

Ground-breaking logistics hub for boundless success





Rotterdam Logistics Park

- 100,000 m² of logistics space spread over 5 buildings
- Part of the Port of Rotterdam
- Flexible and sustainable
- Attractively priced
- Excellent location in relation to the European hinterland
- BREEAM-NL certified

Connections in all wind directions

RLP is located in between Rotterdam and Hellevoetsluis. From the park the A15 is only a 7-minute drive away. From there it is another 15 minutes to the Tweede Maasvlakte and the Westland. Or the connection with the A4 motorway with direct connections to the European hinterland.

Flexible layout

RLP is characterized by spacious, open offices. RLP's distribution centres are built in a way that allows users to adapt the layout to their logistical needs. That makes RLP suitable for a wide range of uses.

Attractively priced

RLP is strategically located in a dynamic region bustling with activity. Nevertheless, RLP is favourably priced. Certainly given the fact that the business park to be developed is part of the port of Rotterdam. Quick decision makers will be pleasantly surprised by what we can offer.

Sustainable

RLP is being developed in a circular manner, where Design for Reuse is key. RLP is energy positive due to the use of solar panels. Of course, Cradle to Cradle certified materials are used.

Inspiring working climate

RLP was designed with a great eye for detail and attention to people. Functional where necessary, inspiring where possible. It is characterized by the attention to a healthy indoor climate. This means that daylight is literally given space, the air quality is monitored and the green surroundings make for a pleasant experience. After all, people who feel good, perform better.

Strategic location, also for staff

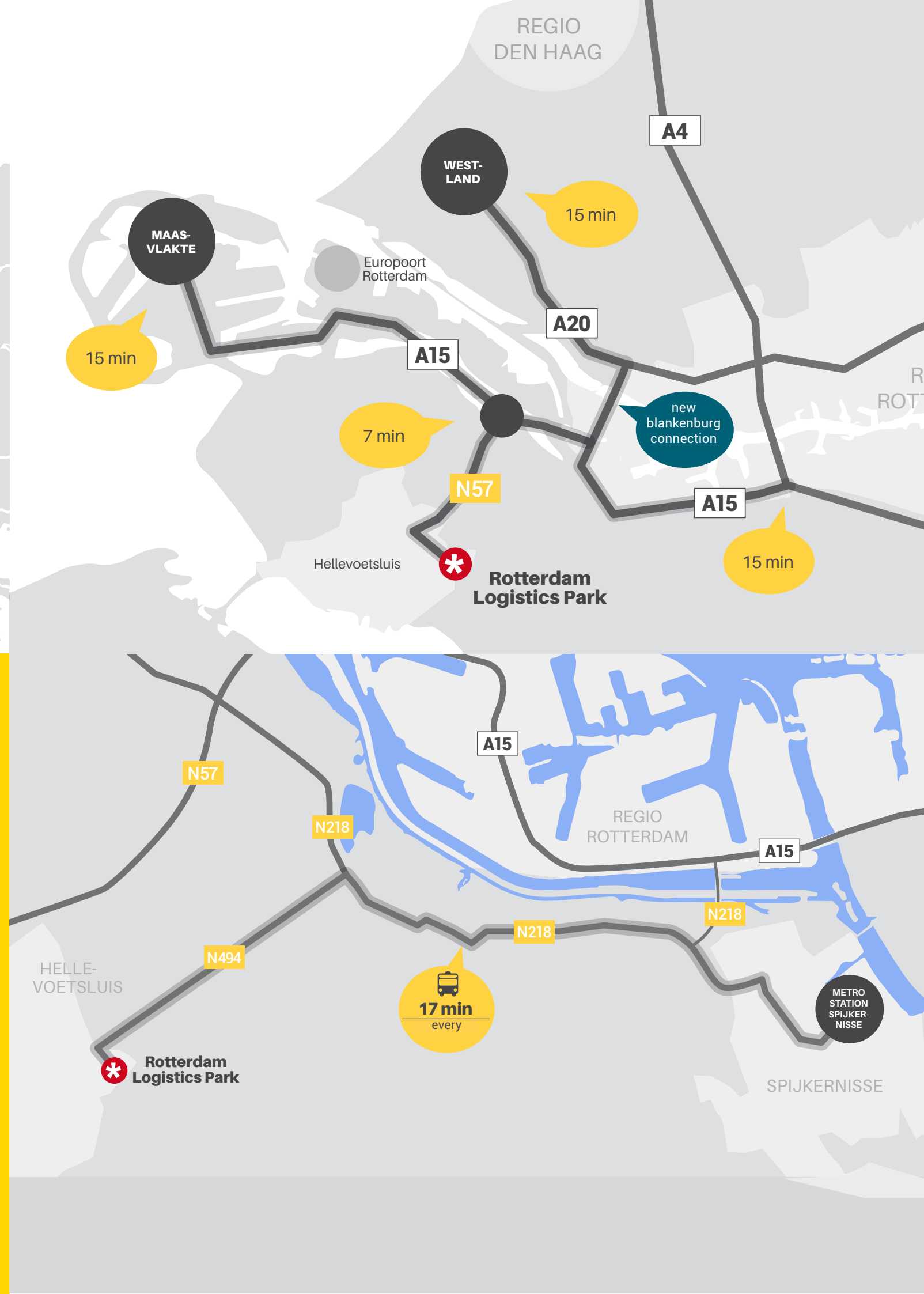
Its strategic location makes RLP at the ports of Rotterdam into an ideal location for large-scale logistic companies. Additional benefit is that many people now commute from Hellevoetsluis, Spijkenisse or the South Holland and Zeeland islands to the Maasvlakte or Rotterdam. Working at RLP 'around the corner' therefor is an attractive alternative.

