

LOCATION

REAL ESTATE

KEYFACTS

CONTRACT CONDITIONS

IMPRESSIONS

CONTACT

IMMEDIATELY AVAILABLE



SCHIPHOL AIRPORT (AALSMEER)

BRAZILIËLAAN 23

APPROX. 13.195 SQM NEW PROPERTY

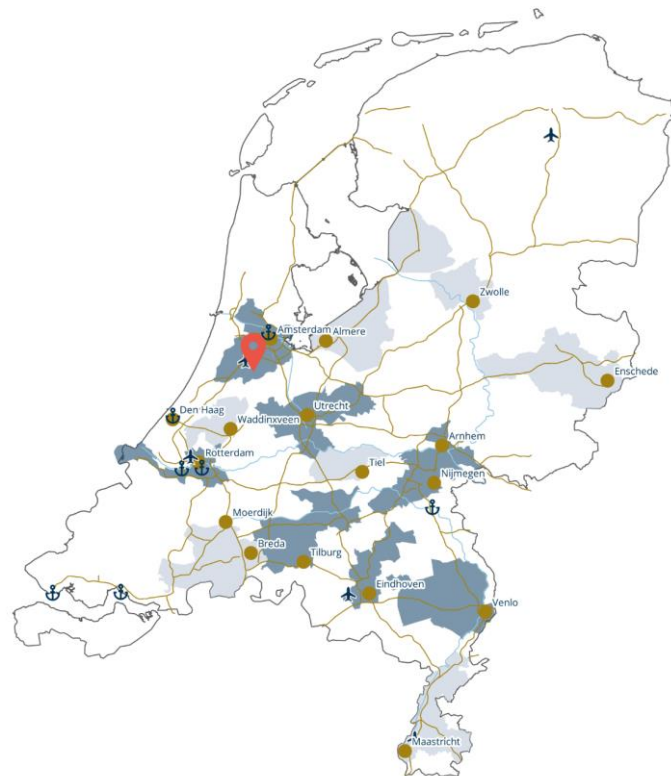
GLIF+II

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MACRO LOCATION

Braziliëlaan 23, Aalsmeer, Schiphol Airport

GARBE RESEARCH



Standort
 Flughafen
 Hafen
 Wasserstraße
 Etablierte Logistikregion
 Aufstrebende Logistikregion
 Autobahn

0 50 100 km
 Quelle: GARBE Research
 Kartengrundlage: bulviences AG, OpenStreetMap

Location

- Aalsmeer, with 33.000 inhabitants, is located in the west of the Netherlands within close proximity of Schiphol Airport and Amsterdam.
- This property is located about 5 kilometers south of Amsterdam. The warehouse is split up in two units (unit A of approx. 13.195 sqm is available, unit B is fully leased), is new and was delivered in Q4 2022.
- The A4 & A9 motorways are only 5.0 km away and can be reached within 10 minutes by car or truck.

MICRO LOCATION

Braziliëlaan 23, Aalsmeer, Schiphol Airport



Distance to the location

Motorway A4	approx. 5.0 km
Motorway A9	approx. 5.0 km
Public transport (bus)	approx. 0.3 km
Schiphol Airport	approx. 3.0 km

AALSMEER GSL-IV

Braziliëlaan 23, Aalsmeer, Schiphol Airport



KEYFACTS

Braziliëlaan 23, Aalsmeer, Schiphol Airport

Total plot area:	32.475 sqm
Warehouse area (unit A):	11.251 sqm
Office space (unit A):	196 sqm
Mezzanine space (unit A):	1.749 sqm
Warehouse height:	12,20 m
Dock Levellers (unit A):	15 pcs & 1 overhead door
Floor loading capacity:	5 t/sqm
Sprinkler system:	ESFR sprinkler system
Heating warehouse:	Electric
Lighting warehouse:	LED lighting
Special features:	BREEAM "Very Good"
	Charging points for electric cars and bikes
Available:	Directly

