

Future-proof logistics and production near the port of Rotterdam





Rotterdam Logistics Park

- 100,000 m² of logistics space spread over 4 buildings
- Part of the port of Rotterdam
- Flexible and sustainable
- Attractively priced
- Excellent connection to the European hinterland
- BREEAM-NL certified

Connections in all wind directions

RLP is located in between Rotterdam and Hellevoetsluis. It is only a 7-minute drive from RLP to the junction with the A15 motorway. Once there, it is just a 15-minute drive to the Tweede Maasvlakte, the Westland or the A4, which offers direct connections to the European hinterland.

Flexible lay-out

RLP's distribution centres are designed to give users optimal freedom to tailor the layout to their logistics needs. (See floor plans starting on page 11). This makes RLP suitable for very diverse uses.

Attractively priced

RLP is strategically located in a dynamic region bustling with activity. Nevertheless, RLP is favourably priced. Certainly given the fact that this new business park is so close to 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 re-use is key. RLP is energy positive due to the use of solar panels. And of course it uses as much as possible non-harmful and Cradle to Cradle-certified materials.

Inspiring working climate

RLP was designed with a great attention to 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 create a pleasant experience. After all, people who feel good, perform better.

Strategic location, also for staff

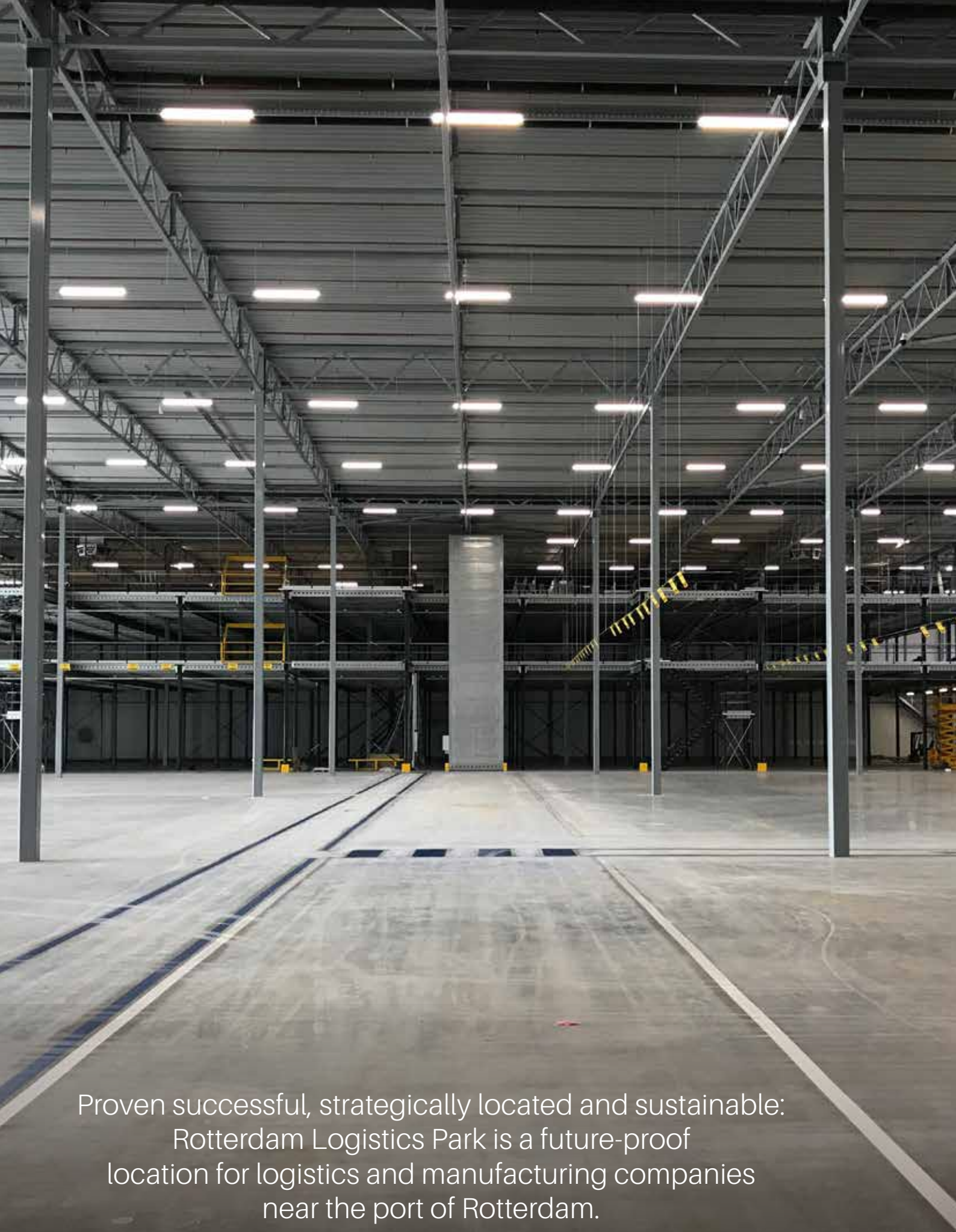
Its strategic location makes RLP an ideal location for large-scale logistic companies. Additional benefit is that many people now commute from Hellevoetsluis, Spijkenisse or the South Holland and Zeeland islands to the Maasvlakte or Rotterdam. Working at RLP 'around the corner' is therefore an attractive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

Location

Well connected, easily accessible

RLP is located in the Rotterdam metropolitan area at business park Kickersbloem 3 on the north side of the municipality of Hellevoetsluis. The park is easily accessible from both the port and the city of Rotterdam via the adjacent N57 and A15 motorways. The recently opened Blankenburg Tunnel under the Nieuwe Waterweg offers a direct connection to the A20 near Maassluis, bringing 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.





