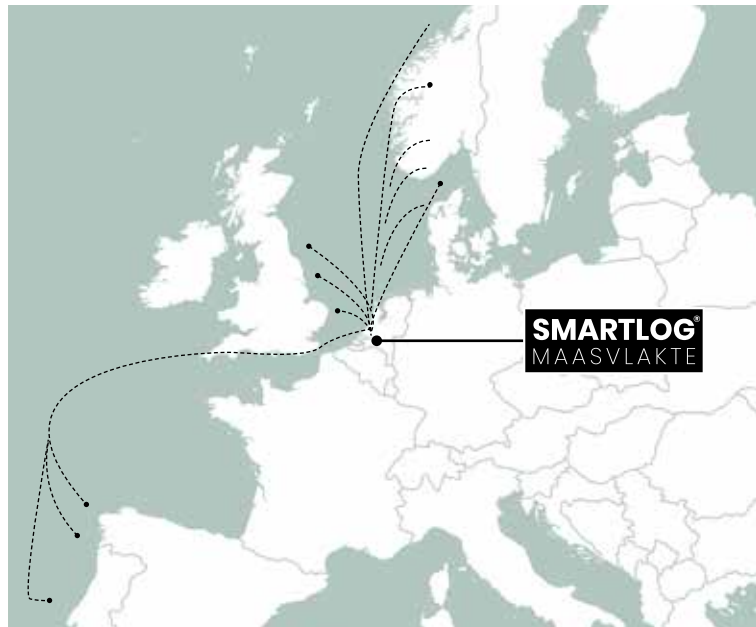
and ultramodern facilities. An ideal place to grow and develop as a company.

The advantages at a glance:

- At the heart of Europe's largest container hub
- Amidst state-of-the-art terminals and depots
- All major European economies reachable within 24 hours
- Unlimited and free development opportunities
- Availability of expert personnel
- High-frequency multimodal connections and scheduled services
- State-of-the-art truck parking & facilities nearby



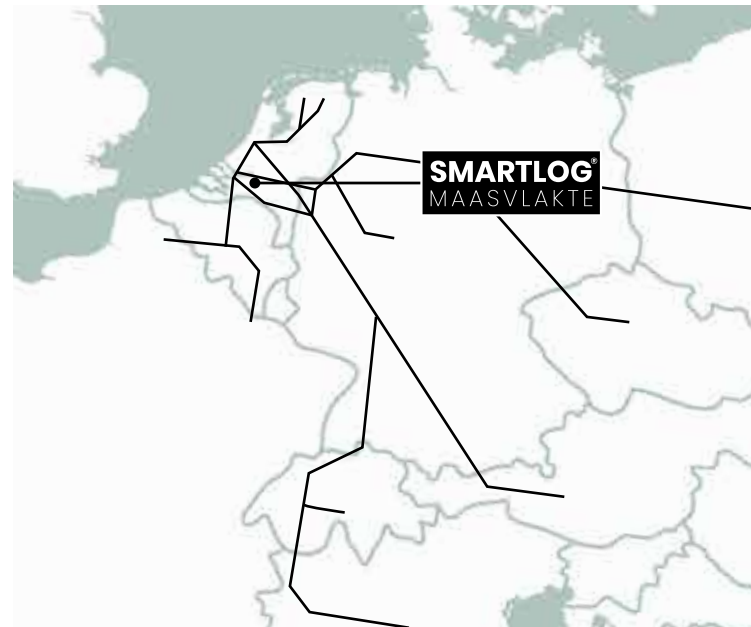
# ACCESSIBILITY



## WATER

### DIRECT LINK WITH THE NORTH SEA

The port of Rotterdam is the largest seaport in Europe. The port owes its leading position to its excellent accessibility by sea and intermodal connections. Through its excellent short sea, feeder and inland shipping connections, the port of Rotterdam offers frequent connections to various regions in Europe. The connection with the many deep-sea connections ensures that the whole world is accessible from Rotterdam. The connection with the many deep-sea connections ensures that the whole world is accessible from Rotterdam.



## ROAD

### CENTRAL LOCATION AND PERFECT ACCESSIBILITY

The A15 is the artery of road transport in the port area of Rotterdam. The highway connects well with both the national and the European network of highways and is directly connected to the A4 (Amsterdam) and the A16 (Moerdijk-Antwerp).



## RAIL

### SUSTAINABLE CONNECTION

For international import and export, the railroad forms a reliable and sustainable connection between Rotterdam and other European cities.





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**IT'S**

**WHAT**

**WE**

**DO**









# PORTFOLIO

## SELECTION OF THE SMARTLOG PORTFOLIO OF DHG

TOTAL SURFACE OF 1,000,000 M<sup>2</sup>

CHECK [DHG.NL](http://DHG.NL) OR [DHG-SMARTLOG.NL](http://DHG-SMARTLOG.NL) FOR OUR OVERVIEW



SMARTLOG MOERDIJK 2  
WESTELIJKE RANDWEG  
YEAR OF CONSTRUCTION: 2017  
127,673 M<sup>2</sup>



SMARTLOG ROTTERDAM 2  
WOLGAWEG  
YEAR OF CONSTRUCTION: 2017  
97,801 M<sup>2</sup>



SMARTLOG ROTTERDAM 1  
EUROPAWEG  
YEAR OF CONSTRUCTION: 2017  
29,460 M<sup>2</sup>



SMARTLOG DEN HAAG  
HARNASKADE  
YEAR OF CONSTRUCTION: 2018  
81,251 M<sup>2</sup>



SMARTLOG BERGEN OP ZOOM  
LEEGHWATERWEG  
YEAR OF CONSTRUCTION: 2017  
48,217 M<sup>2</sup>



SMARTLOG RIDDERKERK  
SCHAAPHERDERWEG  
YEAR OF CONSTRUCTION: 2018  
49,700 M<sup>2</sup>

## COLOPHON

### CLIENT

DHG

010 - 426 44 55

### CONSTRUCTION COMPANY

GOLDBECK NEDERLAND B.V.

026 - 800 12 11

### ARCHITECT

CONVEX ARCHITECTEN

06 - 111 504 11

### CONSTRUCTION ADVISOR

ADVIESBUREAU MARKSLAG BELJAARS

013 - 543 94 90

### INSTALLATION ADVISOR

M3E ROTTERDAM CAPELLE AAN DEN IJSSEL

010 - 202 22 10

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