

**BASICWEG 8 - AMERSFOORT**

**GARBE.**  
Industrial

Bedrijventerrein "De Hoef"



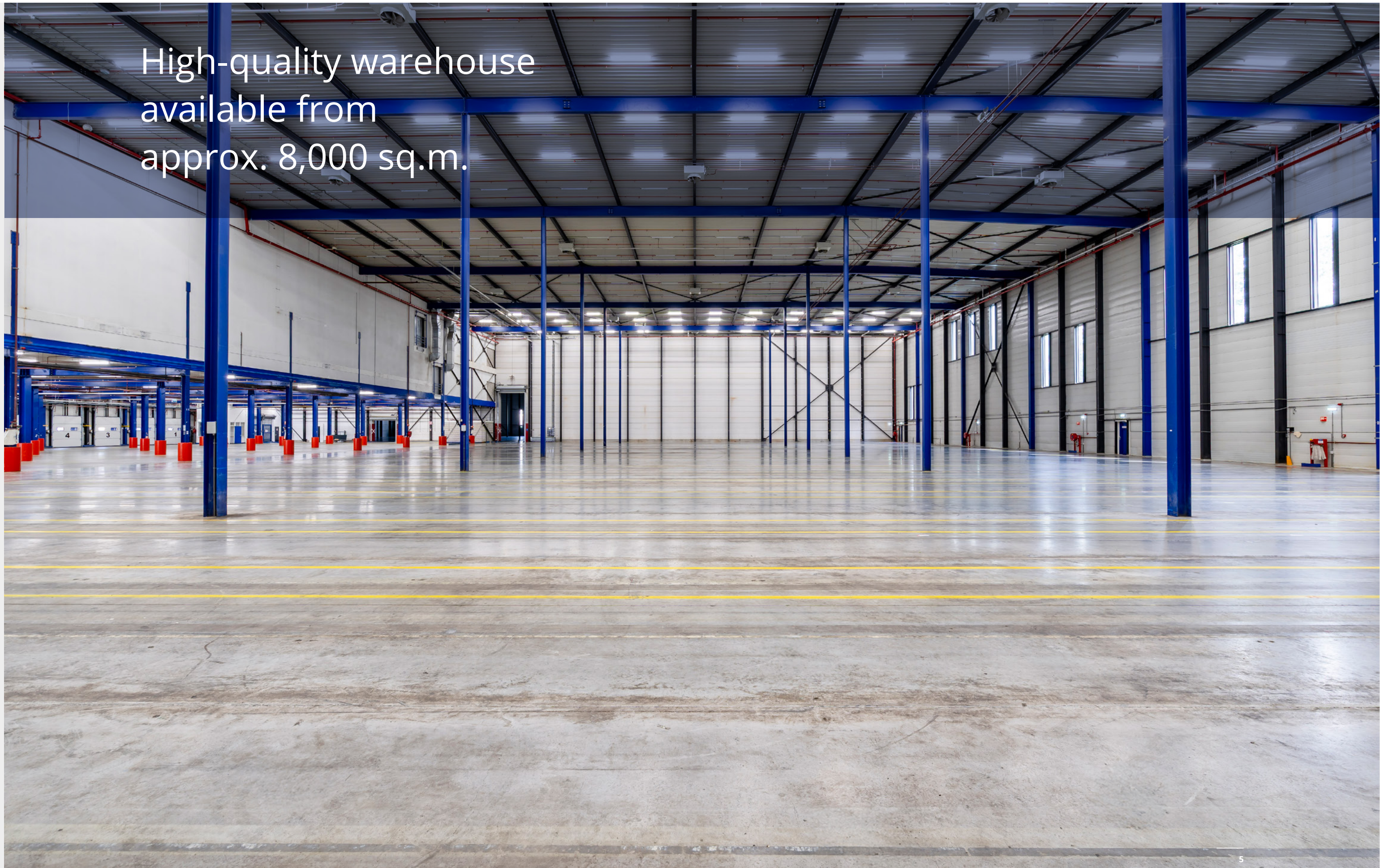


## SUMMARY

# Prime logistics warehouse

Basicweg 8, Amersfoort offers a modern and efficient logistics facility with high storage capacity, flexible mezzanine floors and excellent accessibility, all in the heart of the Netherlands. Ideal for logistics, e-commerce or fulfilment operations seeking a sustainable, scalable and strategically located distribution centre.

