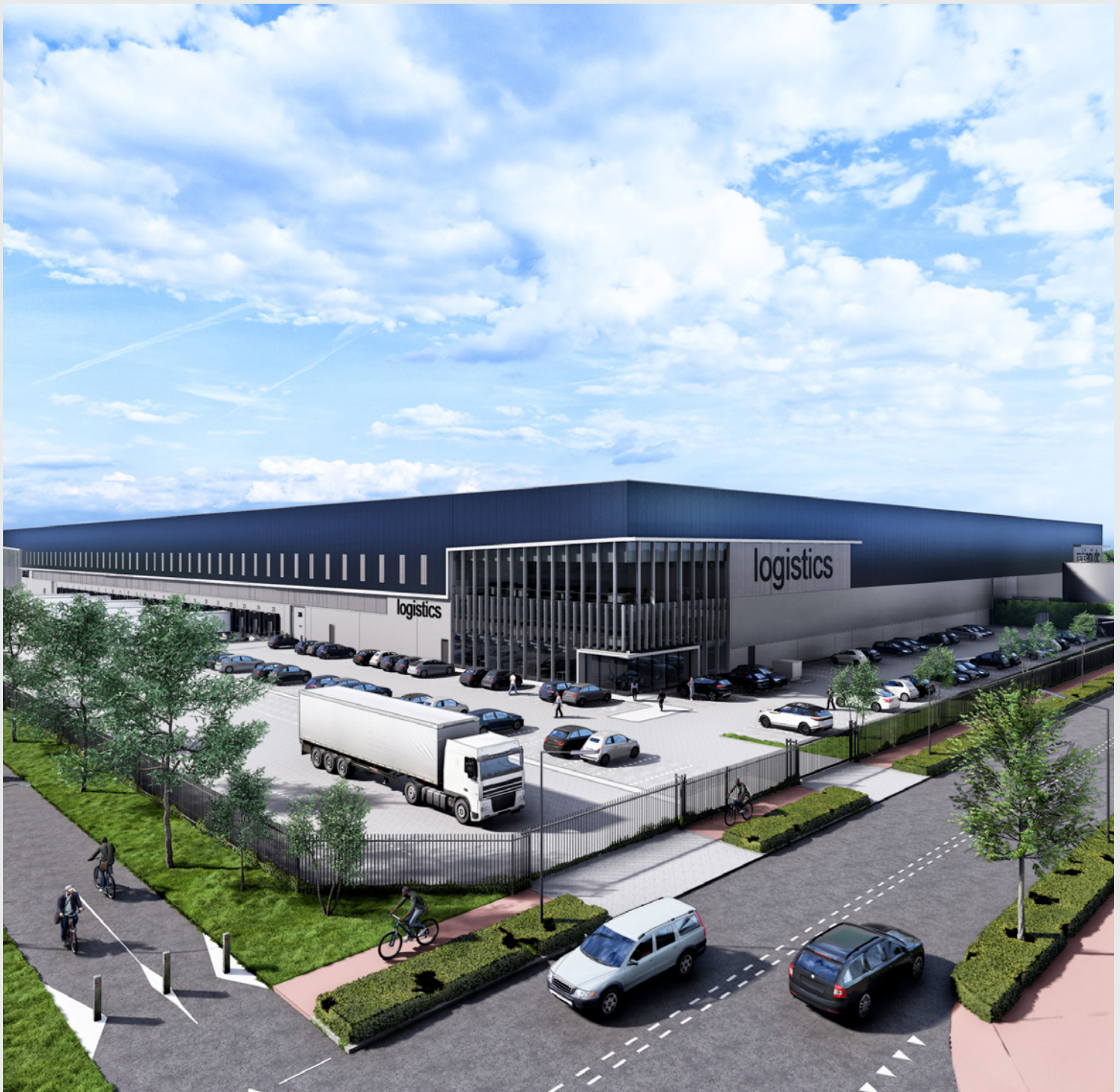


DC HUYGENSWEG - VEGHEL

GARBE.
Industrial

Leasing information





SUMMARY

Prime logistics warehouse

DC Huygensweg – Phase 1, Veghel represents a rare opportunity to secure a newly built, high-quality logistics facility in one of the Netherlands' most established and strategically located logistics hubs. With exceptional multimodal accessibility, sustainable design, and high operational efficiency, it is perfectly suited for the next generation of logistics users.