Location



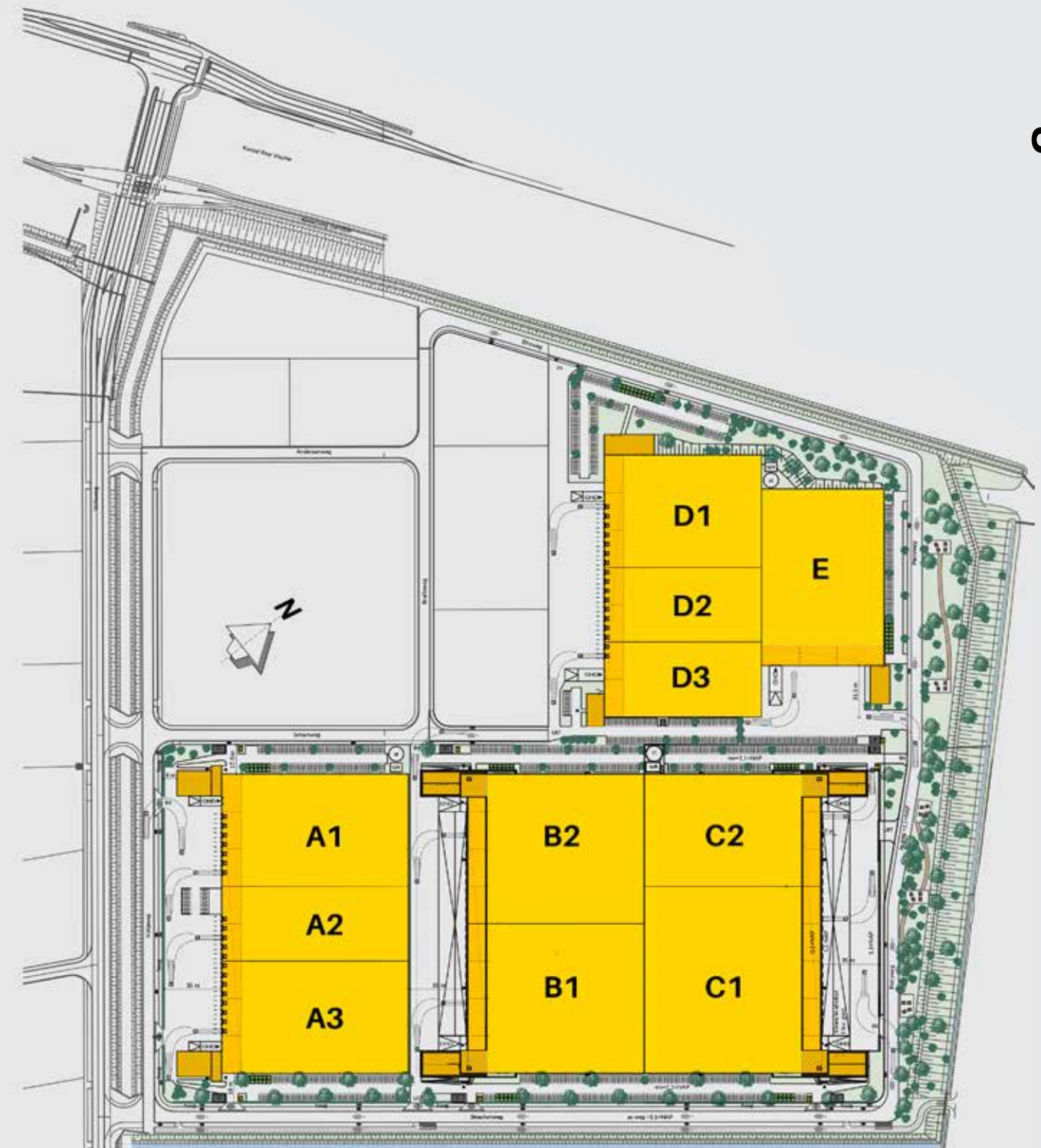
Well connected, easily accessible

Rotterdam Logistics Park is located in the Rotterdam city region. The park is on Kickersbloem 3 business park in the municipality of Hellevoetsluis. Accessibility by car and public transport as well as for trucks is excellent. All of this makes RLP an efficient operating base for logistics services.





Completely new, sustainable and strategically located: Rotterdam Logistics Park (RLP) offers numerous advantages. A future-proof location for logistics and production companies in the port of Rotterdam.



You can determine the layout of the warehouse according to your wishes. The specifications meet the high standards for warehouses, due to features like the free height, the load capacity of the floor, the presence of LED lighting and a EFSR sprinkler system.

Each unit has loading docks and a door at ground level. There is ample space on site for trucks to manoeuvre. There is parking on either side for staff and visitors, separated from freight traffic.