Proven successful, strategically located and sustainable:
Rotterdam Logistics Park is a future-proof
location for logistics and manufacturing companies
near the port of Rotterdam.



Warehouses A & D are currently being developed following the successful completion and commissioning of RLP warehouses B & C in early 2024. Each unit features loading docks and a ground-level door.

Thanks to the carefully defined grid size, you can easily 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.

There is ample space on site for trucks to manoeuvre. There is parking on either side for staff and visitors, separated from freight traffic.

In consultation with the user, tenant specific items, such as showroom or additional office space, can be customised. RLP occupies a total of four buildings with a size of approx. 100,000 sqm.

Unit	Warehouse m2 GFA	Offices m2 GFA	Mezzanine m2 GFA	Parking spots
A	20,946	906	2,240	132
D	23,975	1,227	2,646	142
Total A + D	44,921	2,133	4,886	274

The data mentioned are indicative, no rights can be derived from them.



RLP is circular designed, with the user taking centre stage. That means: functional, people-oriented, representative and efficient. The open-plan offices are representative with plenty of daylight. They are freely arrangerable. The mezzanine offers extension possibilities and has a direct connection to the activities in the warehouses. Both RLP A offices have a spacious, green and wind-protected roof terrace. RLP D also has a green outdoor terrace.

During the construction of RLP B and C, efforts were made to reduce both embedded and operational CO₂-emissions as much as possible. The 'carbon profile' of warehouse C (downloadable from the RLP website) shows that warehouse C is climate positive thanks to the output of the PV panels on the roof. For RLP A and D, the ambitions are higher and we aim to further optimise the carbon profile.

'What we have in common with Delta is a strong commitment to sustainability and carbon reduction. Our building, which is state-of-the-art, is also the perfect starting point in terms of location for running our logistics operation. Therefore, Rotterdam Logistics Park, which will be fully CO₂-positive around 2041, is a great accommodation for our company.'

-Martijn Heestermans, owner VDH

RLP A

RLP A	m ² GFA	A1	A2
Warehouse	20,946	10,473	10,473
Mezzanine	2,240	1,120	1,120
Office	906	453	453
Parking	132	56	76

Addresses: **A1** Beaufortweg 6-8 and **A2** Voltaweg 3-5. Both RLP A and RLP D can be rented as a whole but can also be rented in parts by agreement. Expected completion Q4 2025.



RLP A

Ecology and economy in balance

Rotterdam Logistics Park is being developed in an ecologically responsible way. The working environment is healthy, safe and inspiring. The offices are spacious, open and, like the warehouses, characterised by the presence of daylight. RLP will be surrounded by greenery and the entire Kickersbloem 3 business park will be bordered by water and rows of trees.

RLP D	m²GFA	D1	D2
Warehouse	23,975	16,255	7,720
Mezzanine	2,646	1,945	701
Office	1,227	957	270
Parking	142	93	49

addresses D1 Biroweg 1, D2 Biroweg 3 and D1.1 Lamarrweg 8. Both RLP A and RLP D can be rented as a whole but can also be rented in parts by agreement. Expected completion Q1 2026.

