

# Ground-breaking logistics hub for boundless success





### Rotterdam Logistics Park

- 100,000 m<sup>2</sup> of logistics space spread over 4 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.

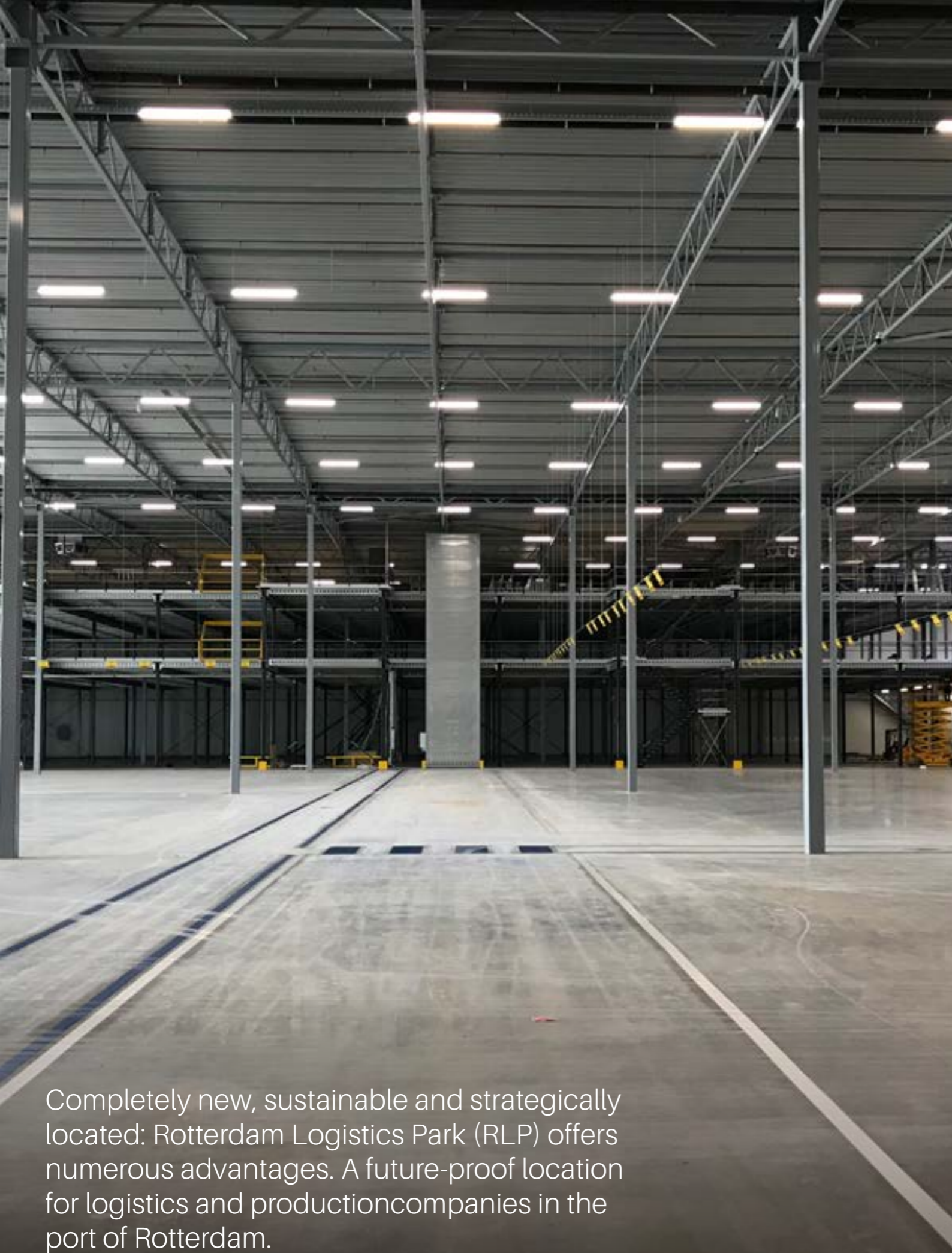
# Location

## Well connected, easily accessible

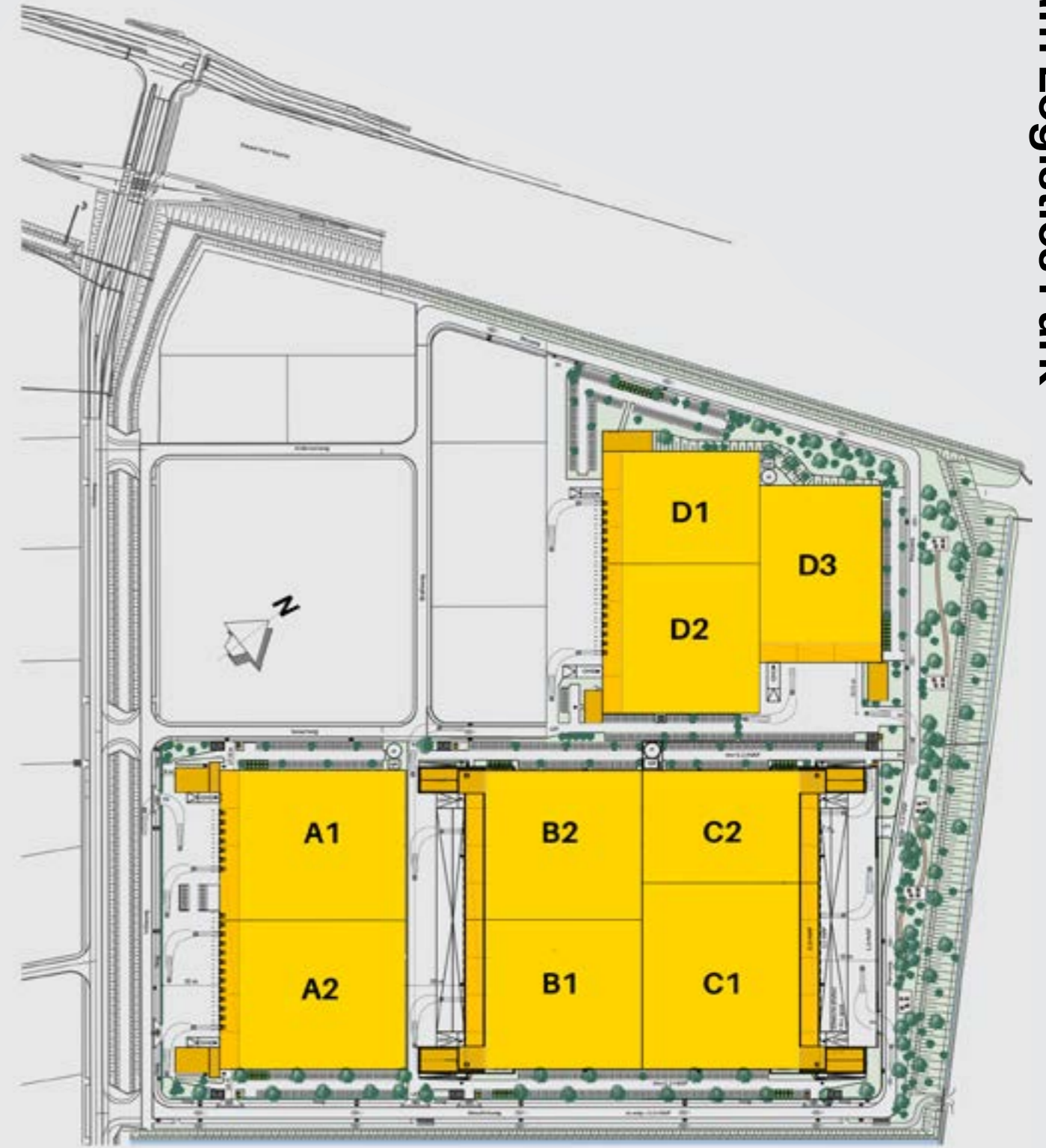
Rotterdam Logistics Park (RLP) is located in the Rotterdam city region at business park Kickersbloem 3 on the north side of the municipality of Hellevoetsluis. Via the adjacent N57 and the A15 motorway, both the port area and the city of Rotterdam are easily accessible from RLP. Opening in 2024, the future Blankenburg Tunnel under the Nieuwe Waterweg will offer a fast, direct connection to the A20 near Maassluis, providing additional logistical benefits.