The warehouses are built according to your wishes and requirements, both the layout and the rental period are flexible.

Construction of buildings B and C will start while building A is in preparation.

m² LFA	Warehouse	Offices	Mezzanine	Parking
Building A	20.783	1.786	2.238	144
Building B	19.685	1.600	2.235	138
Building C	19.686	1.786	2.238	137
Building D	15.379	1.031	1.878	132
Building E	8.067	877	473	53



Rotterdam Logistics Park consists of five flexible warehouses with mezzanines and offices. A total of 100.000m² on a 14 hectare site. RLP is a circular design, with the user taking centre stage. That means: functional and people-oriented, representative and efficient.

The office spaces look attractive. 'Outdoors' can come in anywhere because there is plenty of space for daylight. There are expansion possibilities on the mezzanine with a connection to the activities on the warehouse floor. Office spaces are open and easy to configure and adapt to any use.





Building B	m² FLA	B1	B2
Warehouse	19,685	9,859	9,826
Mezzanine	2,235	1,118	1,118
Offices	1,600	800	800
Parking	138	64	74

B1: Beaufortweg 2+4 **B2:** Lamarrweg 1+3



Ecology and economics in balance

Rotterdam Logistics Park is developed in an ecologically responsible manner. At the same time, logistics companies can find everything they need for business success. The working environment is healthy, safe and inspiring. Not only are the offices spacious and open, the warehouses are characterized by masses of natural daylight. The immediate surroundings are pleasantly green.

Building C	m² FLA	C1	C2
Warehouse	19,686	12,285	7,402
Mezzanine	2,238	1,398	840
Offices	1,786	893	893
Parking	137	62	75

C1: Perryweg 2+4 C2: Perryweg 6+8



More impact through sustainable decisiveness

The future belongs to those who embrace innovation. Companies that understand that circular entrepreneurship is not only good for people and the environment, but also offers business opportunities. For example, sustainable thinking can help to minimize operating costs. Rotterdam Logistics Park bridges the gap from idea to practice. That's how we create new opportunities for the logistics sector.

Next Generation Logistics

Delta's Next Generation Logistics principles are based on almost 20 years of experience in developing circular offices and warehouses. We now apply much of the experience and knowledge gained there in logistics construction.

Rotterdam Logistics Park is set up in line with Delta's Next Generation Logistics principles. This concept is based on three pillars:

People-oriented design

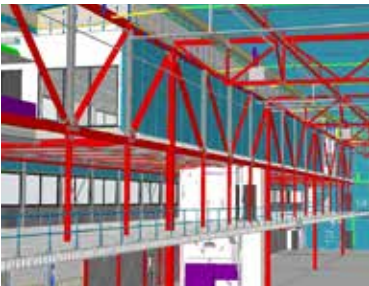
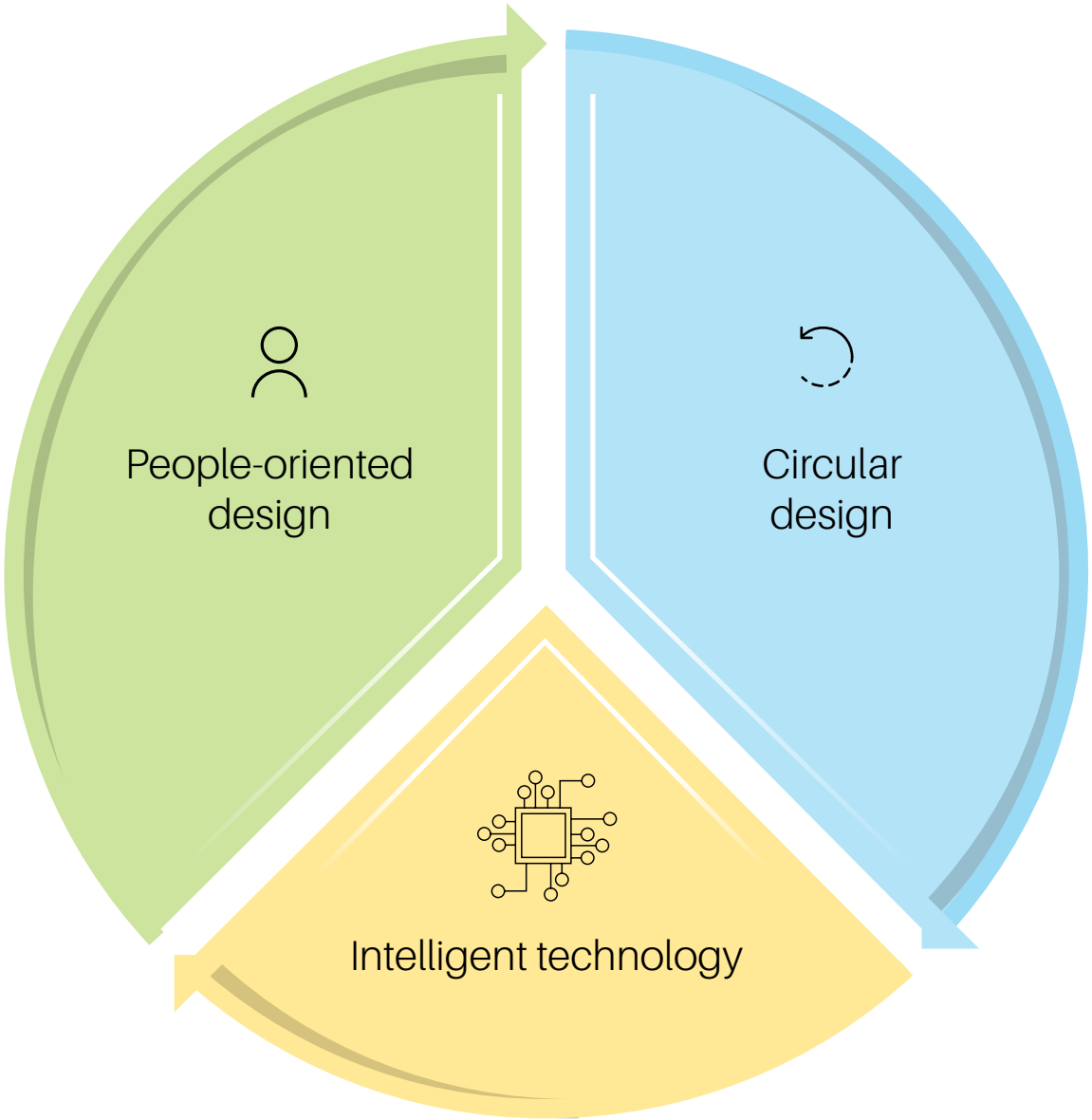
Ergonomic aspects and a healthy indoor climate are key. A lot of attention is given to natural daylight and green spaces, among other things.