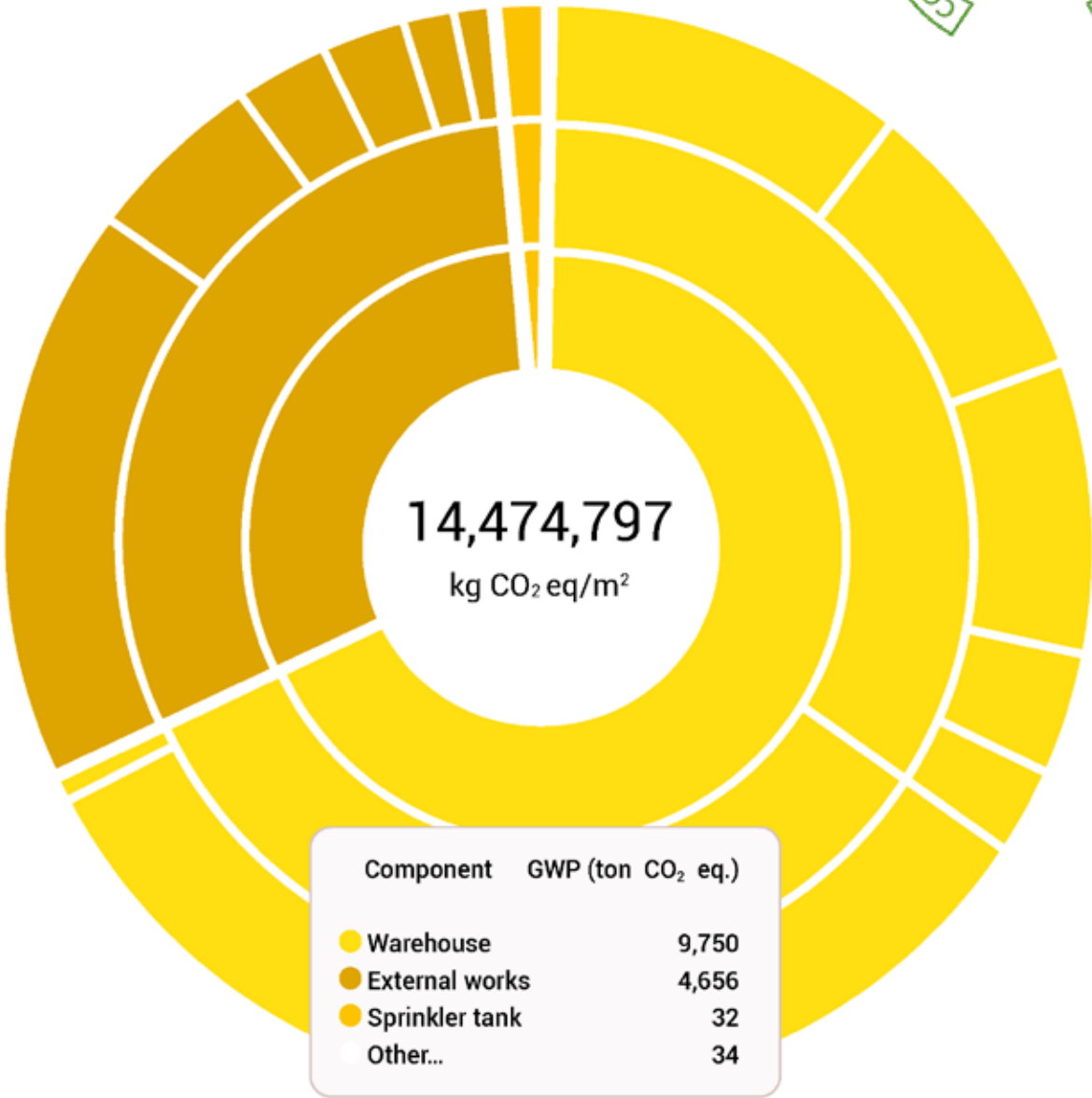


More impact through sustainable decisiveness

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. And in doing so, we create new opportunities for the logistics sector.

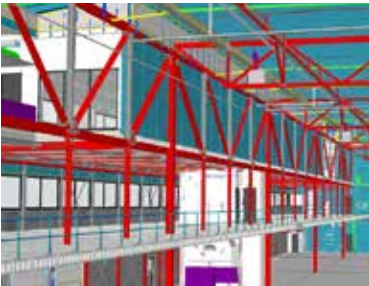
Going for BREEAM Excellent!

Building on our experience with RLP B & C, which are BREEAM Very good certified (Brl 2020.v1), it is our ambition for RLP A & D is to attain a BREEAM Excellent certification.



Unlike other parties, Delta chooses to take a holistic approach to its developments, we therefore chose to include the realisation of the outdoor area as well in measuring CO₂ emissions. This results in 198 kg CO₂ e/m². If we calculate the CO₂ -emissions only for warehouse C, the emissions result in 409 kg CO₂ e/m². These values fall within the carbon budget set by the Dutch Green Building towards 2050.

CO₂-positive
 RLP is whole life carbon positive because, calculated over it's entire life cycle, the buildings save more CO₂ than they consume. This is because the warehouses are equipped with solar panels. This makes them energy positive when calculated over the life cycle of the buildings.