High-quality warehouse  
available from  
approx. 8,000 sq.m.



 **Warehouse**  
15,145 sq.m. GFA

 **Offices**  
1,200 sq.m. GFA

 **Mezzanine**  
5,413 sq.m. GFA

 **Total**  
21,758 sq.m. GFA

 **Floor Load**  
3,000 kg/sq.m.

 **Free Height**  
13.5 m

 **Loading Docks**  
14 docks

 **Parking Space**  
216 cars

KEY FACTS

Overview

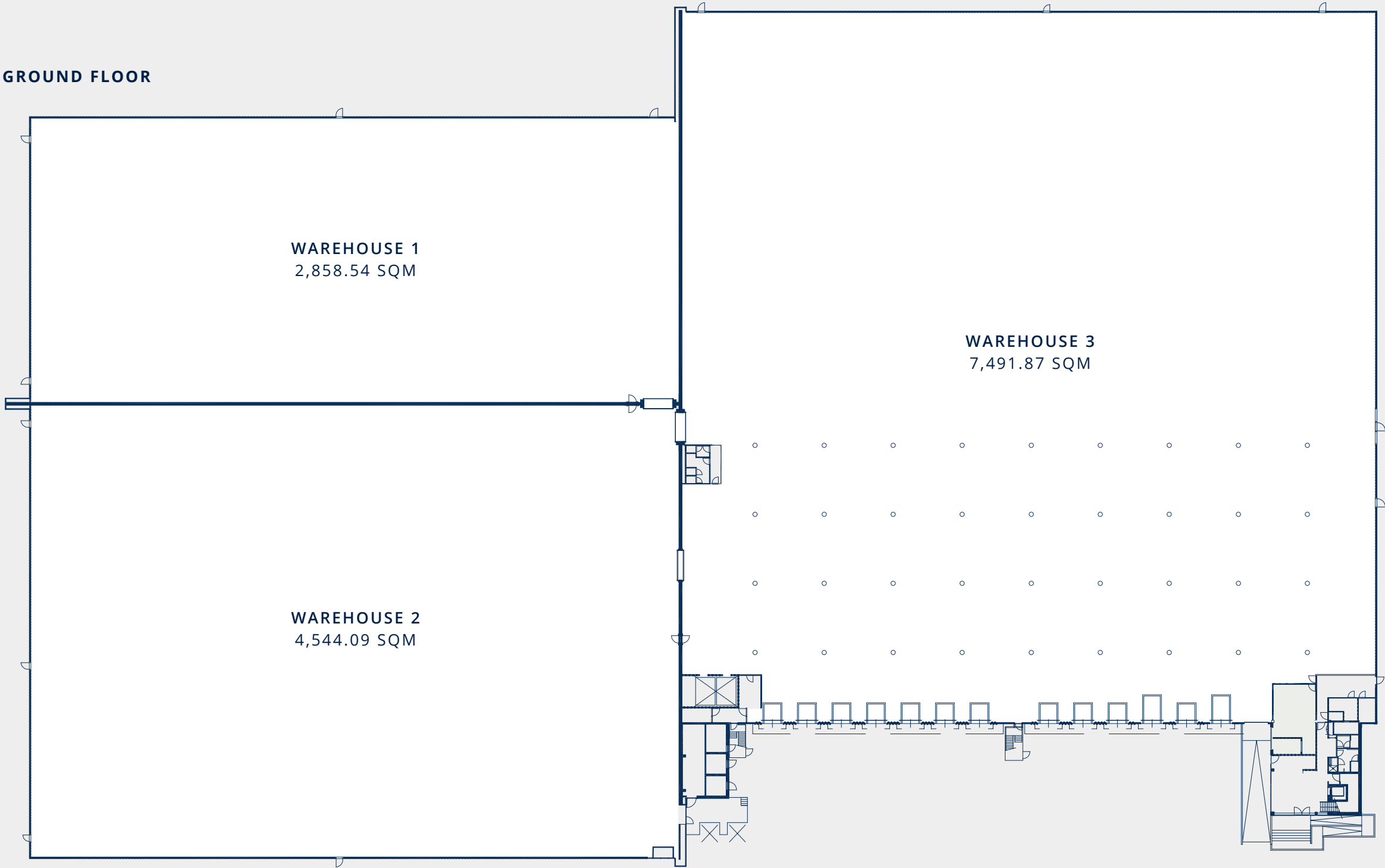
- **The Warehouse** is divided into three units
- **Plot size:** 23,325 sq.m.
- **Electricity:** Electricity connexion is 345 kVA.
- **BREEAM-NL certification:** In preparation (after refurbishment)