Intelligent technology

New technologies help to optimize production processes and minimize operating costs.

Circular design

By reusing materials and using renewable energy sources, the buildings have no negative impact.



Cradle to Cradle

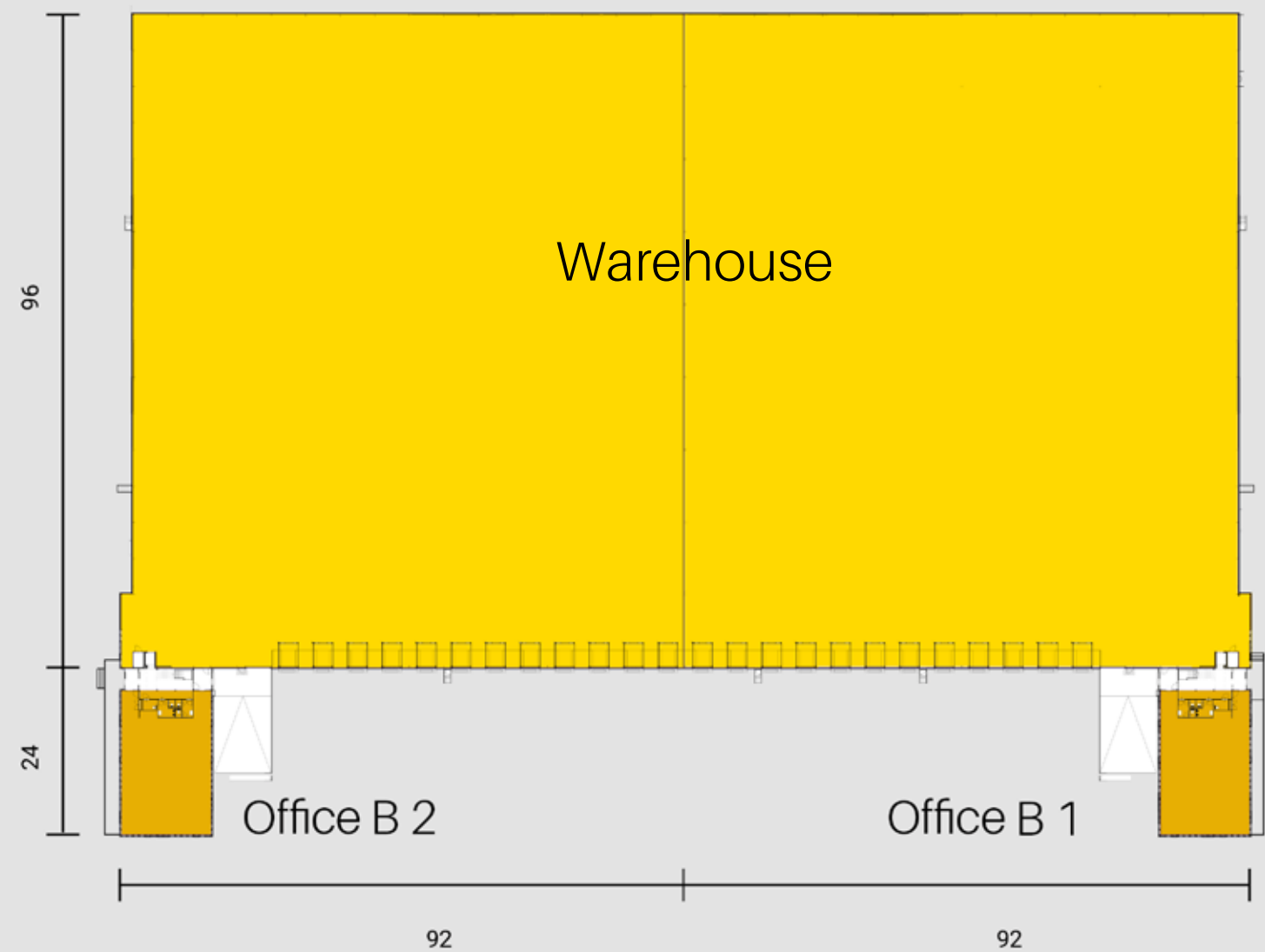
Application of Cradle to Cradle optimized circular design leads to more conscious use of materials and raw materials. Design for re-use, whereby maximum reuse possibilities of materials are taken into account in the design phase, has a positive effect on cost savings and minimization of the ecological burden on our planet.