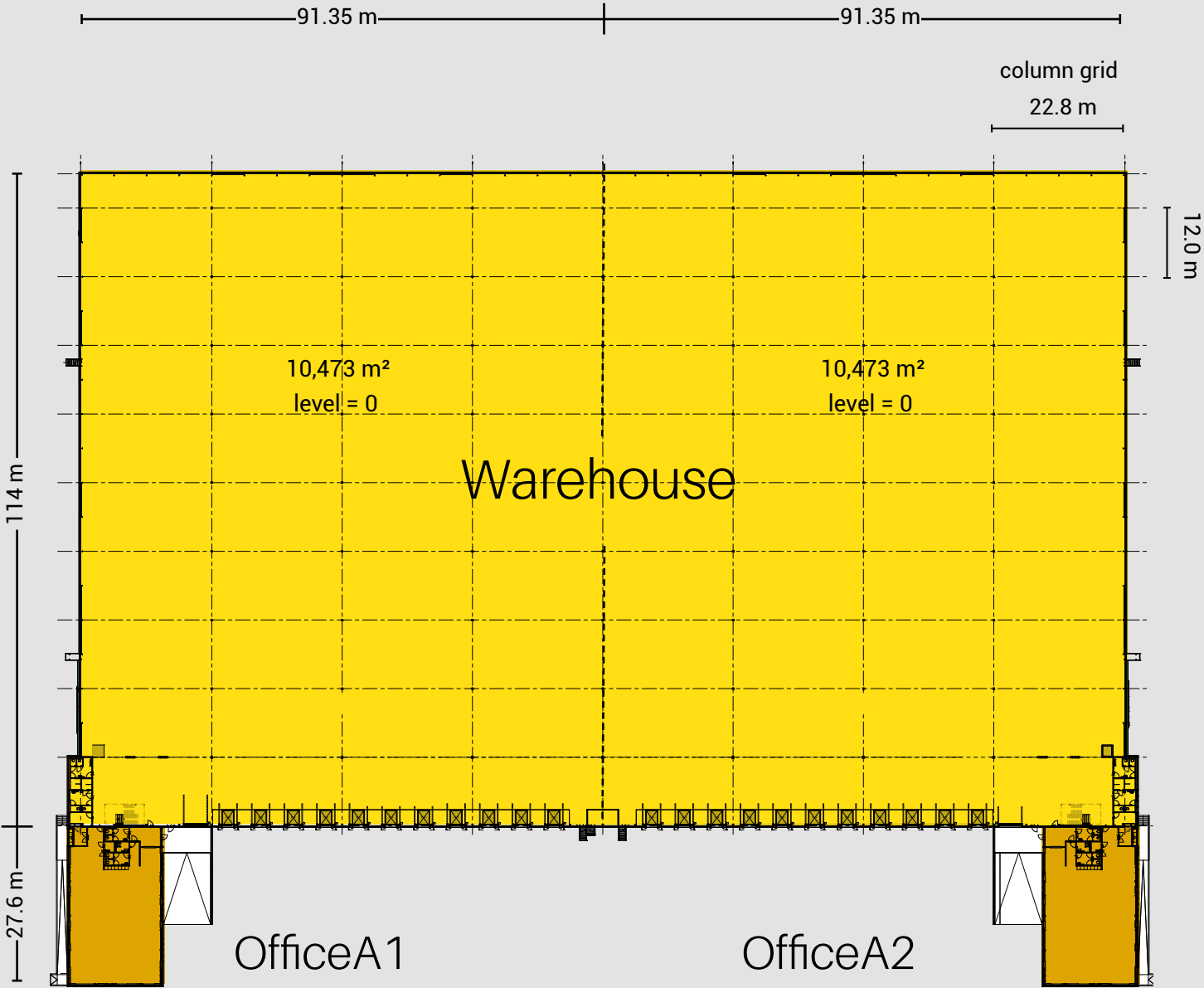
Cradle to Cradle
 Application of Cradle to Cradle optimized circular design leads to more conscious use of materials and raw materials. They are designed-for-Disassembly, whereby maximum reuse possibilities of materials are taken into account in the design phase, wich has a positive effect on cost savings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

'Perform optimally in a healthy and pleasant working environment'



Floorplan RLP A

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
Floorload	Warehouse 50 kN/m², point load 90 kN, expedition zone 25 kN/ m²
Lighting	LED-flxtures (200 Lux)
Heating and Cooling	Floor heating (min. room temperature 15°C)
Sprinklers	Storage sprinkler system K25
Elevator	Possible as tenant option (to mezzanine)
Finishing sanitary areas	Anthracite floor tiles, white wall tiles
Loading docks	22 loading docks 3 x 3 m with hydraulic leveller, approx. 1 unit per 950 m² warehouse
Overhead door	4 x 4.5 m with ramp