Add to this the fact that RLP is also easily accessible for employees by car, bicycle and public transport, making it a highly efficient 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.



|   |   |  |
|---|---|--|
|  Warehouse |  Mezzanine |  Office |
|---|---|--|

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.

Buildings B and C are currently under construction and will be completed by the end of 2023. The remaining buildings are being prepared.

| m <sup>2</sup> LFA | Warehouse | Offices | Mezzanine | Parking |
|--------------------|-----------|---------|-----------|---------|
| Building A         | 20,783    | 1,786   | 2,238     | 144     |
| Building B         | 19,685    | 1,660   | 2,235     | 138     |
| Building C         | 19,686    | 1,846   | 2,238     | 139     |
| Building D         | 23,446    | 1,908   | 2,351     | 185     |



Rotterdam Logistics Park consists of four flexible warehouses with mezzanines and offices. A total of 100,000m<sup>2</sup> 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 | m <sup>2</sup> FLA | B1    | B2    |
|------------|--------------------|-------|-------|
| Warehouse  | 19,685             | 9,859 | 9,826 |
| Mezzanine  | 2,235              | 1,118 | 1,118 |
| Offices    | 1,660              | 830   | 830   |
| Parking    | 138                | 64    | 74    |

Adress: **B1**: Beaufortweg 2+4 **B2**: Lamarrweg 1+3  
 Construction started. Completion Q4 2023



## 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 | m <sup>2</sup> FLA | C1     | C2    |
|------------|--------------------|--------|-------|
| Warehouse  | 19,686             | 12,285 | 7,402 |
| Mezzanine  | 2,238              | 1,398  | 840   |
| Offices    | 1,786              | 893    | 893   |
| Parking    | 138                | 64     | 74    |

Adress: **C1**: Perryweg 2+4 **C2**: Perryweg 6+8  
Construction started. Completion Q4 2023