‘Perform optimally in a healthy and pleasant working environment’



Floorplan Building B

Ground Floor



Warehouse

Maximum storage height	12.2 m
Column grid	12 X 22.8 m
Floor	Flat concrete floor according to NEN 2747 2001, table 1, Class 4
Floor load	50kN/m2 warehouse, 90 kN point load 25 kN/m2 expedition zone
Loading docks	3 x 3 m, 1 per 825 m2 warehouse
Overhead door	4 x 4.4 m with ramp
Lighting	LED-flxtures
Heating	Floor heating
Sprinklers	Storage sprinkler system K25

Mezzanine

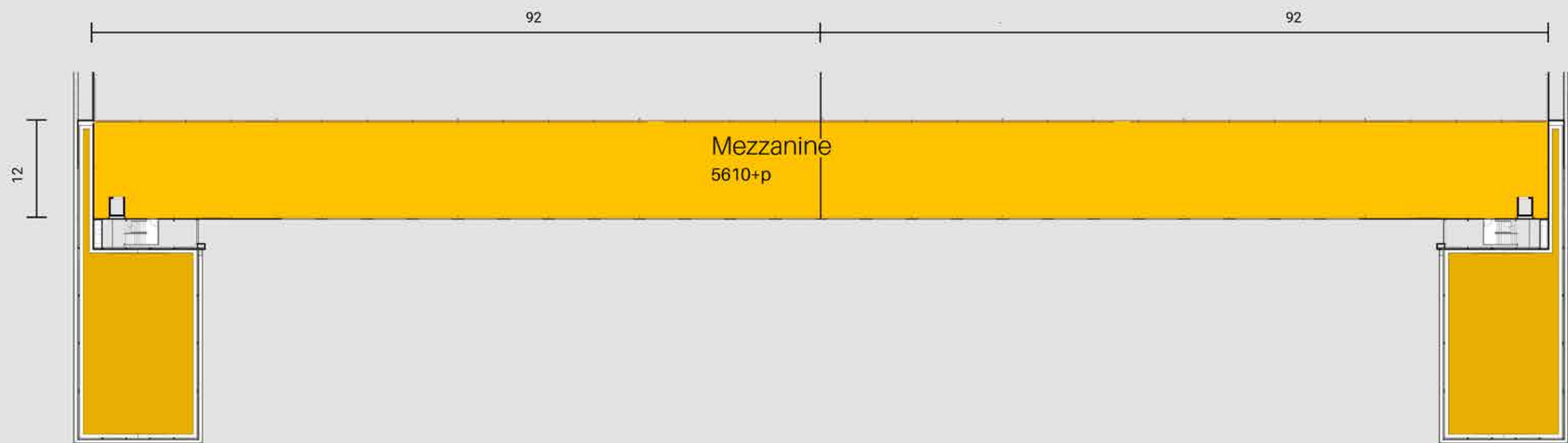
Clear height	Approx 4.2 m
Column grid	12 X 22.8 m
Floor	Compression layer
Floor load	7.5 kN/m2
Lighting	LED-flxtures
Sprinklers	Storage sprinkler system K25

Office

Clear height	2.8 m
Floor laad	3 kN/m2
Cooling and heating	VRF Units
Sprinklers	Non-storage sprinkler system HC classiflcation
Elevator	Passenger elevator 630 kg, 8 persons
Floor fnishing	Anhydrite screed
Wall fnishing	Spray-on plaster
Ceiling fnishing Facilities	Suspended ceiling with LED recessed fittings
Finishing sanitary areas	Cable ducts for data/telephone
Pantry	On each floor: anthracite floor tiles, white wall tiles connections for dishwasher, microwave and coffee machine
Various	Collective flre extinguishing water supply building B +C 1700 kVA electricity connection