Mezzanine

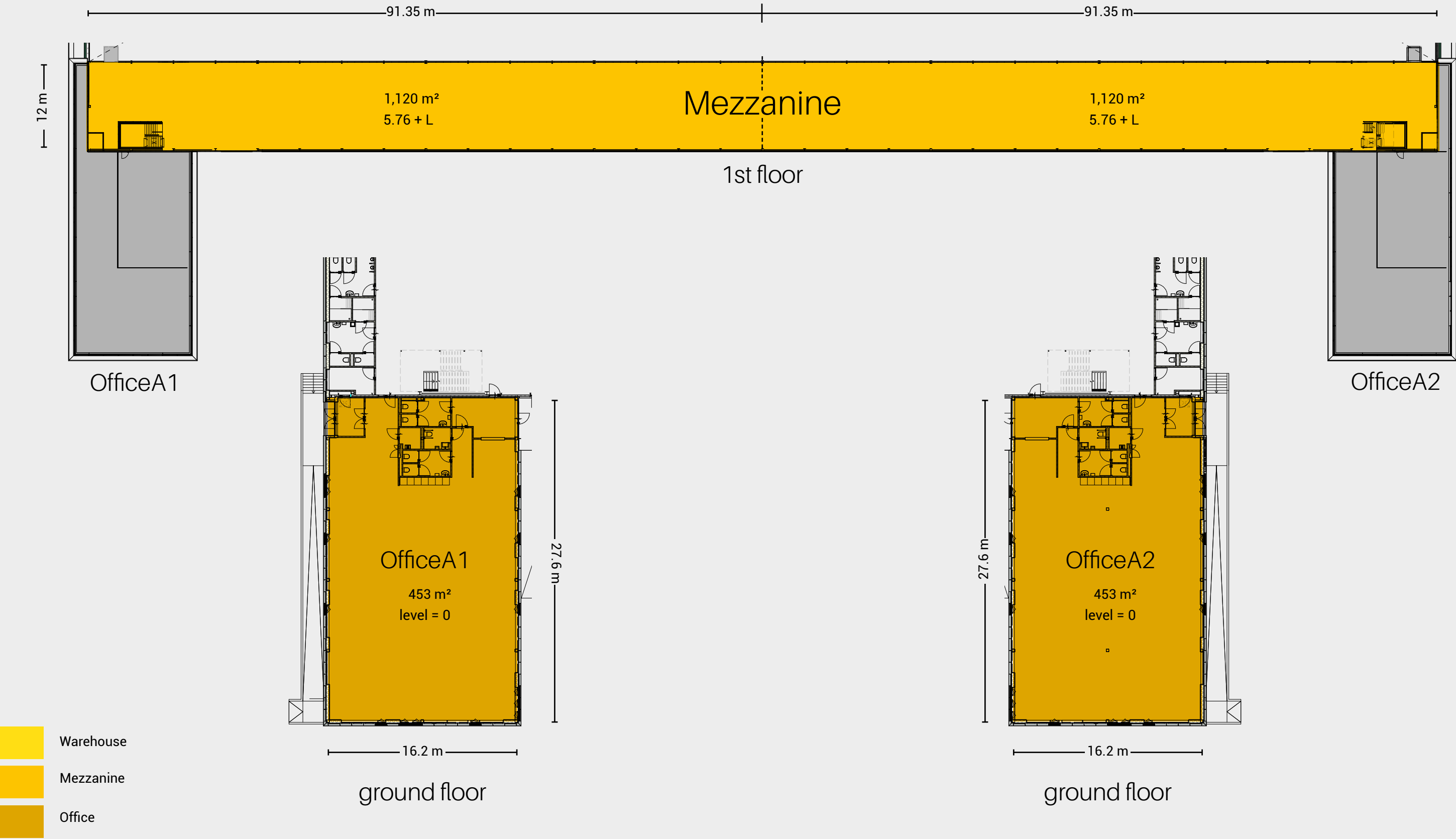
Clear height	Approx. 3,9 m
Column grid	Columns incorporated into walls
Floor	Compression layer
Floorload	7.5 kN/m²
Lighting	LED-flxtures (200 Lux)
Sprinklers	Storage sprinkler systeem K25

Office

Ceiling height	2.8 m
Column grid	Columns integrated into walls
Floorload	4.0 kN/m²
Lighting	LED-flxtures (500 Lux)
Heating and Cooling	VRF Units
Sprinklers	Non-storage sprinkler system HC classiflcation
Floor finishing	Compression layer
Wall finishing	Painted scan wallpaper
Ceiling finishing	Suspended ceiling with LED recessed fittings
Facilities	Data etc. is a tenant facility, according to the TD
Finishing sanitary areas	Anthracite floor tiles, white wall tiles
Pantry	Pantry with refrigerator, dishwasher, microwave and connection for coffee machine
Outdoor area	Bicycle shed with connection facilities for electric bicycles Carparking incl. 7 double charging stations Truckcourt constructed in concrete Fencing with electric sliding gate surrounding the truck court

