SEGRO

SEGRO PARK AMSTERDAM AIRPORT

THE GREENEST URBAN INDUSTRIAL DEVELOPMENT NEARBY SCHIPHOL

A modern and flexible ca. 30 ha. site with the possibility to create multi tenant and single tenant solutions ranging from 1,000 sq m up to 30,000 sq m.

WELCOME TO **SEGRO PARK AMSTERDAM** THE DIFFERENCE IS...

CENTRAL

MULTI MODAL

WELLBEING

SUSTAINABLE

SEGRO Park Amsterdam Airport SPAA is a modern and flexible ca. 30 ha. site with the possibility to create multi tenant and single tenant solutions ranging from 1,000 sq m up to 30,000 sq m.

The sustainable warehouses have a high quality design, are built with sustainable materials and have a BREEAM Excellent certification to ensure the reduction of the carbon footprint and energy costs for our customers.

The park is situated next to schiphol Amsterdam Airport, combining 1.44 Million tons of cargo with 316 destinations. The location offers easy accessibility by road due to its excellent transport links to the A4 towards The Hague and Rotterdam and the A5 towards the port.

The N201 provides access to Amsterdam airport in less than 10 minutes.

Image shows one of SEGRO's external green walls

MANY WAREHOUSES ARE BUILT TO A HIGH STANDARD.

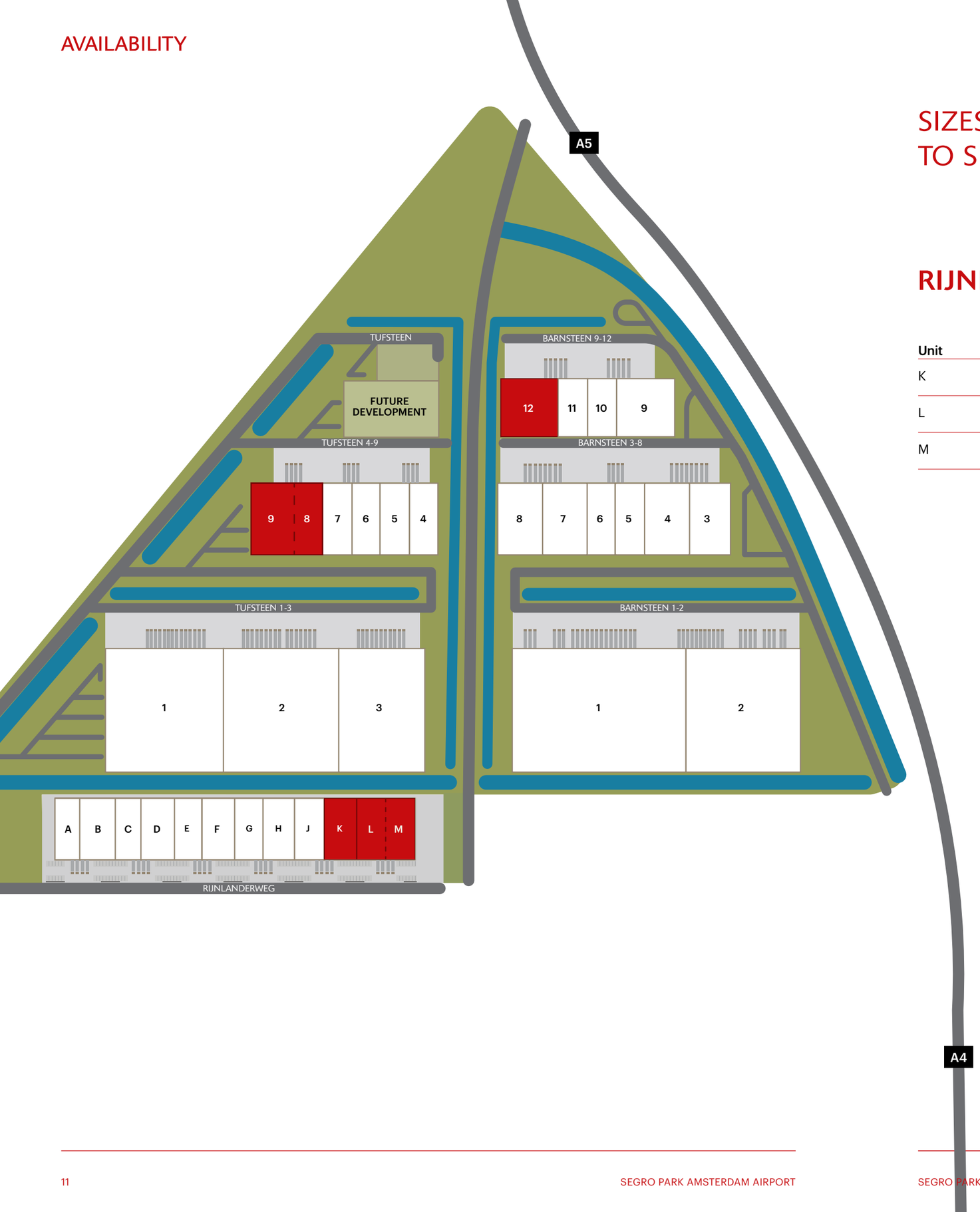
SEGRO PARK AMSTERDAM GOES FURTHER.