|           | Unit A<br>SQM/GLA | Unit B<br>SQM/GLA | Unit C<br>SQM/GLA | Totaal<br>SQM/GLA |
|-----------|-------------------|-------------------|-------------------|-------------------|
| Warehouse | 7,540             | 4,544             | 2,859             | 14,943            |
| Mezzanine | xxx               | xxx               | xxx               | 5,274             |
| Office    | xxx               | xxx               | xxx               | 979               |
| Parking   | xxx               | xxx               | xxx               | 216               |

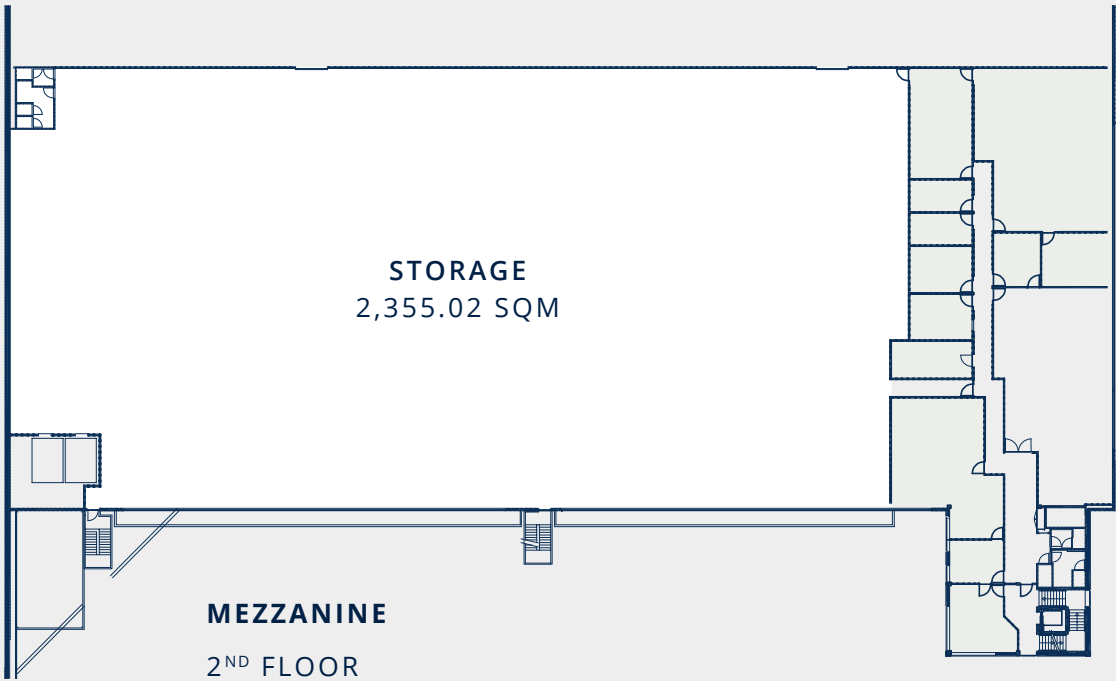
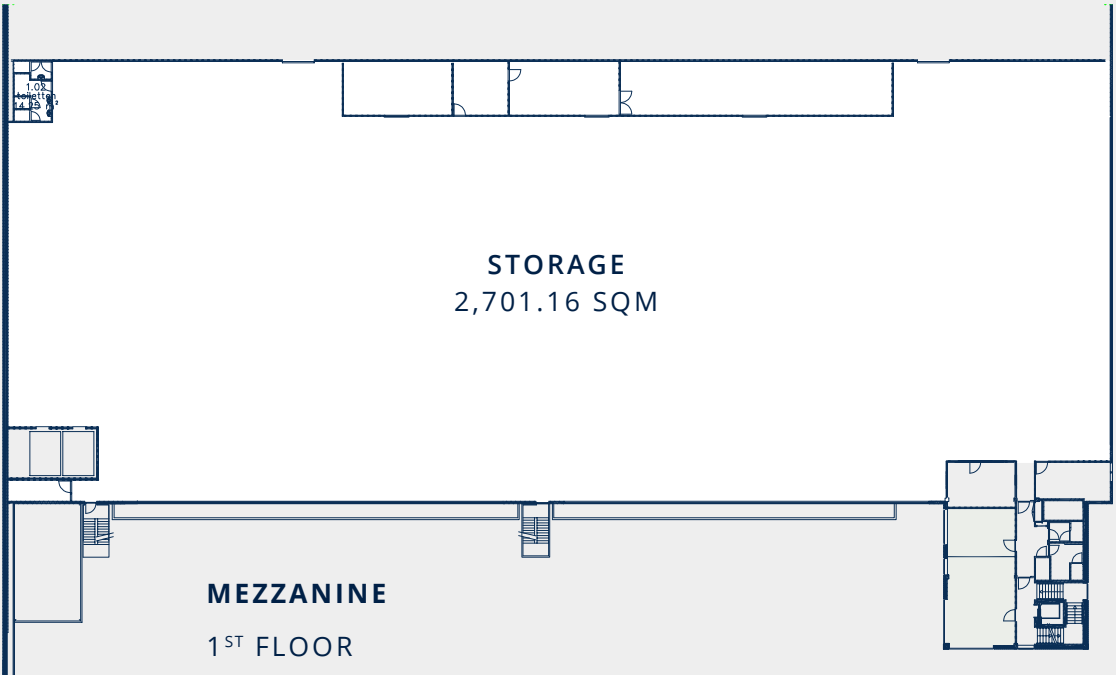