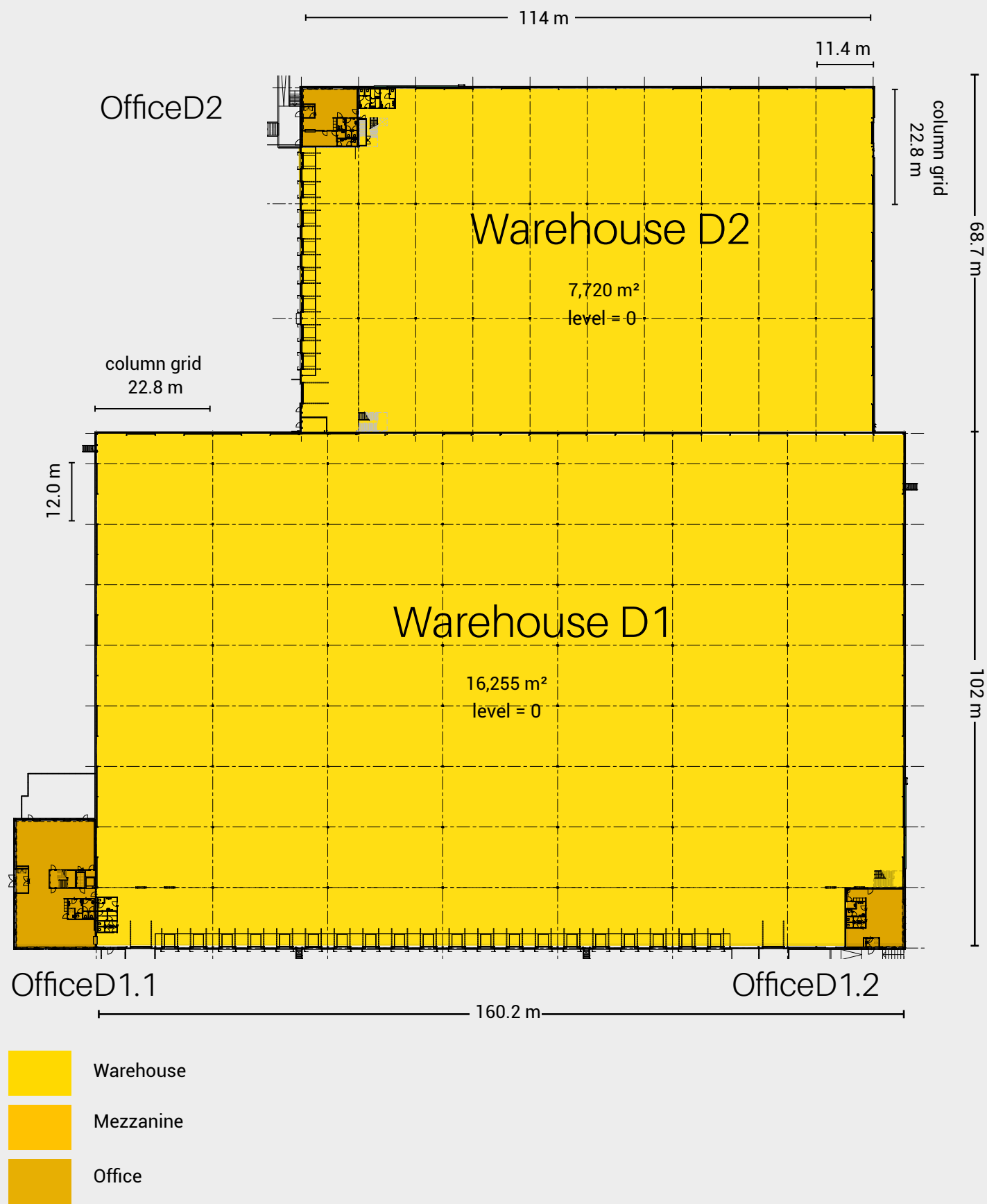
Floorplan RLP A

offices and mezzanine



Floorplan RLP D1 and D2

ground floor



Warehouse

Maximum storage height	12.2 m
Column grid	RLP D1: 12 x 22.8 m RLP D2: 11.4 x 22.8 m
Floor	Flat concrete floor according to NEN 2747 2001, table 1, Class 4
Floorload	Warehouse 50 kN/m², point load 90 kN, expedition zone 25 kN/ m²
Lighting	LED-flxtures (200 Lux)
Heating and Cooling	Floor heating (min. room temperature 15°C)
Sprinklers	Storage sprinkler system K25
Finishing sanitary areas	Anthracite floor tiles, white wall tiles
Loading docks	RLP D1: 20 loading docks 3 x 3 m with hydraulic leveller, approx. 1 unit per 808 m² warehouse RLP D2: 8 loading docks 3 x 3 m with hydraulic leveller, approx. 1 unit per 950 m² warehouse
Overhead door	4 x 4.5 m with ramp

