

DC DE VAART - ALMERE

GARBE.
Industrial

Leasing information



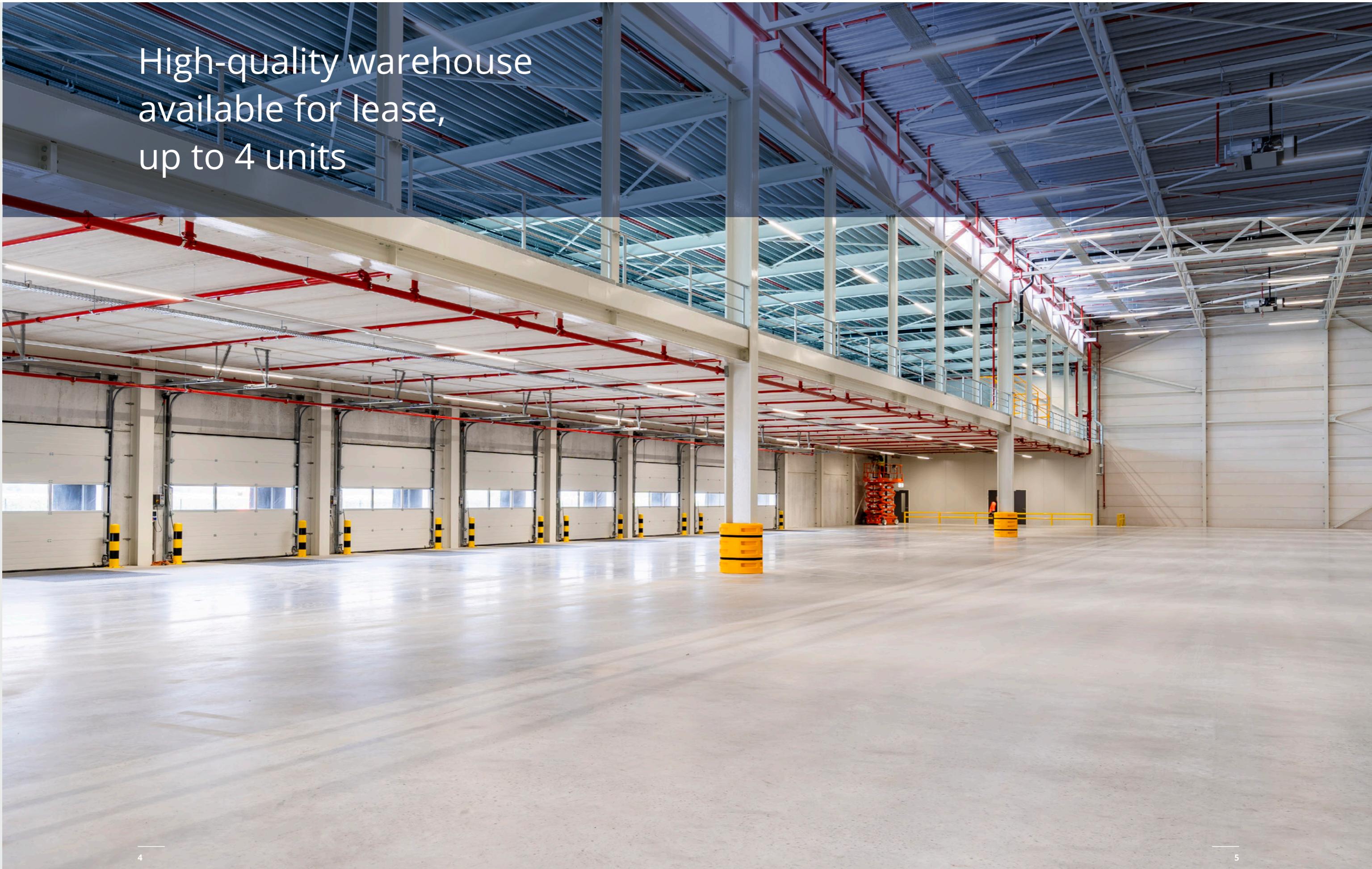


SUMMARY

Prime logistics warehouse

The high-quality warehouse DC De Vaart, with a total surface area of approximately 32,716 sq. m., is located at De Vaart business park in Almere. The warehouse consists of 4 units of approximately 8,000 sq. m. each.

High-quality warehouse
available for lease,
up to 4 units

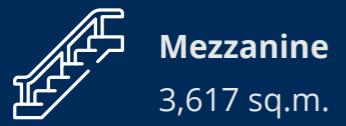




Warehouse
27,675 sq.m.



Offices
1,424 sq.m.



Mezzanine
3,617 sq.m.



Total
32,562 sq.m.



Floor Load
5,000 kg/sq.m.