**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**

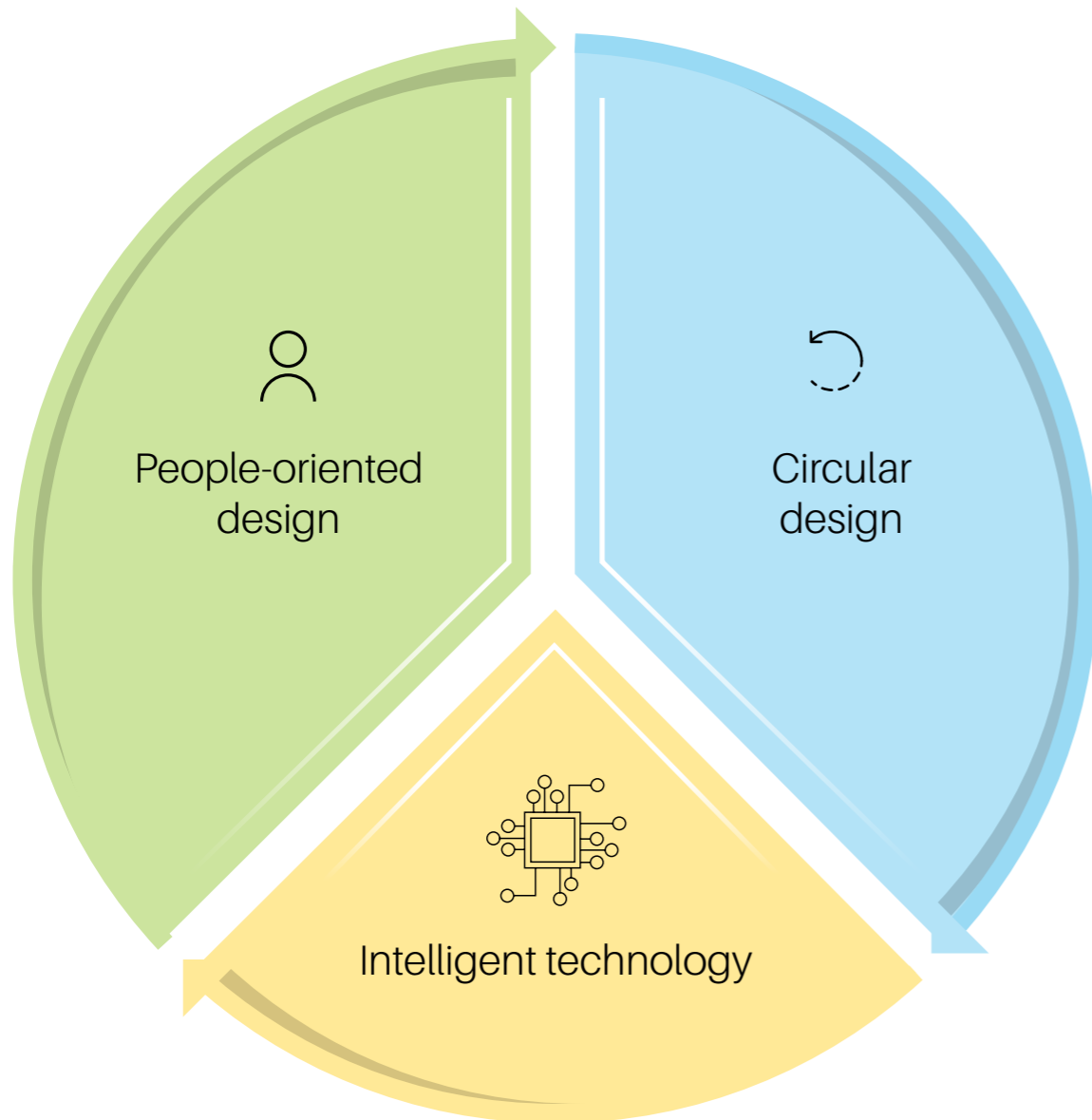
Ergonomic aspects and a healthy indoor climate are key. A lot of attention is given to natural daylight and green spaces, among other things.

**Intelligent technology**

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