High-quality logistics facility in a
leading Dutch logistics hotspot
available in up to 2 units





Warehouse
18,958 sq.m.



Offices
1,273 sq.m.



Mezzanine
2,885 sq.m.



Combined Total
23,116 sq.m.



Floor Load
5,000 kg/sq.m.



Clear Height
15.2 m



Loading Docks
24 docks



Parking Space
137 cars



Truck parking
11 spaces

KEY FACTS

Overview

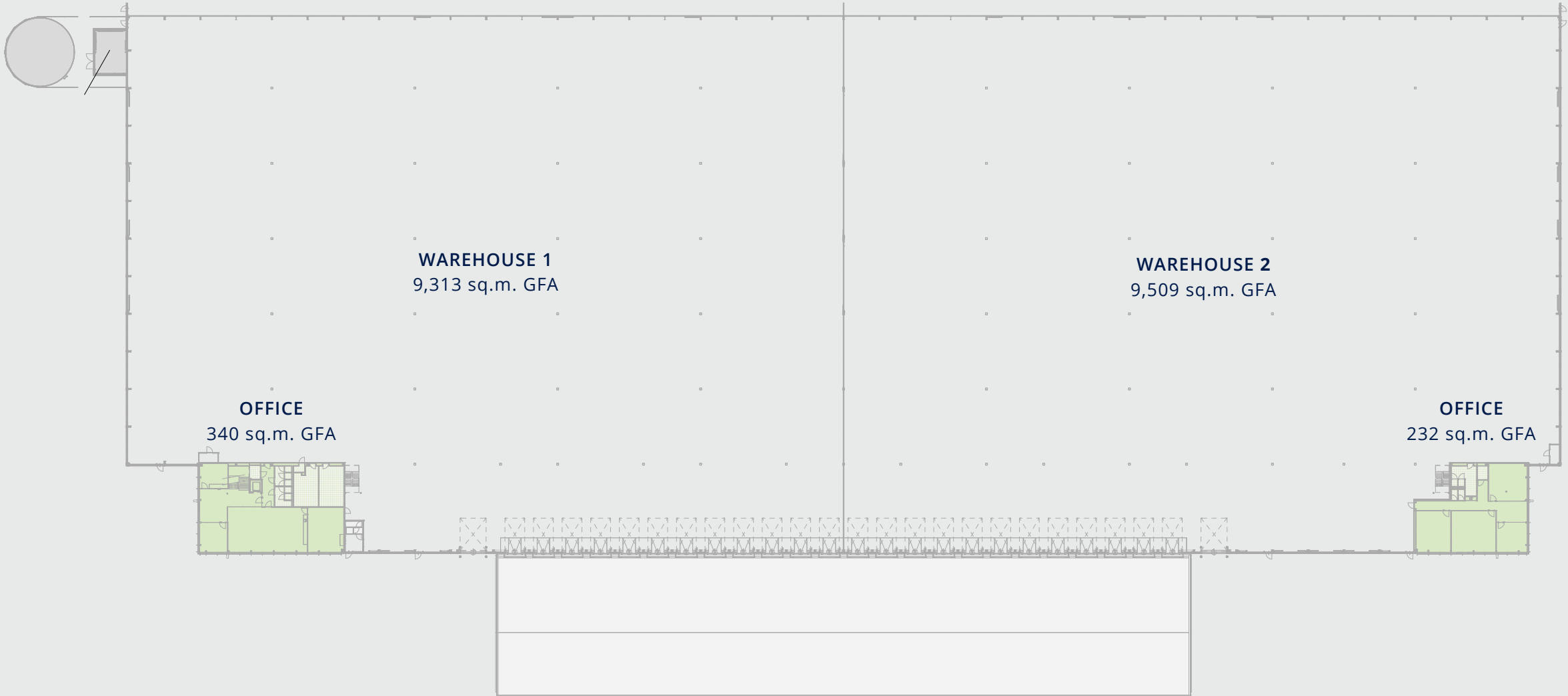
DC Huygensweg – Phase 1 is a newly built logistics warehouse offering premium technical specifications, excellent accessibility, and sustainable performance. The facility is designed for single or multi-tenant use and ready to accommodate modern distribution operations.