Free Height
12.2 m



Loading Docks
32 docks (8 per unit)



Parking Space
318 cars

KEY FACTS

Overview

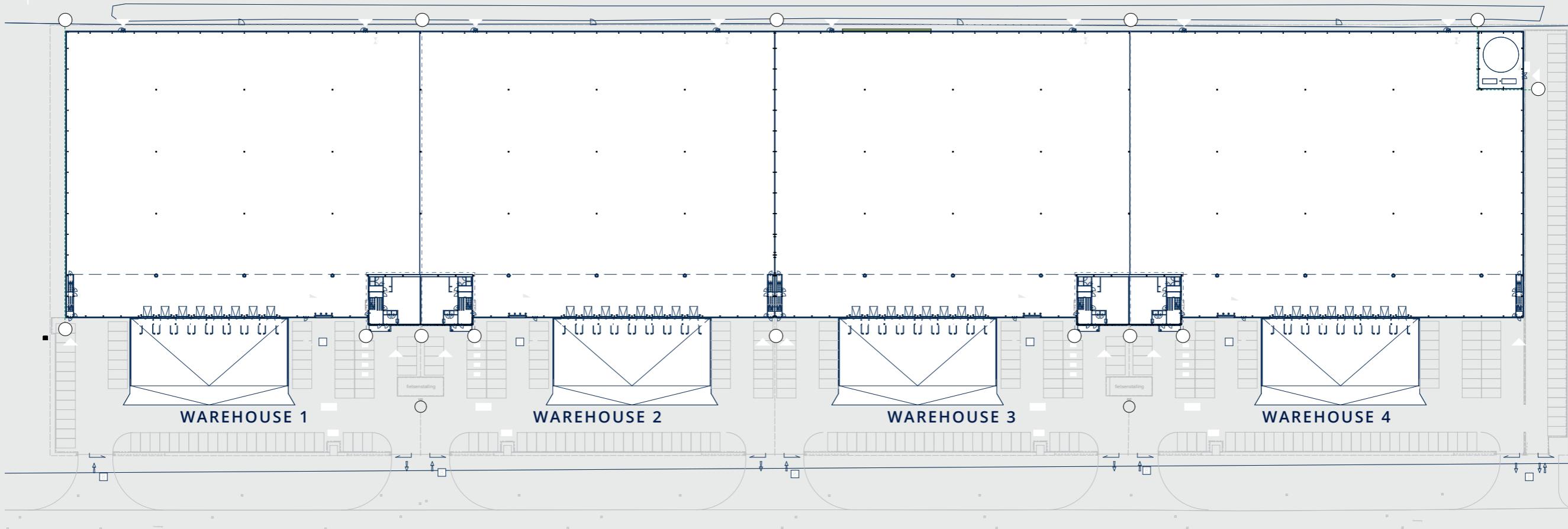
- **Warehouse** can be divided into four units
- **Plot size:** 44,200 sq. m.
- **Electricity:** connection is 4 x 630 kVA.
- **Expected BREEAM-NL certification:** Excellent

	Unit 1 SQM/GLA	Unit 2 SQM/GLA	Unit 3 SQM/GLA	Unit 4 SQM/GLA
Warehouse	6,718	6,731	6,733	7,493
Mezzanine	876	875	875	991
Office	356	356	356	356
Parking	72	64	64	118



FACADE & FLOORPLAN

FLOORPLAN



FACADE



BREEAM EXCELLENT

Sustainable and ready for the future

DC De Vaart is certified with a BREEAM excellent sustainability classification.



BREEAM®
excellent certified



LOCATION

Uniquely located at the national highways

The warehouse is being developed at business park "De Vaart" in Almere, The Netherlands. Almere is part of the Amsterdam Metropolitan Area, consisting of 32 municipalities. The area is considered the most robust economic area in The Netherlands and has about 2.5 million inhabitants, more than 14% of the Dutch population. Its strengths include talented entrepreneurs, diverse business activity, good land, air and water infrastructure and excellent digital connectivity.



ACCESSIBILITY

Almere is located in the province of Flevoland, the newest province of The Netherlands. The warehouse is close to the important Dutch highway A1 (Amsterdam – Germany) and is located in close proximity on the highways A27 (Breda – Almere) and A6 (Muiderberg – Joure).

The logistics triangle of Almere, Lelystad and Zeewolde is considered a logistics hotspot, according to logistiek.nl with a #2 position in 2023.

In addition to the presence of major Dutch highways, the area benefits from its proximity to the port of Amsterdam, Schiphol Airport and the expected opening of Lelystad Airport.