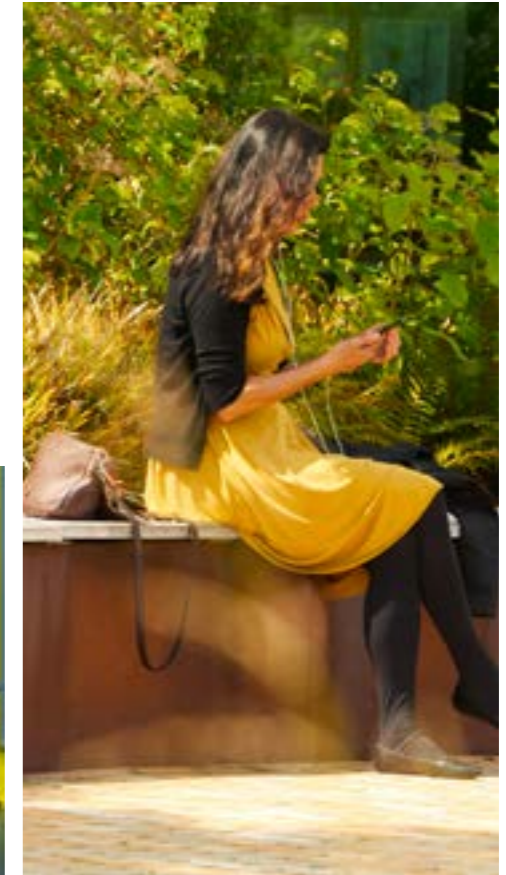
**Circular design**

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

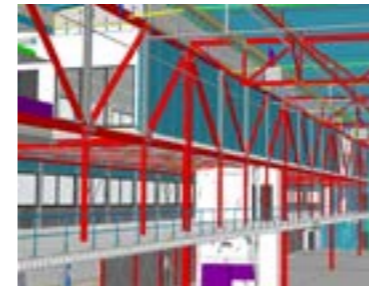


**BREEAM Very Good**

RLP will be "BREEAM Very Good"-classified (Br1 2020. v1) on completion which means that the buildings perform above average in terms of sustainability and environmental performance.