- **Plot size:** Approx. 32,000 sq.m.
- **Electricity:** 4 x 554 kVA.
- **BREEAM-NL certification:** Excellent



FLOORPLAN

GROUND FLOOR



FLOORPLAN

1ST FLOOR



2ND FLOOR



FACADE

SOUTH SIDE



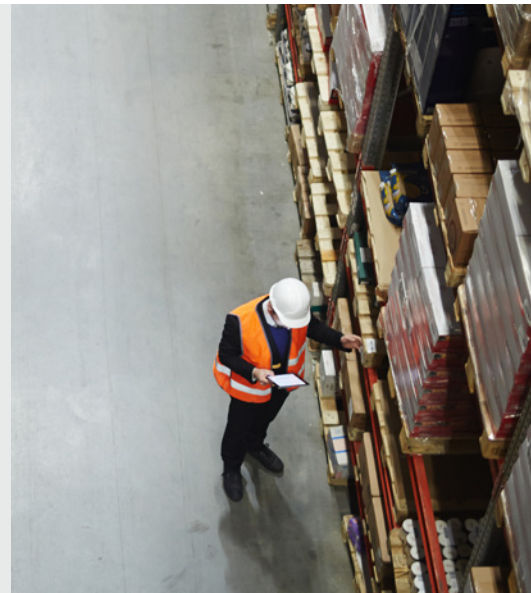
EAST SIDE



WEST SIDE



BREEAM EXCELLENT

Sustainable
and ready for
the future

The development emphasizes sustainability and efficiency.

DC Huygensweg – Phase 1 is fully electric with LED lighting, VRF climate control, and EV chargers, achieving BREEAM-NL Excellent certification.



ENERGY PLAZA

Always enough
power for your
workspace

At a time when the electricity grid often reaches its limits, our Energy Plaza ensures that you, as a tenant, can always rely on sufficient and reliable power. This smart, compact energy system absorbs peak loads, stores energy, and delivers exactly what you need, precisely when your operations require it.

This means your business keeps running without disruptions, delays, or dependency on what the grid can supply at any given moment.

What does the Energy Plaza mean for you as a tenant?

Always enough power, even when the grid is constrained

- Smart energy management, ensuring your equipment runs smoothly and efficiently;
- Sustainable and energy-efficient, contributing to lower operational costs;
- Flexible and scalable, growing seamlessly with your business activities;
- Future-proof reliability, no matter how your energy needs evolve.

The Energy Plaza allows you to focus fully on your business, with the confidence that your power supply will always keep up.

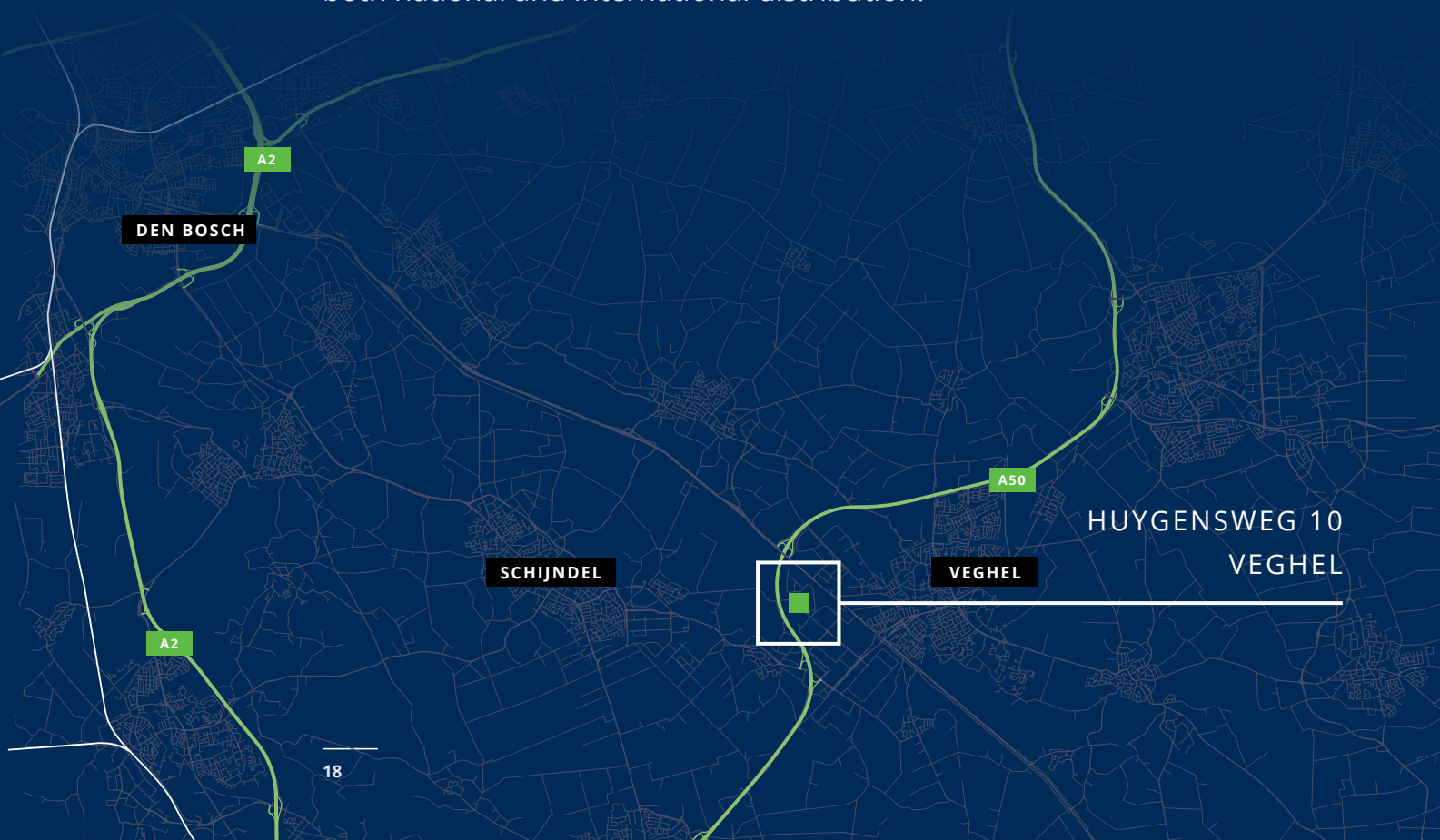
**A carefree, flexible, and reliable energy solution,
designed with tenants in mind.**