DC De Vaart has modern and
energy friendly office spaces





DELIVERY LEVEL

Warehouse

- Free height - 12,2 m;
- Floor load warehouse approx. 5,000 kg per sq. m.;
- Maximum point load of 9,000 kg;
- Floor load mezzanine of 1,000 kg/sq. m.;
- General Column width 16.2 x 22.80 meters;
- 32 Electrically operated loading docks (8 per unit);
- 4 overhead doors, dimensions 4.0 x 4,5 m, at ground level (1 per unit);
- Concrete floor warehouse class 4 according to NEN 2747;
- VRF system min. 15 degrees celcius;
- LED lighting 250 Lux, with motion detection per corridor;
- Fire and evacuation alarm;
- Wash/ shower/ toilet area;
- Certified ESFR sprinkler system (FM-Global).



DELIVERY LEVEL

Office

- Smooth finished concrete/deck floors;
- Electric heatpump, floorheating (min. 21 degrees celcius) and cooling;
- Mechanical ventilation and all-electric heating/cooling;
- System ceiling with integrated lighting (500 Lux);
- Toilet facilities on both levels;
- Office floor (2 layers) with pantry area on each layer including Quooker and dishwasher;
- Wall cable ducts for data, telephone and internet;
- Separate truck driver entrance with shower and toilet.

DELIVERY LEVEL

An aerial photograph of the DC De Vaart industrial complex. The complex consists of several large, modern industrial buildings with grey roofs. One building features a prominent green roof. Numerous solar panels are installed on the roofs of the buildings and in a large field to the left. The complex is surrounded by green spaces, including a mix of trees and grassy areas. A parking lot with several trucks and cars is visible in front of the buildings. The surrounding landscape includes fields and a distant town.