Sustainability



**CO<sub>2</sub> positief**

RLP is Whole Life Carbon positive because, counted over their entire life cycle, the buildings save more CO<sub>2</sub> than they consume. We achieve this by reducing the amount of material-related (embedded) CO<sub>2</sub>, where possible and designing the buildings to be extremely energy efficient. This also allows us to minimize operational emissions. By equipping the buildings with solar panels, they will be energy positive, calculated over their entire life cycle. Good for people, planet and profit alike.



**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
- Mezzanine
- Office

### 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             | Warehouse 50 kN/m <sup>2</sup> , point load 90 kN<br>expedition zone 25 kN/m <sup>2</sup> |
| Loading docks          | 3 x 3 m with hydraulic leveller, approx. 1 per 825 m <sup>2</sup> warehouse               |
| Overhead door          | 4 x 4.4 m with ramp   |
| Lighting               | LED-flxtures (250 Lux)  |
| Heating                | Floor heating (min. room temperature 15°C)  |
| Sprinklers             | Storage sprinkler system K25  |

### Mezzanine

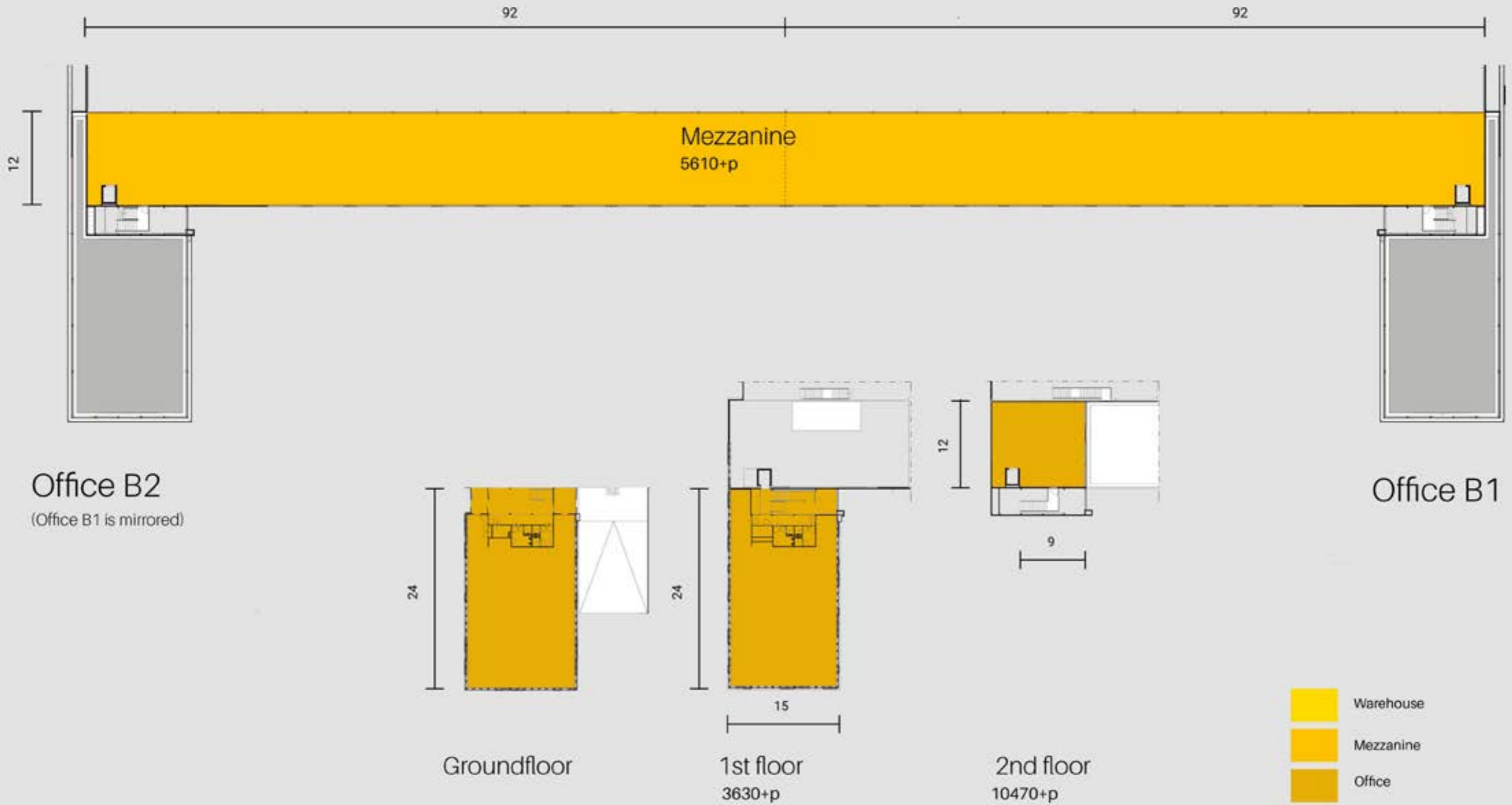
|              |                              |
|--------------|------------------------------|
| Clear height | Approx 4.2 m                 |
| Column grid  | 12 X 22.8 m                  |
| Floor        | Compression layer            |
| Floor load   | 7.5 kN/m <sup>2</sup>        |
| Lighting     | LED-flxtures                 |
| Sprinklers   | Storage sprinkler system K25 |