LOCATION

Uniquely located at the heart of the logistics corridor

The warehouse is located on business park De Dubbelen in Veghel, strategically positioned within the logistics region of 's-Hertogenbosch, Eindhoven, Nijmegen, and Helmond.

De Dubbelen is home to major international companies such as Kuehne + Nagel, Vanderlande, Mars, Sligro, and Jumbo, and offers an ideal base for both national and international distribution.



ACCESSIBILITY

By Road

The site is directly connected to the A50 motorway (Eindhoven – Zwolle), providing excellent access to the Dutch highway network. Connections to 's-Hertogenbosch and Helmond are available via the N279 road.

Inland Terminal

The Inland Terminal Veghel is located less than one kilometer from the development, offering frequent barge services to Rotterdam, Antwerp, and Amsterdam. This ensures multimodal transport options and optimal supply chain efficiency.



Sustainable offices
with all-electric comfort

meierij dc



DELIVERY LEVEL

Warehouse

- Clear stacking height: 15.2 m
- Column grid: 12 x 22.8 m
- Floor load warehouse: 5,000 kg/sq.m.
- Maximum point load: 9,000 kg
- Floor flatness according to DIN 15.185 (>6.0 m)
- 24 Electrically operated loading docks, equipped with hydraulic levellers (dynamic capacity 6,000 kg)
- 2 overhead doors, dimensions 4.0 x 4.5 m, at ground level
- LED lighting 250 Lux per aisle, motion controlled
- All-electric heating system
- ESFR sprinkler system (FM Type K25)
- BREEAM-NL Excellent certification

DELIVERY LEVEL

Office

- Two-floor office area
- Floor load capacity: 400 kg/sq.m.
- Smooth finished concrete/deck floors
suitable for carpet finishing
- Suspended ceilings with integrated LED lighting (500 Lux)
- Mechanical ventilation and all-electric heating/cooling
- Pantry on each floor
- Toilet facilities on both levels

Mezzanine

- Floorload capacity: 750 kg/sqm
- Depth: 14m
- Floor flatness according to NEN 2747, class 4

Outside area

- Paved truck yard and parking area
- Car parking
- Fencing with electric access gates
- Bicycle shed for parking with charging points
- EV charging stations for cars



A next-generation logistics hub setting new standards in design, efficiency, and sustainability.

Phase 1, a first milestone in Veghel's most advanced logistics development with a second phase (23,000 sq.m.) expected to be completed in Q4 2028



Veghel – centrally located in
the Dutch logistics corridor





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