FLOORPLAN

GROUND FLOOR

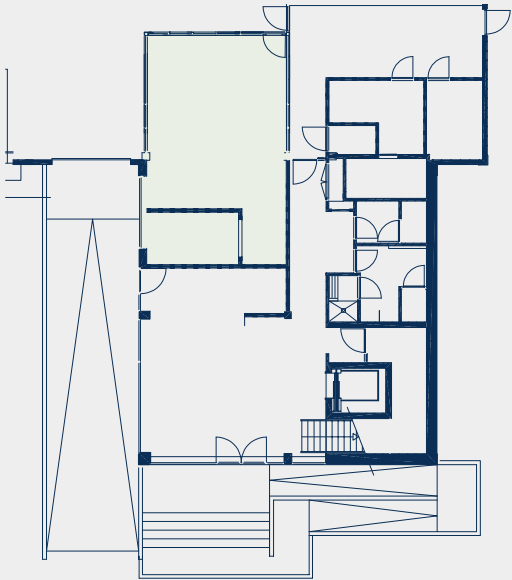


FLOORPLAN



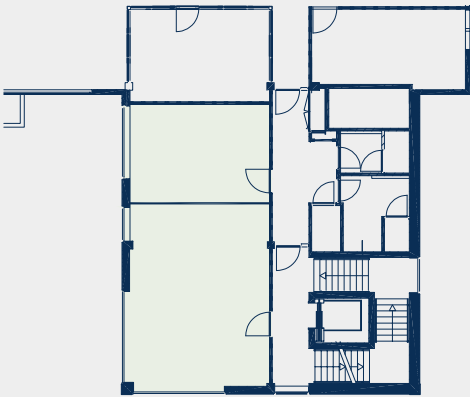
OFFICE SPACE

GROUND FLOOR



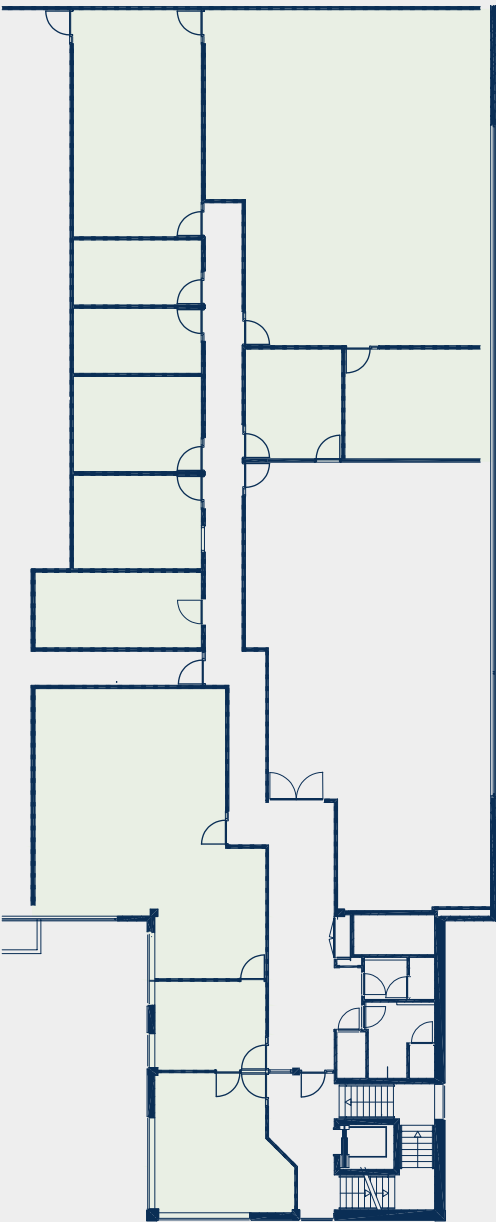
OFFICE SPACE

1<sup>ST</sup> FLOOR



OFFICE SPACE

2<sup>ND</sup> FLOOR



## SUSTAINABLE

# Sustainable and ready for the future

The property has been renovated to meet modern sustainability standards, featuring LED lighting, efficient climate control and a flexible mezzanine suited for e-commerce operations.



## LOCATION

Centrally located  
in the heart of  
the Netherlands

The distribution centre is located on business park “De Hoef”, on the northeast side of Amersfoort. ‘De Hoef’ is one of the city’s most established business areas, home to companies such as Sligro, VDL, PostNL and DHL. Close to junction Hoevelaken, where the A1 and A28 motorways meet, the location offers excellent national and international connectivity. The area also provides easy access to Amersfoort Schothorst station (20-minute walk or 5-minute bike ride) and nearby bus stops, with various amenities in the vicinity.