### Office

|                          |   |
|--------------------------|---|
| Clear height             | 2.8 m   |
| Floor laad               | 3.5 kN/m <sup>2</sup>   |
| Cooling and heating      | VRF Units   |
| Sprinklers               | Non-storage sprinkler system HC classification                                    |
| Elevator                 | Passenger elevator 630 kg, 8 persons  |
| Floor fnishing           | Anhydrite screed  |
| Wall fnishing            | Painted scan wallpaper  |
| Ceiling fnishing         | Suspended ceiling with LED recessed fittings                                      |
| Facilities               | Columns for data/telephone  |
| Finishing sanitary areas | Anthracite floor tiles, white wall tiles  |
| Pantry                   | Pantry with refrigerator, dishwasher, microwave and connection for coffee machine |

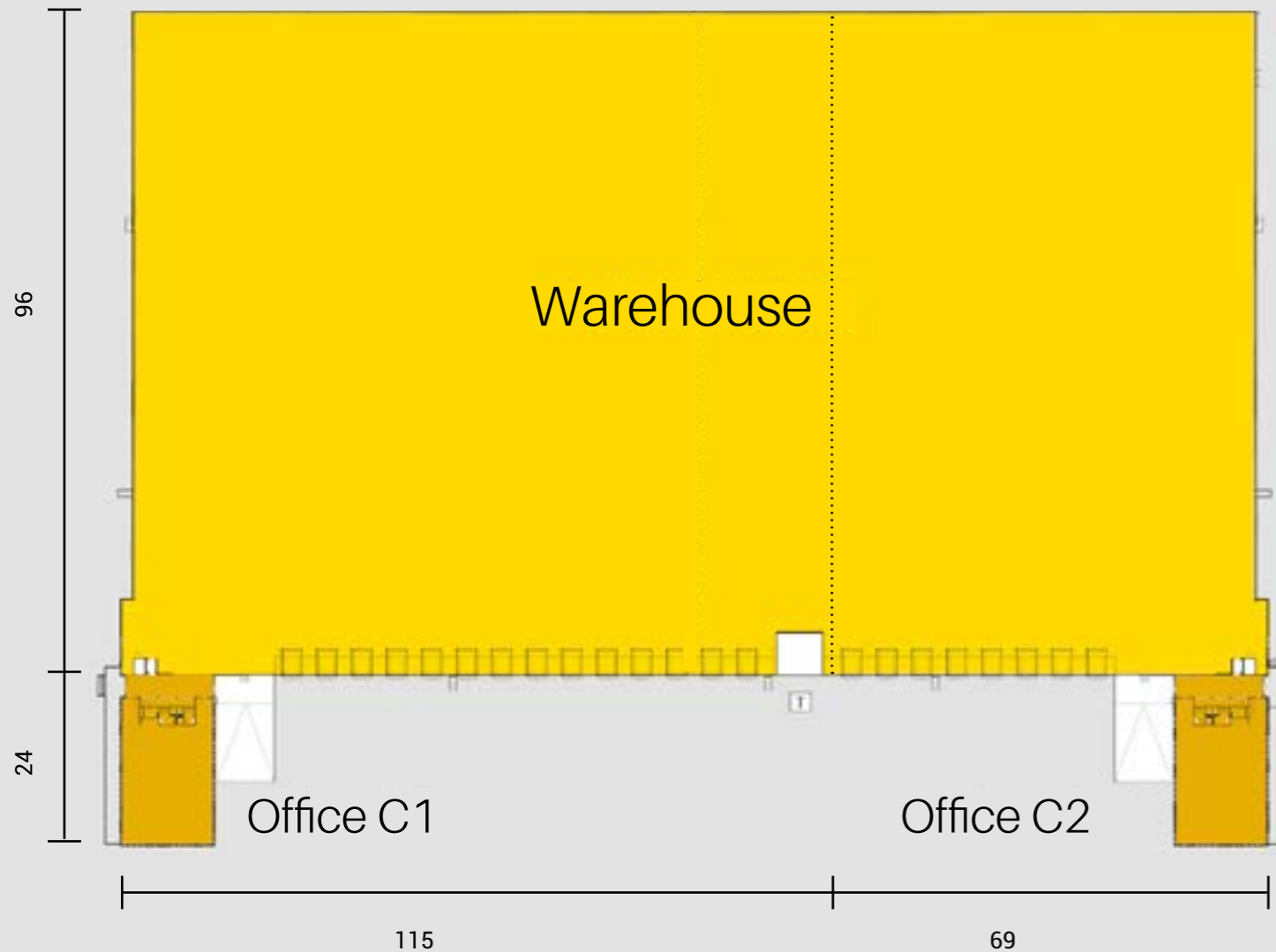
|              |  |
|--------------|--|
| Outdoor area | Collective fire-fighting water supply in building B+C<br>Bicycle shed with connection facilities for electric bicycles<br>Parking incl. 7 double charging stations<br>Truck court with prefab concrete slabs<br>Fencing with electric sliding gate |
|--------------|--|

# Floorplan Building B



# Floorplan Building C

## Ground Floor



- Warehouse
- Mezzanine
- Office

### 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             | Warehouse 50 kN/m <sup>2</sup> , point load 90 kN<br>expedition zone 25 kN/m <sup>2</sup> |
| Loading docks          | 3 x 3 m with hydraulic leveller, approx. 1 per 825 m <sup>2</sup> warehouse               |
| Overhead door          | 4 x 4.4 m with ramp   |
| Lighting               | LED-flxtures (250 Lux)  |
| Heating                | Floor heating (min. room temperature 15°C)  |
| Sprinklers             | Storage sprinkler system K25  |