CONTRACT CONDITIONS

Braziliëlaan 23, Aalsmeer, Schiphol Airport

Benchmark new contract

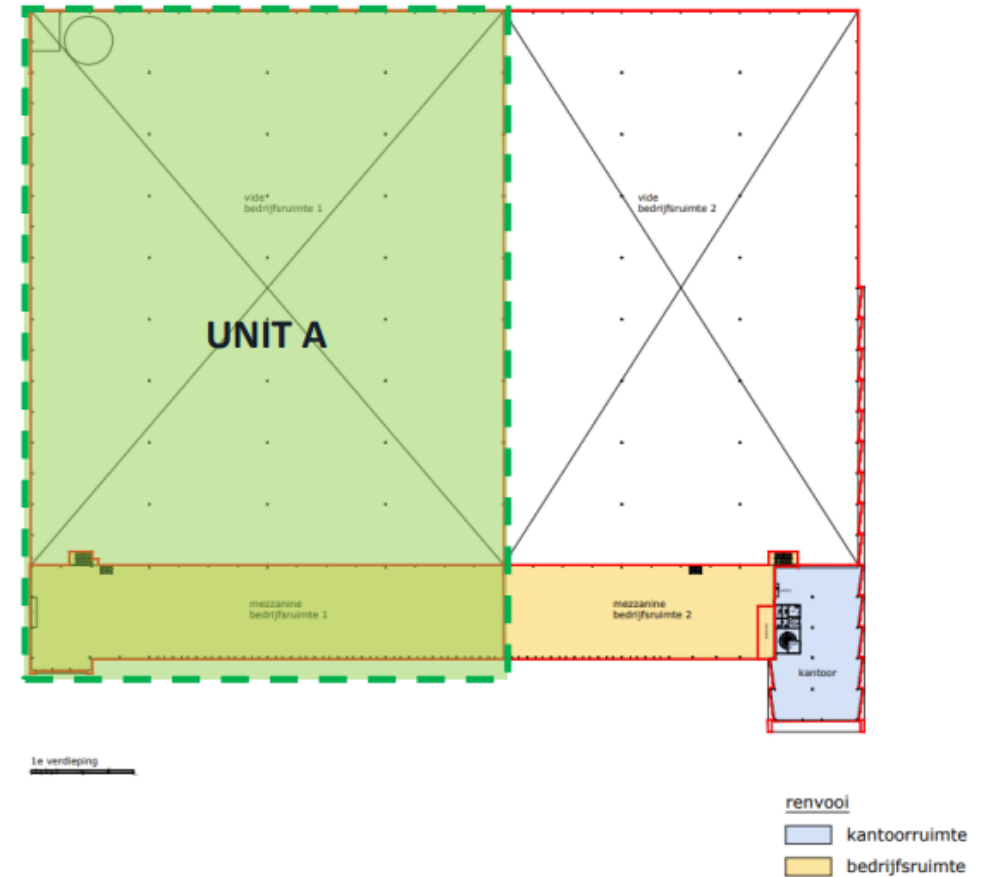
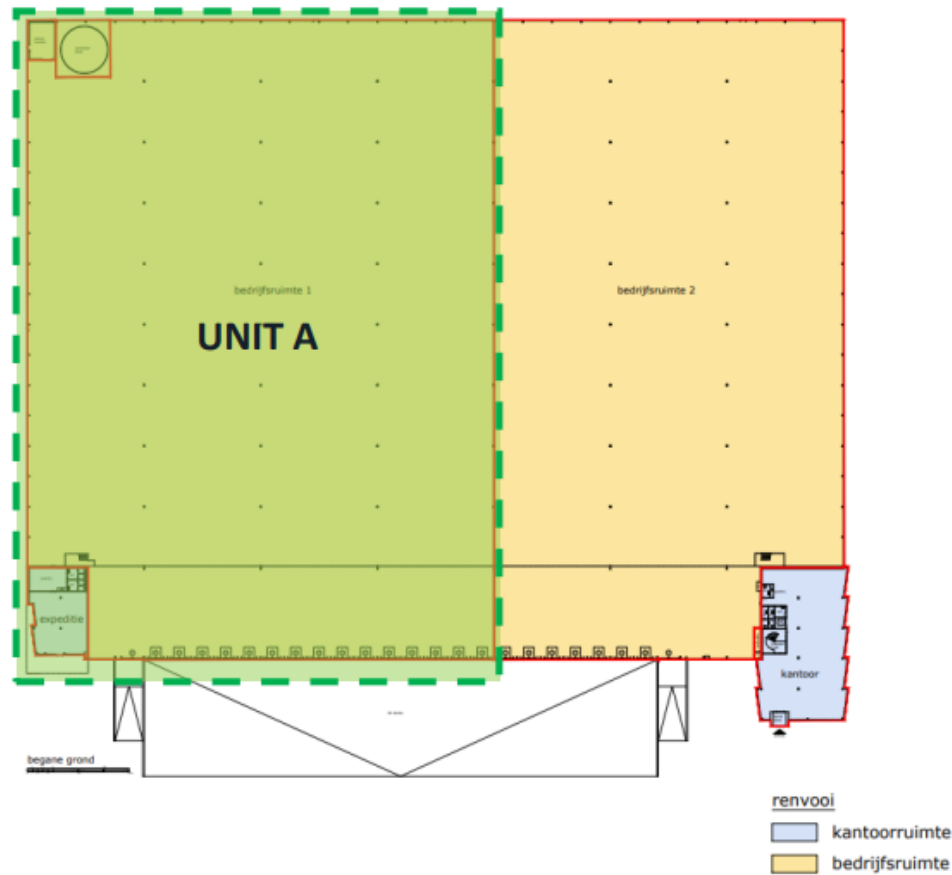
Warehouse rental:	Approx. 85 €/sqm
Office and social space rent:	Approx. 135 €/sqm
Mezzanine rent:	Approx. 35 €/sqm
Car parking space rent:	Approx. 500 €
Truck parking space rental:	-
Indexation CPI:	Full CPI
Lease term:	5-10 years
Deposit:	3 month rent plus service charges and VAT

*With a lease term of 10 years

IMPRESSIONS



IMPRESSIONS



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