- Warehouse
- Mezzanine
- Office

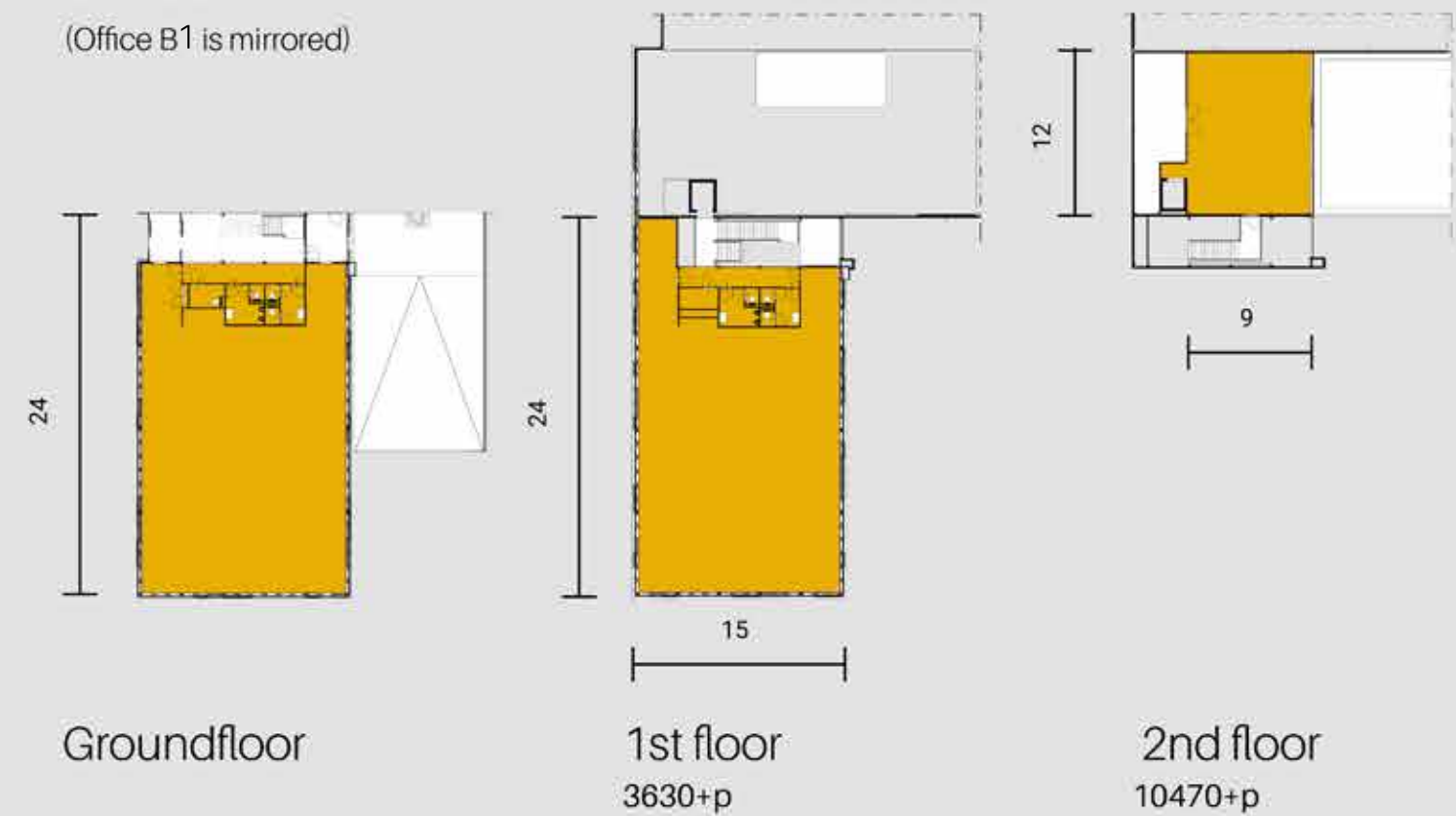
Floorplan Building B



Office B2

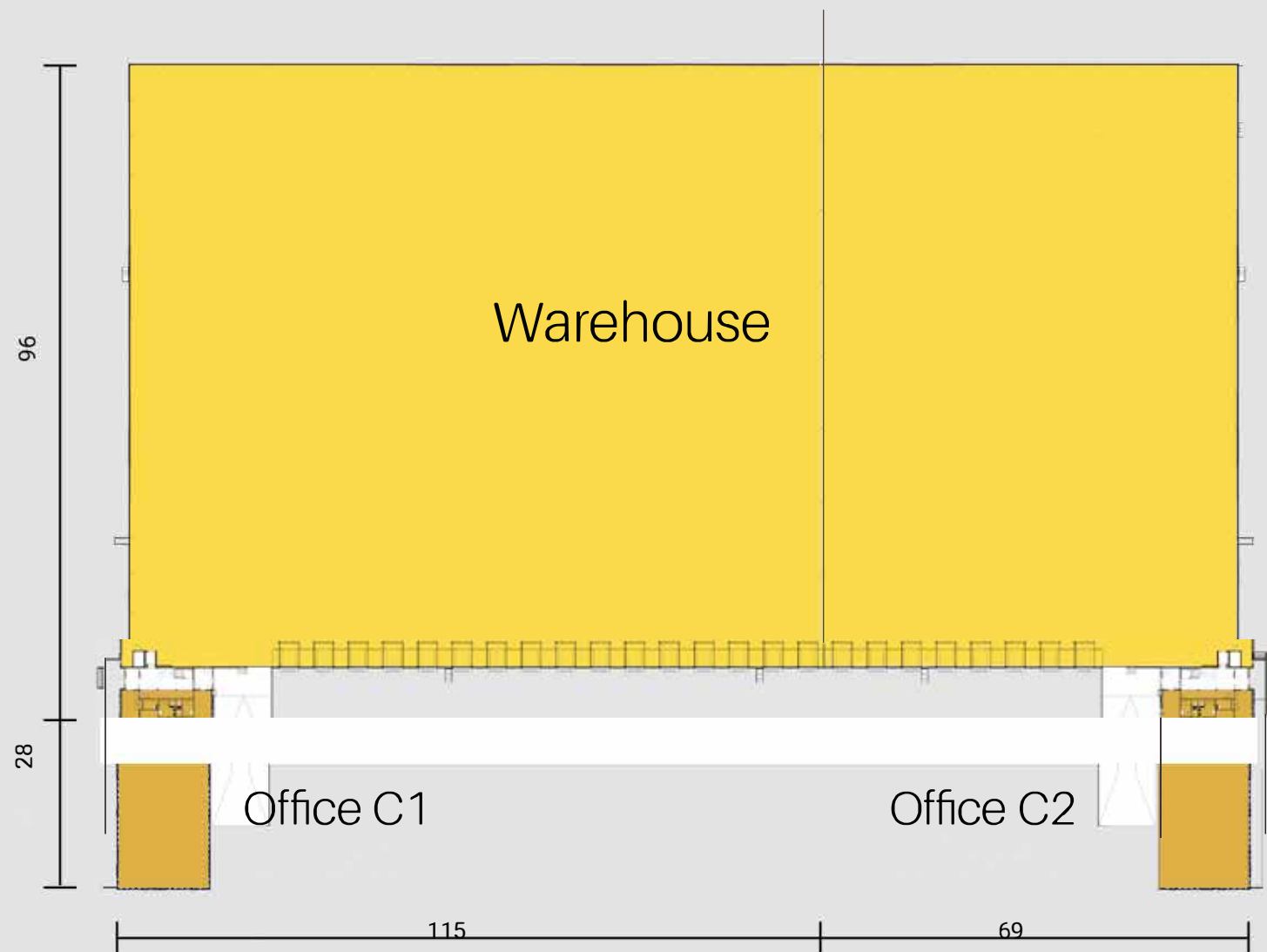
(Office B1 is mirrored)

Office B1



Floorplan Building C

Ground Floor



Warehouse

Maximum storage height	12.2 m
Column grid	12 X 22.8 m
Floor	Flat concrete floor according to NEN 2747 2001, table 1, Class 4
Floor load	50kN/m2 warehouse, 90 kN point load 25 kN/m2 expedition zone
Loading docks	3 x 3 m, 1 per 825 m2 warehouse
Overhead door	4 x 4.4 m with ramp
Lighting	LED-flxtures
Heating	Floor heating
Sprinklers	Storage sprinkler system K25

Mezzanine

Clear height	Approx 4.2 m
Column grid	12 X 22.8 m