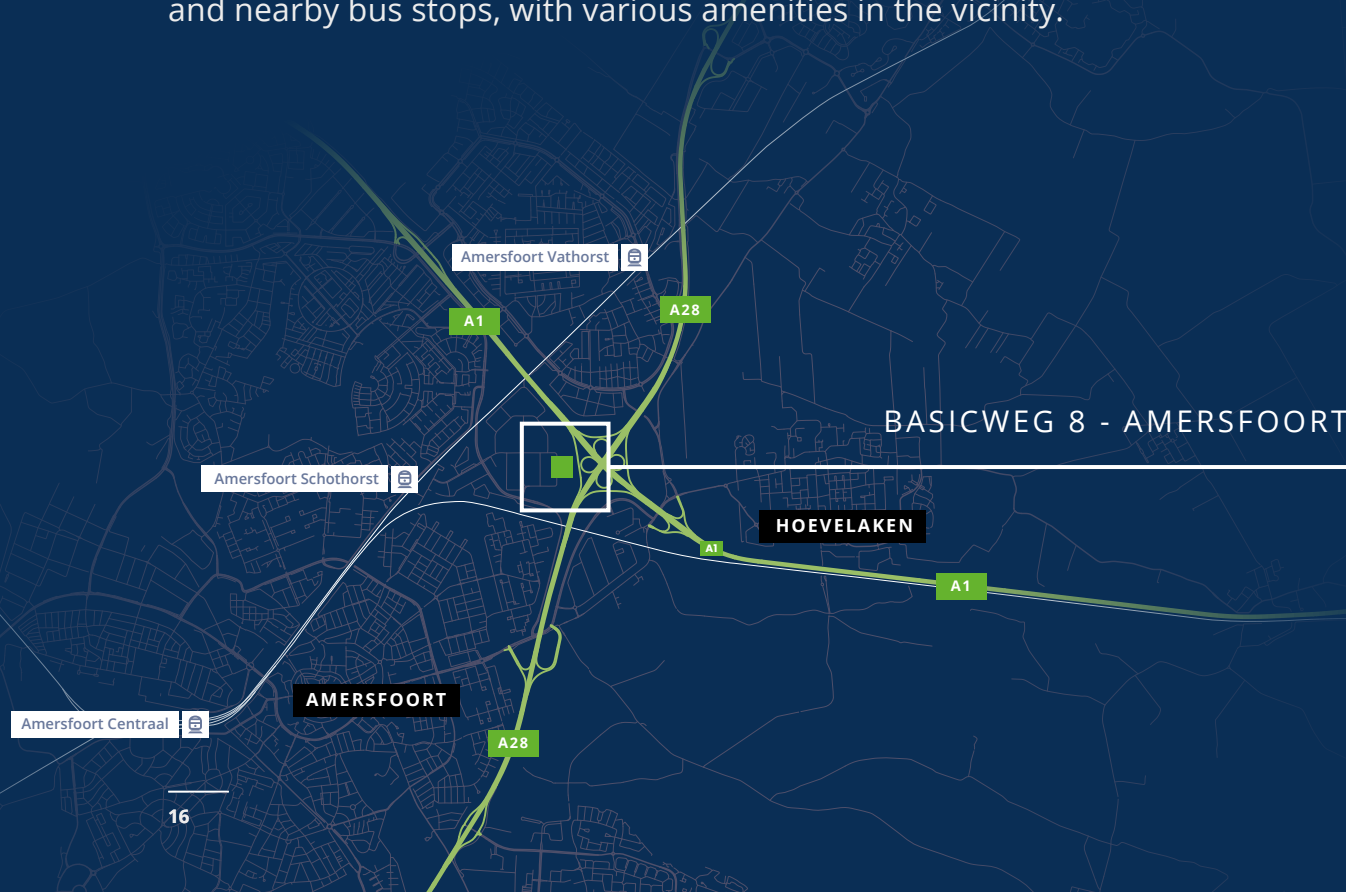
## ACCESSIBILITY

Amersfoort enjoys an outstanding central position within the Netherlands, making it one of the most attractive logistics hubs in the country.

- Located less than 5 minutes from the A1/A28 motorway junction
- 10-minute walk to Amersfoort Schothorst railway station
- 7-minute walk to the nearest bus stop (Hardwareweg)
- Excellent connection to Amsterdam, Utrecht, Apeldoorn and Zwolle

This prime accessibility ensures smooth connections to all major Dutch regions and neighbouring countries.

## BASICWEG 8 - AMERSFOORT



DC Basicweg offers sustainable,  
high-quality offices for optimal comfort

**OFFICES** ■



## DELIVERY LEVEL

# Warehouse

- Clear stacking height of approx. 13.5 m
- Floor load capacity warehouse: 3,000 kg/sq.m.
- Floor load capacity expedition area: 2,000 kg/sq.m.
- Floor load mezzanine: 450 kg/sq.m.
- New sprinkler system (ESFR K25) installed in 2025
- 14 loading docks
- 1 ground-level overhead door
- 2 goods lifts
- LED lighting with motion detection
- Fire and evacuation alarm system
- Wash/shower/toilet facilities



## DELIVERY LEVEL

# Office

- Three floors with high-quality office finish
- Mechanical ventilation system
- System ceiling with integrated LED lighting
- Restaurant / lunch area with kitchen
- Toilet facilities on each floor
- Cable ducts for data, telephone and internet







## DELIVERY LEVEL

# Outside area

- Paved yard (approx. 5,630 sq.m.) across the street, perfect for car and / or truck parking
- Secure fencing with electric access gates
- 92 car parking spaces adjacent to the building
- Option for trailer parking or outdoor storage



**GARBE's** logistics facility  
redefining the future of  
supply chain excellence.





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