




# VENRAY LOGISTICS CENTRE 3 PHASE 2




5804 AM Venray



Clear Height  
12,20m



30,300



326,147



Available  
JUNE 2021

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# VENRAY LOGISTICS CENTRE 3 – PHASE 2

## VENRAY ECONOMIC REGION

The North Limburg region traditionally has had a strong logistics sector. The immediate proximity of the German hinterland and the presence of multimodal infrastructure are some of its strong features, which have ensured that several European Distribution Centers are located in this region.

Business park Smakterheide is characterized by the presence of large-scale logistics activities.

At this logistics hotspot Syncreon, XPO, Herbalife and Schneider Logistics have established themselves.

Venray is ideally located on the A73 (Nijmegen-Roermond), which provides a direct connection with the A15 (Rotterdam-Nijmegen), the A67 (Antwerp-Venlo) and the A2 (Amsterdam-Maastricht).

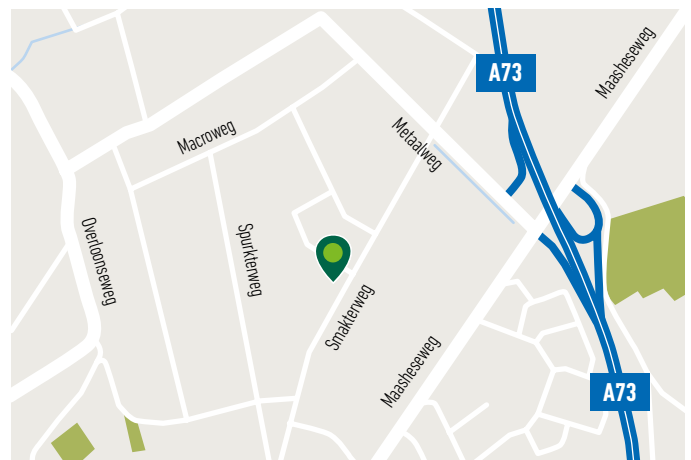
At about 10 kilometers the barge terminal of Wanssum is located and for transport by rail the rail terminal of Venlo is located in the near vicinity too.



### Strategic Location

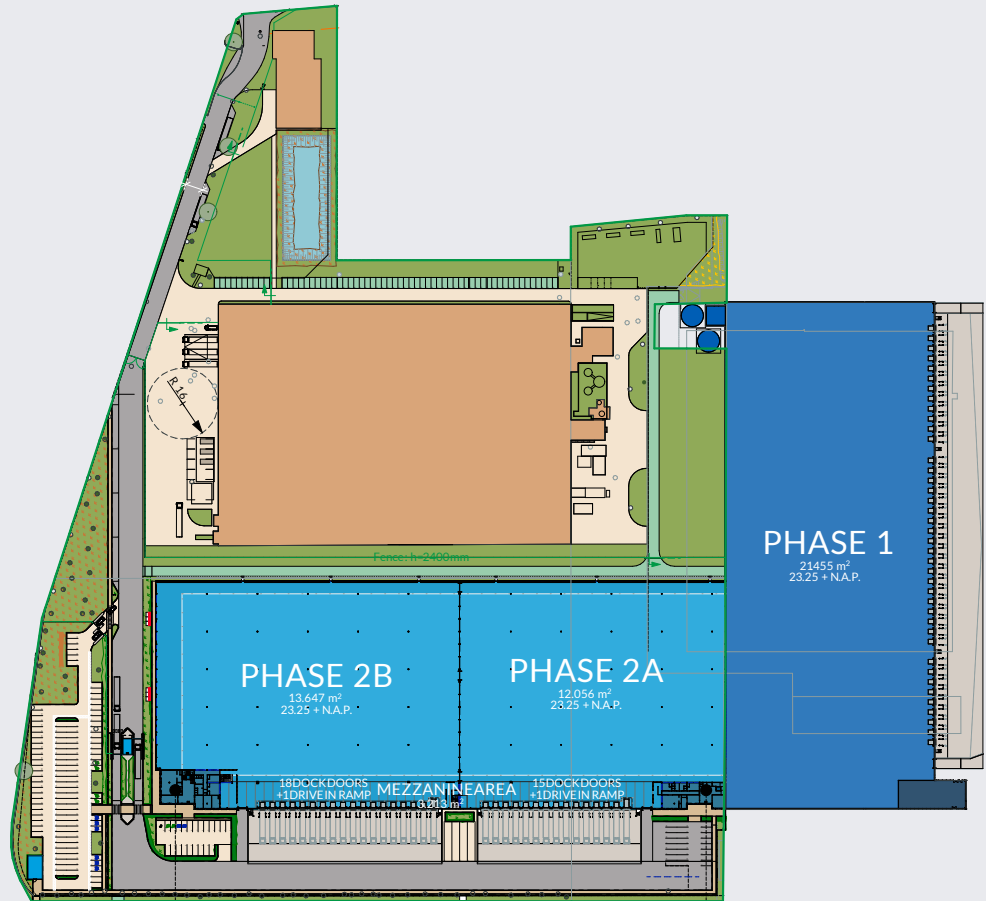
Venray is a proven strategic location along the A67 and A73 motorways.

## LOCATION AND TRAVEL DISTANCES



Destination	Km
New Greenport Venlo rail terminal	20
Cabooter Venlo rail terminal	25
TCT Venlo rail terminal	23

Destination	Km
TCT Venlo barge terminal	23
Venray barge terminal	10
Airports (7x)	20 – 190



scan to start interactive tour

## SITE & BUILDING SPECS

**SQ M**  
30,300

**SQ FT**  
326,147

**High Spec**

	Unit 2a	Unit 2b
Warehouse	12,056 SQ M (129,770 SQ FT)	13,647 SQ M (146,895 SQ FT)
Mezzanine	1,415 SQ M (15,230 SQ FT)	1,798 SQ M (19,353 SQ FT)
Office / Social Rooms	559 SQ M (6,017 SQ FT)	825 SQ M (8,880 SQ FT)
Car parking spaces	135 (combined)	
Trailer parking spaces	4 (combined)	
Loading Docks	15	18
Overhead Doors	1	1
Floor loading capacity	5t/SQ M	5t/SQ M
Clear Height	12,2 m	12,2 m
ESFR-Sprinkler-System		

**Venray Logistics Centre 3 - Phase 2**  
Smakterweg 86 / 86A  
5804 AM Venray  
The Netherlands



# SUSTAINABLE EXCELLENCE



GLP's logistics- and distribution properties meet high sustainability criteria worldwide through environmentally sound building solutions.

All new developments in Germany are certified to at least the DGNB Gold standard, making them more cost-effective to operate and maintain. In addition to reducing operating costs for users, GLP contributes to sustainability by improving the CO<sub>2</sub> balance, reducing energy and water consumption, and selecting certified and recyclable building materials.

## GLP EUROPE

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million SQ M across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds. Learn more at [www.glp.com](http://www.glp.com)



**approx. 4 million sq m  
portfolio**



**Leading with  
innovation**



**European  
market leader**



**Award winning  
developments**

**If you would like any further information on the building, or to arrange a meeting, please email or call:**



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