Floor	Compression layer
Floor load	7.5 kN/m2
Lighting	LED-flxtures
Sprinklers	Storage sprinkler system K25

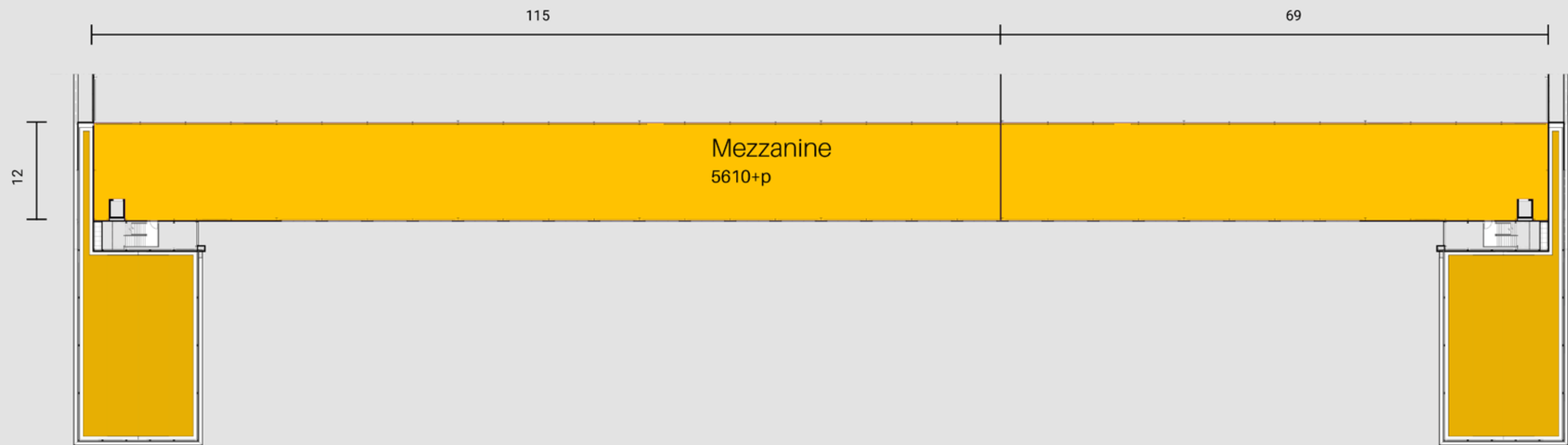
Office

Clear height	2.8 m
Floor laad	3 kN/m2
Cooling and heating	VRF Units
Sprinklers	Non-storage sprinkler system HC classiflcation
Elevator	Passenger elevator 630 kg, 8 persons
Floor fnishing	Anhydrite screed
Wall fnishing	Spray-on plaster
Ceiling fnishing Facilities	Suspended ceiling with LED recessed fittings
Finishing sanitary areas	Cable ducts for data/telephone
Pantry	On each floor: anthracite floor tiles, white wall tiles connections for dishwasher, microwave and coffee machine