Circulair steel construction

Solar panels

Extra daylight in warehouse

Green roofs

LED lighting in office and warehouse

Infiltrative paving

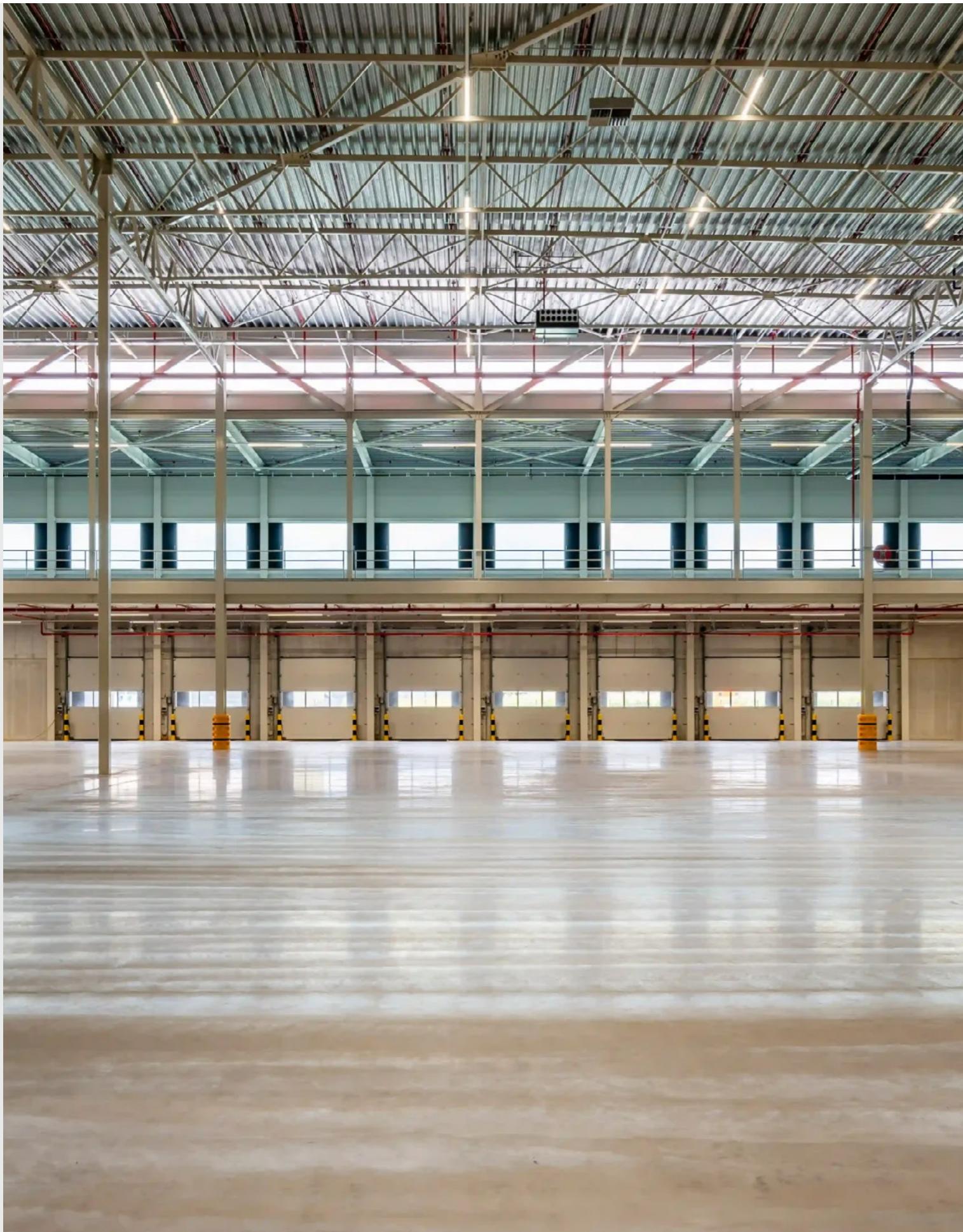
Charging stations for e-mobility



DELIVERY LEVEL

Outside area

- Paved parking area;
- Fencing with electric access gates;
- Bike shed for parking with charging points;
- EV charging stations for cars.



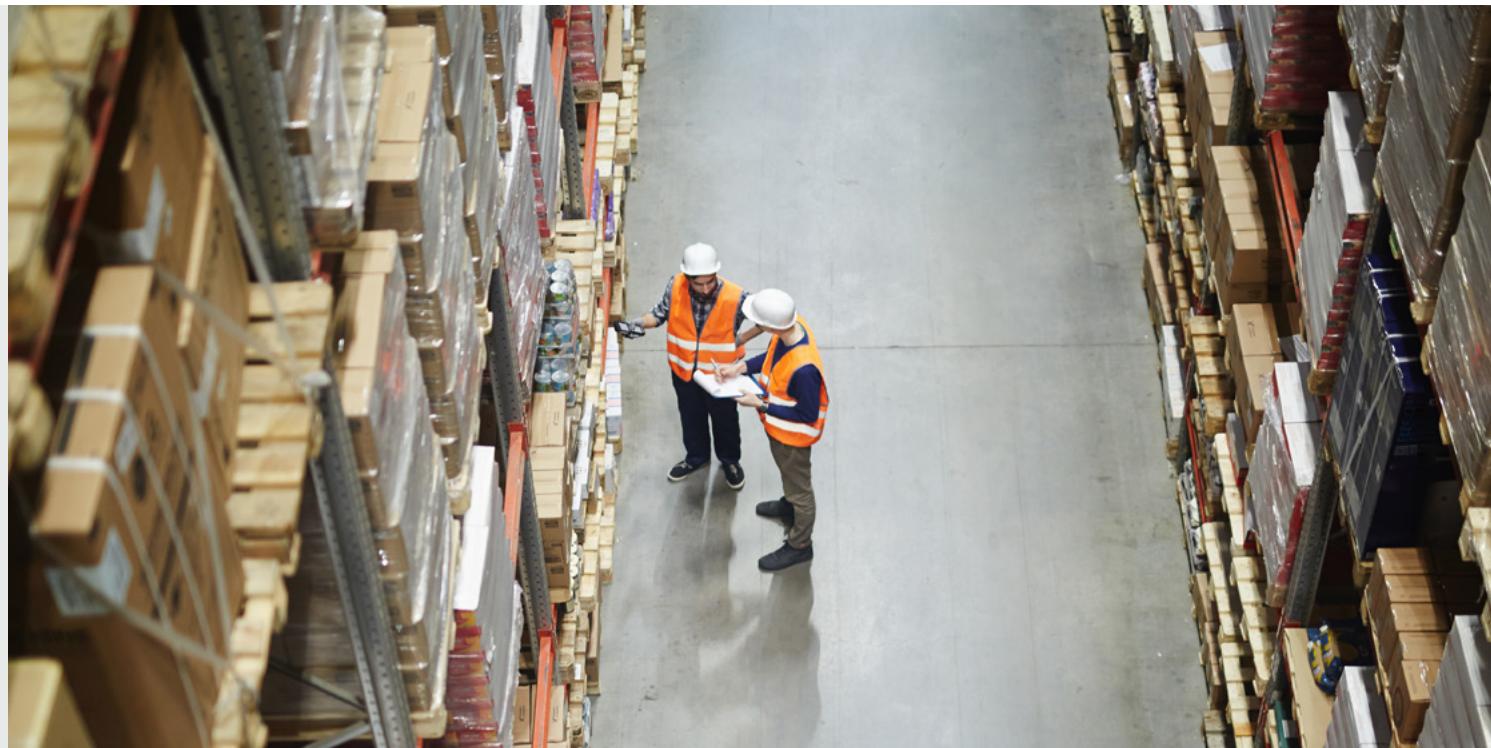
GARBE's logistics facility
redefining the future of
supply chain excellence.



Efficiency in motion: A dedicated team can work seamlessly in this state-of-the-art logistics hub.







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