### Mezzanine

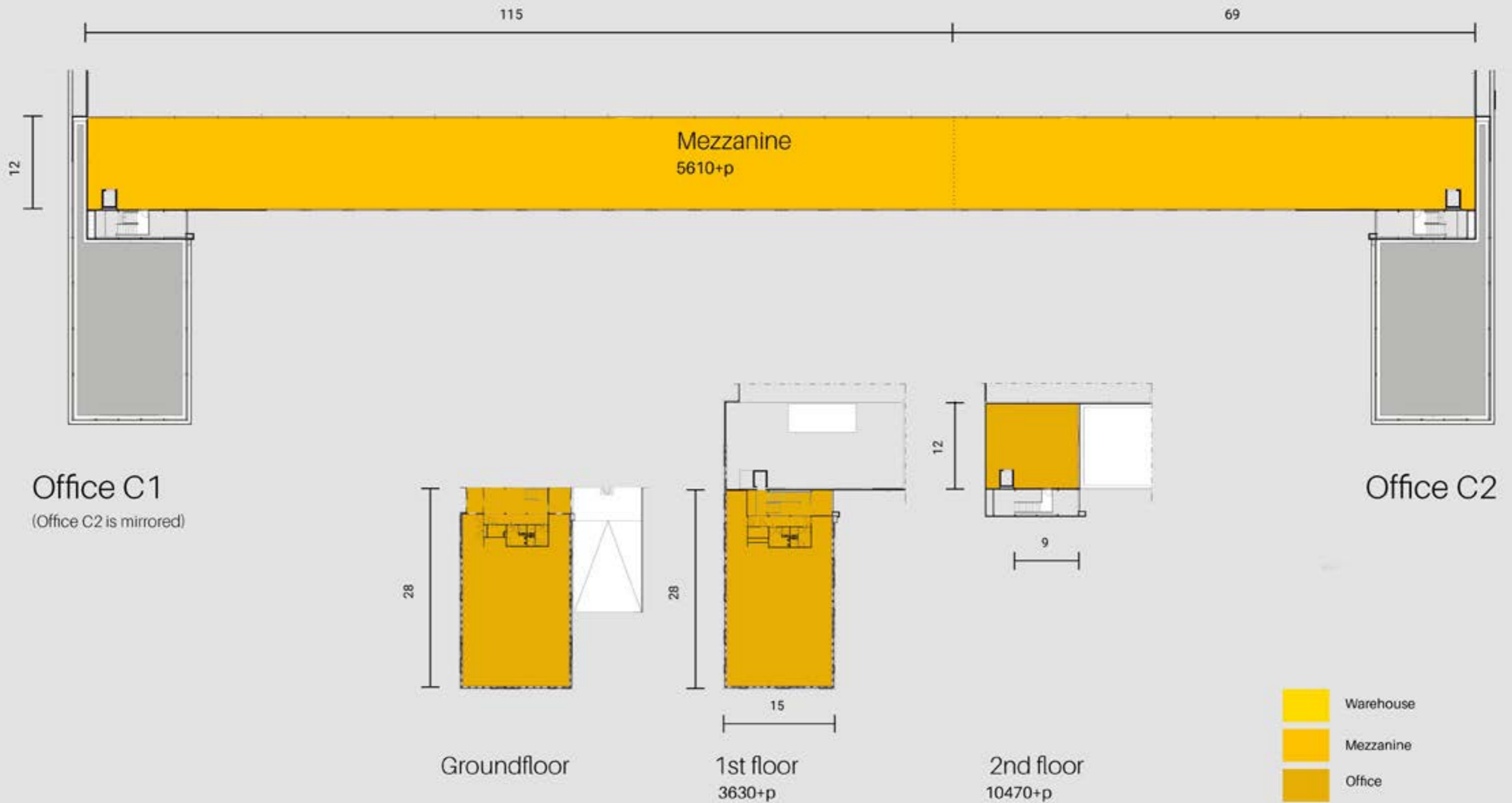
|              |                              |
|--------------|------------------------------|
| Clear height | Approx 4.2 m                 |
| Column grid  | 12 X 22.8 m                  |
| Floor        | Compression layer            |
| Floor load   | 7.5 kN/m <sup>2</sup>        |
| Lighting     | LED-flxtures                 |
| Sprinklers   | Storage sprinkler system K25 |

### Office

|                          |   |
|--------------------------|---|
| Clear height             | 2.8 m   |
| Floor load               | 3.5 kN/m <sup>2</sup>   |
| Cooling and heating      | VRF Units   |
| Sprinklers               | Non-storage sprinkler system HC classification                                    |
| Elevator                 | Passenger elevator 630 kg, 8 persons  |
| Floor finishing          | Anhydrite screed  |
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|              |  |
|--------------|--|
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|--------------|--|

# Floorplan Building C





Impression Building C  
September '23

Development



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