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DC CELSIUSWEG

Celsiusweg 16, 5928 PR Venlo



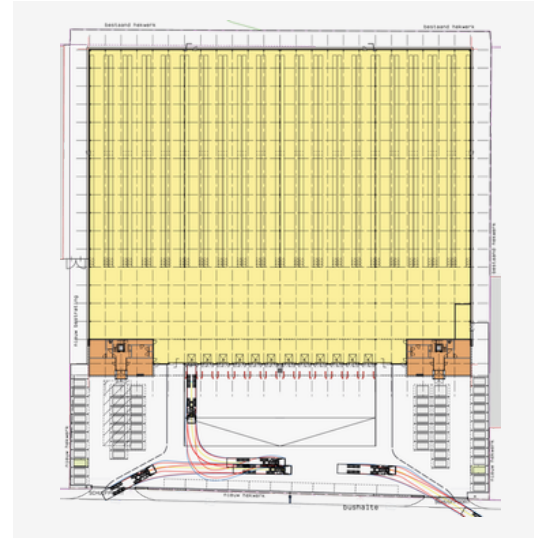
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STATE-OF-THE-ART LOGISTIEK COMPLEX

Celsiusweg 16 in Venlo concerns a newly developed, state-of-the-art logistics complex of approximately 10,760 m². The development is located at **Venlo Trade Port**, the logistics hotspot in the south of the Netherlands.

Thanks to its excellent facilities, many international companies have selected this location as their base of operations. From this business park, companies are ideally positioned to manage their regional and European logistics activities. Companies already established here include XPO, Schenker, DSV, Tommy Hilfiger and Michael Kors.



OFFICES Facilities

- Separate office entrances
- Pantry unit
- Sanitary facilities per office
- Heating: VRF system
- Cooling: split units LED
- lighting (500 lux)
- Lightweight partition walls
- Sprinkler system for office space
- Fire extinguishers and hose reels
- Secured outdoor area with electric sliding gates
- Separate water drainage system in line with sustainability principles

WAREHOUSE	OFFICE	MEZZANINE	CAR PARK	TOTAL
9.330 m ²	340 m ²	1.090 m ²	53 plaatsen	10.760 m ²

WAREHOUSE Technical Specifications

- Clear height: 12.20 meter
- Maximum floor load:
 - warehouse 5.000 kg/m²
 - mezzanine 750 kg/m²
- Point load warehouse: 90 kn/m²
- Floor flatness class 2 (NEN2747)
- ESRF K22 sprinkler system
- 2 overhead doors (4.0 x 4.2 m) at ground level
- 12 loading docks with levellers
- Thermal insulation values:
 - Walls Rc = 4.5 m² K/W
 - Roof Rc = 6 m² K/W
- Fire extinguishers and hose reels
- Gas-free heating via heat pumps



Multimodal access

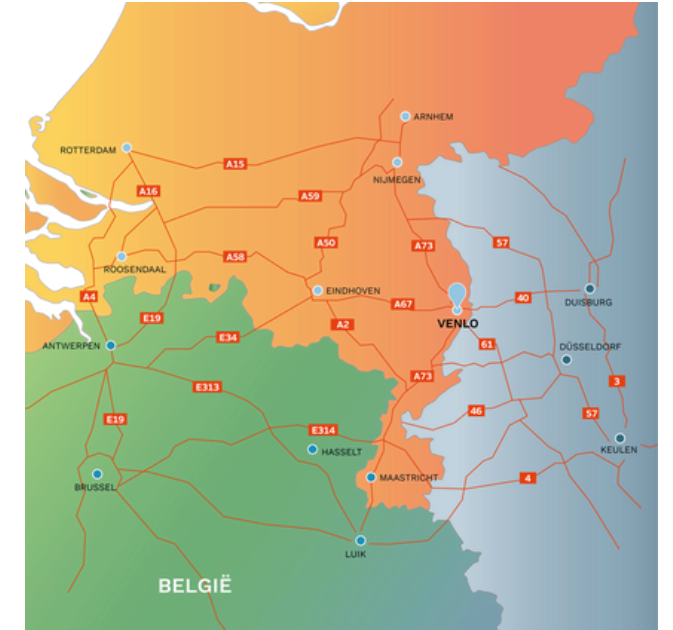
Ideally situated near the exits of the A67 and A73 motorways, Venlo Trade Port offers outstanding connectivity.

A67: Connecting Rotterdam and Antwerp to the west and Germany (Duisburg, Mönchengladbach, Düsseldorf) to the east.

A73: Connecting to Arnhem/Nijmegen (north) and Maastricht, Liège and Brussels (south).

The site is optimally accessible multimodally, with two operational rail terminals and a third one under development as the largest inland terminal. Barge terminals are located at 5 km (Venlo) and 25 km (Wanssum). In addition, several airports are located within a 100 km radius.

Many international companies choose Venlo as their distribution centre for Europe and the wider region.





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