Mezzanine

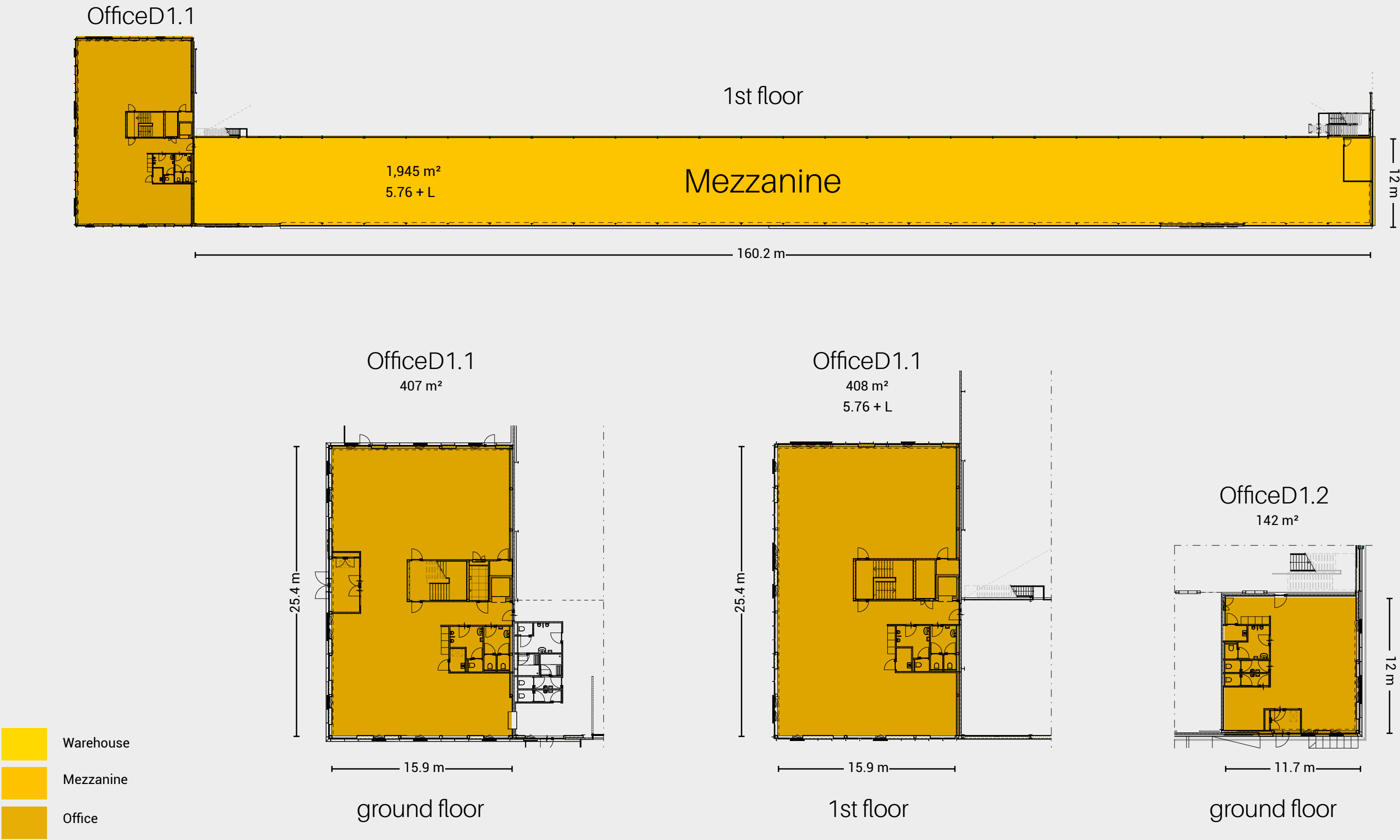
Clear height	Approx. 3.1 m
Column grid	Columns incorporated into walls
Floor	compression layer
Floorload	7.5 kN/m²
Lighting	LED-flxtures (200 Lux)
Sprinklers	Storage sprinkler systeem K25

Office

Ceiling height	3.1 m
Column grid	Columns integrated into walls
Floorload	4.0 kN/m²
Lighting	LED-flxtures (500 Lux)
Heating and Cooling	VRF Units
Sprinklers	Non-storage sprinkler system HC classification
Elevator	RLP D1: Passenger lift 630 kg, 8 people RLP D2: Possible as tenant option
Floor finishing	Compression layer
Wall finishing	Painted scan wallpaper
Ceiling finishing	Suspended ceiling with LED recessed fittings
Facilities	Data etc. is a tenant facility, according to the TD
Finishing sanitary areas	Anthracite floor tiles, white wall tiles
Pantry	Pantry with refrigerator, dishwasher, microwave and connection for coffee machine
Outdoor area	Bicycle shed with connection facilities for electric bicycles Parking incl. 10 double charging stations Truckcourt constructed in concrete Fencing with electric sliding gate surrounding the truck court