THE NEXT GENERATION OF SUSTAINABLE INDUSTRIAL & LOGISTICS PARKS

MULTI TENANT AND SINGLE TENANT SOLUTIONS. SCALABLE UNITS RANGING FROM 1,000 SQ M UP TO 30,000 SQ M.

THE NEXT GENERATION OF SUSTAINABLE INDUSTRIAL & LOGISTICS PARKS

HIGH-QUALITY AND SUSTAINABLE WAREHOUSES WITH ROOM FOR GROWTH



SIZES AND FEATURES TO SUIT ALL

RIJNLANDERWEG 766 AVAILABILITY

Unit	Warehouse (storage/expedition)	Ground floor (office/expedition)	1ST floor (mezzanine/office)	Total	Availability
K	1,432	140	286	1,858	March 1st 2027
L	1,100	84	225	1,409	Immediately
M	1,440	143	299	1,882	Immediately

BARNSTEEN AVAILABILITY

Barnsteen	Warehouse	Office	Mezzanine	Total	Availability
12	2,148	384	283	2,815	Immediately

TUFSTEEN 8&9 AVAILABILITY

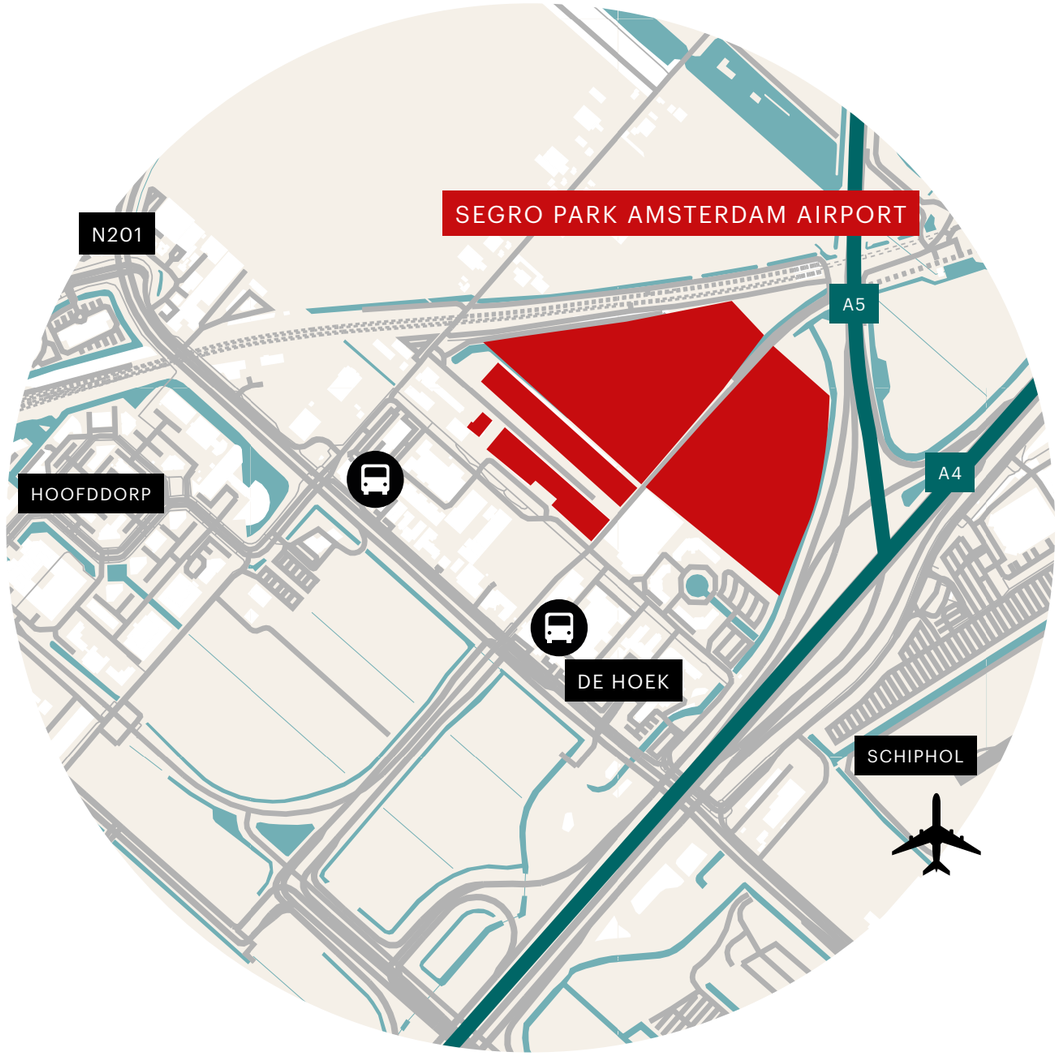
Tufsteen	Warehouse	Office	Mezzanine	Total	Availability
8&9	3,272	690	244	4,206	January 15th 2027