Various	Collective flre extinguishing water supply building B +C 1700 kVA electricity connection
---------	---

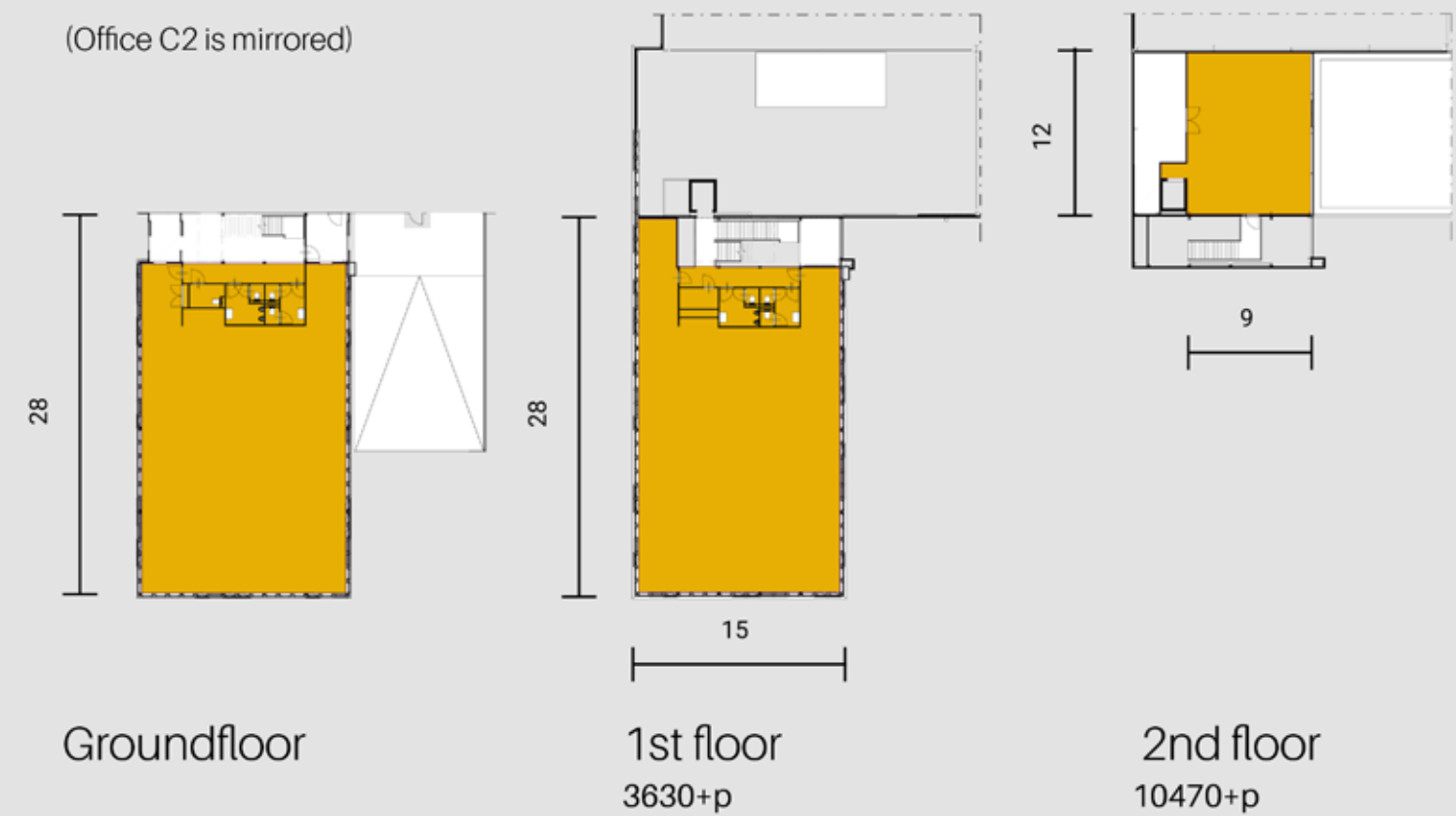
- Warehouse
- Mezzanine
- Office
- Office

Floorplan Building C



Office C1

(Office C2 is mirrored)



Office C2



- Warehouse
- Mezzanine
- Office





Impression Building C
August '22

Development



Rob van den Broek
Delta Development Group

T: +31 (0)23 7600 500
E: info@rotterdamlogisticspark.nl

Asset manager



James Rushworth
European Logistics Real Estate Partners

Brokers



Giedo Steenbergen

M: +31 (0)6 118 033 99
T: +31 (0)10 411 04 40
E: giedo.steenbergen@eu.jll.com



Ed Meyer

M: +31 (0)6 309 569 95
E: ed@rotterdamlogisticspark.nl