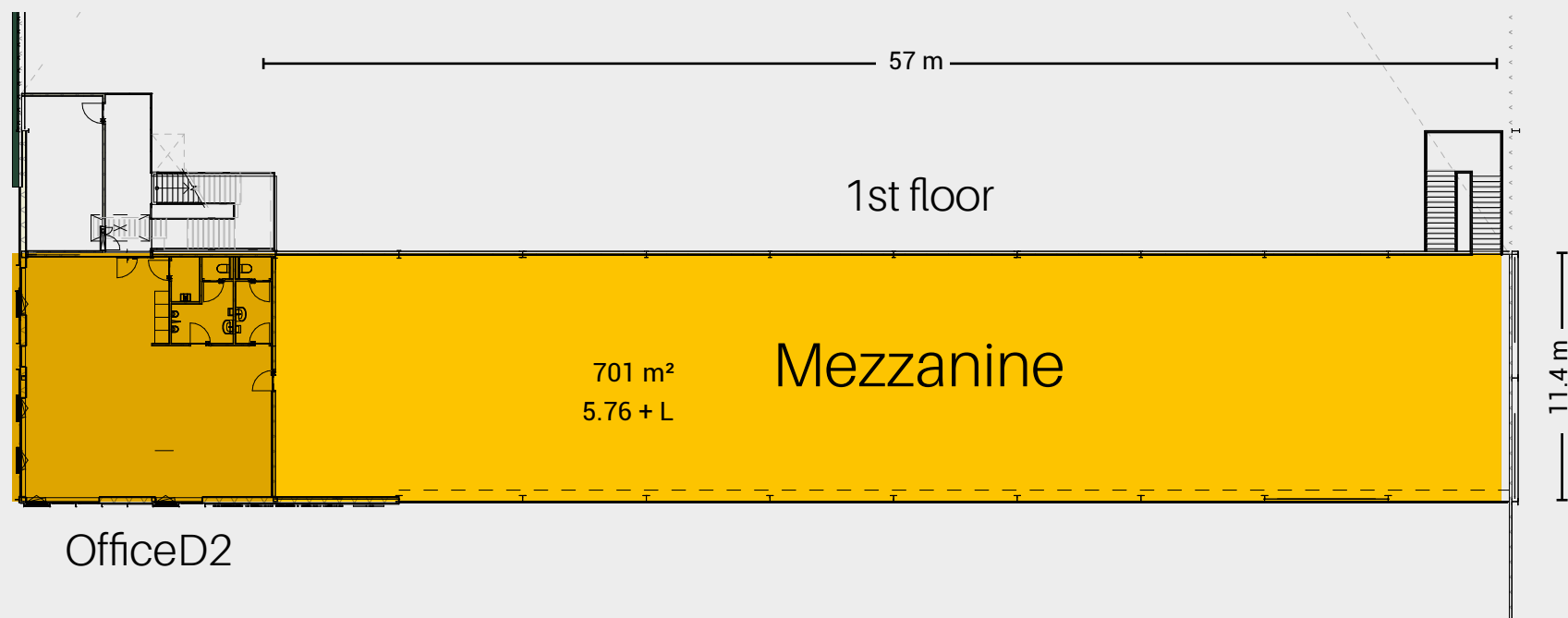
Floorplan RLP D1

offices and mezzanine

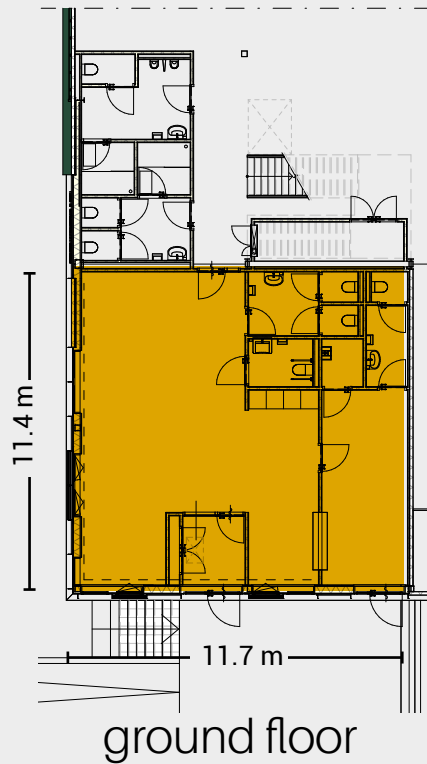


Floorplan RLP D2

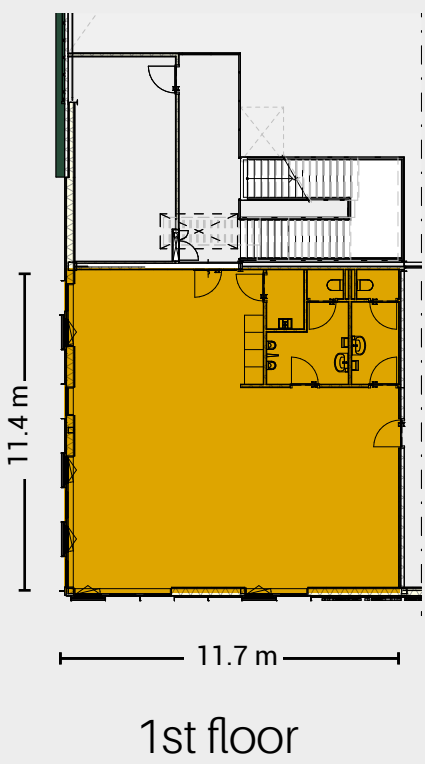
offices and mezzanine



OfficeD2
135 m²



OfficeD2
135 m²
5.76 + L



- Warehouse
- Mezzanine
- Office

"Rotterdam Logistics Park is located just south of Rotterdam with direct connections to the rest of Europe. With its strategic location, RLP allows us to provide high-quality logistics and warehousing services to our clients with an emphasis on flexibility. At TGI, we also use the great logistics infrastructure and advanced supply-chain of the Netherlands to efficiently connect our customers in Asia and Europe."

-Jack Lin, Managing Director at Top Group International

RLP B and C successfully delivered and put into operation early 2024

Contact

version March '25

Development



Delta Development
+31 (0)23 7600 500
info@rotterdamlogisticspark.nl

Asset manager



ELREP Asset Management LLP

Brokers



Jordy Verhoeven

+31 (0)6 11 93 31 54
+31 (0)10 411 04 40
jordy.verhoeven@eu.jll.com



Bart Jan Luijk, Giedo Steenbergen

Bart Jan +31 (0)6 11 93 31 54
bartjan.luijk@industrial.nl
Giedo +31 (0) 6 11 80 33 99
giedo.steenbergen@industrial.nl

This brochure has been compiled with the most possible care. No rights can be derived from the floor plans, dimensions and specifications shown.