A FIRST CLASS BUSINESS DESTINATION

BEST IN CLASS

Schiphol is a major air gateway to the European continent. A vast cluster of airfreight-related logistics activities has gathered around the airport, mostly on specifically developed business parks. The total stock of modern distribution space in the region amounts to approximately 1 million sq m, which is even more impressive if one takes into account the fact that airfreight handling usually requires less space than standard warehousing.

Moreover, substantial development activity is planned in the wider region in anticipation of airfreight growth and in response to new requirements from carriers and logistics service providers. Among the airport's occupants are the world's largest supplier of wind-industry rotor blades, LM Wind Power and Dutch airline KLM.



	KM	MINS
A4	2	3
A5	3	4
Train station Hoofddorp	4	5
Hoofddorp city centre	3	5
Schiphol Airport	7	7
Port of Amsterdam	20	20
Rotterdam Airport	52	35
Port of Rotterdam	60	52
Port of Antwerp	157	99

RIGHT PLACE, RIGHT TIME

LOGISTIC HOTSPOT
A SEGRO Park Amsterdam Airport is perfectly positioned at one of the most attractive logistics hotspots of the Benelux.

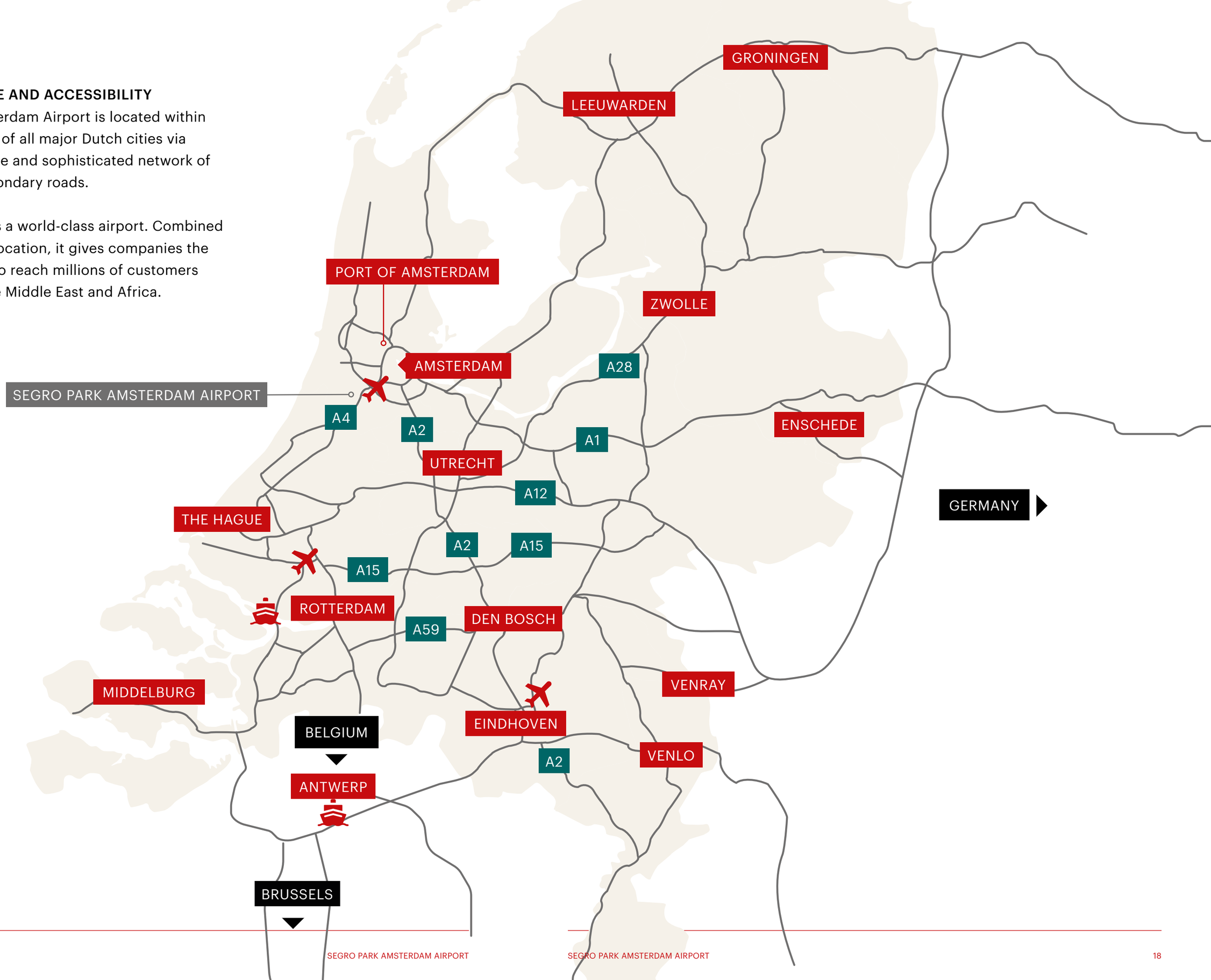
Directly at Amsterdam Airport and only a short distance away from the ports of Rotterdam and Amsterdam, SEGRO Park Amsterdam Airport is perfectly located to meet the demands of today´s logistics businesses.

LOCATION

INFRASTRUCTURE AND ACCESSIBILITY

SEGRO Park Amsterdam Airport is located within an hour and a half of all major Dutch cities via the country's dense and sophisticated network of highways and secondary roads.

Schiphol Airport is a world-class airport. Combined with its strategic location, it gives companies the siginificant edge to reach millions of customers across Europe, the Middle East and Africa.



PROGRESS IS **SUPPORTING** DEVELOPMENT

SEGRO Park Amsterdam Airport consists of durable and sustainable space totalling almost 100.000 sq m, built to BREEAM Excellent standards.

A space that is flexible in use and also suitable for a range of industries including manufacturing, logistics, food & beverage, trade, pharmaceutical and airfreight-related logistics activities.

WORKING IN A **THRIVING** ENVIRONMENT

The ‘park’ in our development’s name is not some marketing weasel word.
We are creating a biodiverse landscape where those working on site can relax and recharge in more natural surroundings.

The park consists of several communal outdoor spaces which are a fantastic asset for any workplace. Not only does it provide a much-needed break from the work environment, but it also offers a variety of benefits for employees.

The presence of grass, trees, plants, flowers and comfortable furniture creates a peaceful and relaxing environment, allowing employees to recharge and return to work with a clear mind.

This space can also be used for team-building activities, picnics, and other social events, helping to foster a sense of community and improving overall morale.

The communal outdoor space is an excellent investment for any workplace and can lead to increased productivity, job satisfaction, and employee well-being.

PROGRESS IS **A THRIVING** ENVIRONMENT

SEGRO has always attached great importance to developing all properties as sustainable as possible. But that does not go far enough for us. Responsible project development means more than optimizing the property itself; the site itself should also be put to the best possible use and create added value for our users and local residents. That's why we add a crucial factor: a healthy ecosystem.

That's why many of our sites, including SEGRO Park Amsterdam Airport, feature insect hotels, nesting holes for native birds and beehives. With these measures, we are actively supporting species conservation and taking an important step towards maintaining a healthy ecosystem. A great side effect: delicious honey from the roofs of SEGRO Park Amsterdam Airport.

CONTACT

FOR FURTHER INFORMATION, PLEASE CONTACT:

JLL

Quinten Siedenburg
quinten.siedenburg@jll.com
+31 6 47 68 56 32

DILS

Michel Bijl
m.bijl@dils.com
+31 6 12 07 12 00

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property. It owns or manages 10,3 million square metres of space (111 million square feet) valued at €25,4 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing (including data centres) located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing low-carbon growth, Investing in local communities and environments and Nurturing talent.

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