



BREEAM[®]
EXCELLENT

SEGRO
SEGRO.COM/SPAA



SEGRO PARK
**AMSTERDAM
AIRPORT**

TUFSTEEN 3, AMSTERDAM

INTRODUCING SEGRO PARK AMSTERDAM AIRPORT

SEGRO PARK AMSTERDAM AIRPORT IS A MODERN AND FLEXIBLE 400,000 SQ M SITE WITH THE POSSIBILITY TO CREATE MULTI TENANT AND SINGLE TENANT SOLUTIONS RANGING FROM 1,300 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 NEW N201 PROVIDES ACCESS TO AMSTERDAM AIRPORT IN LESS THAN 10 MINUTES.



EXCELLENT LOCATION



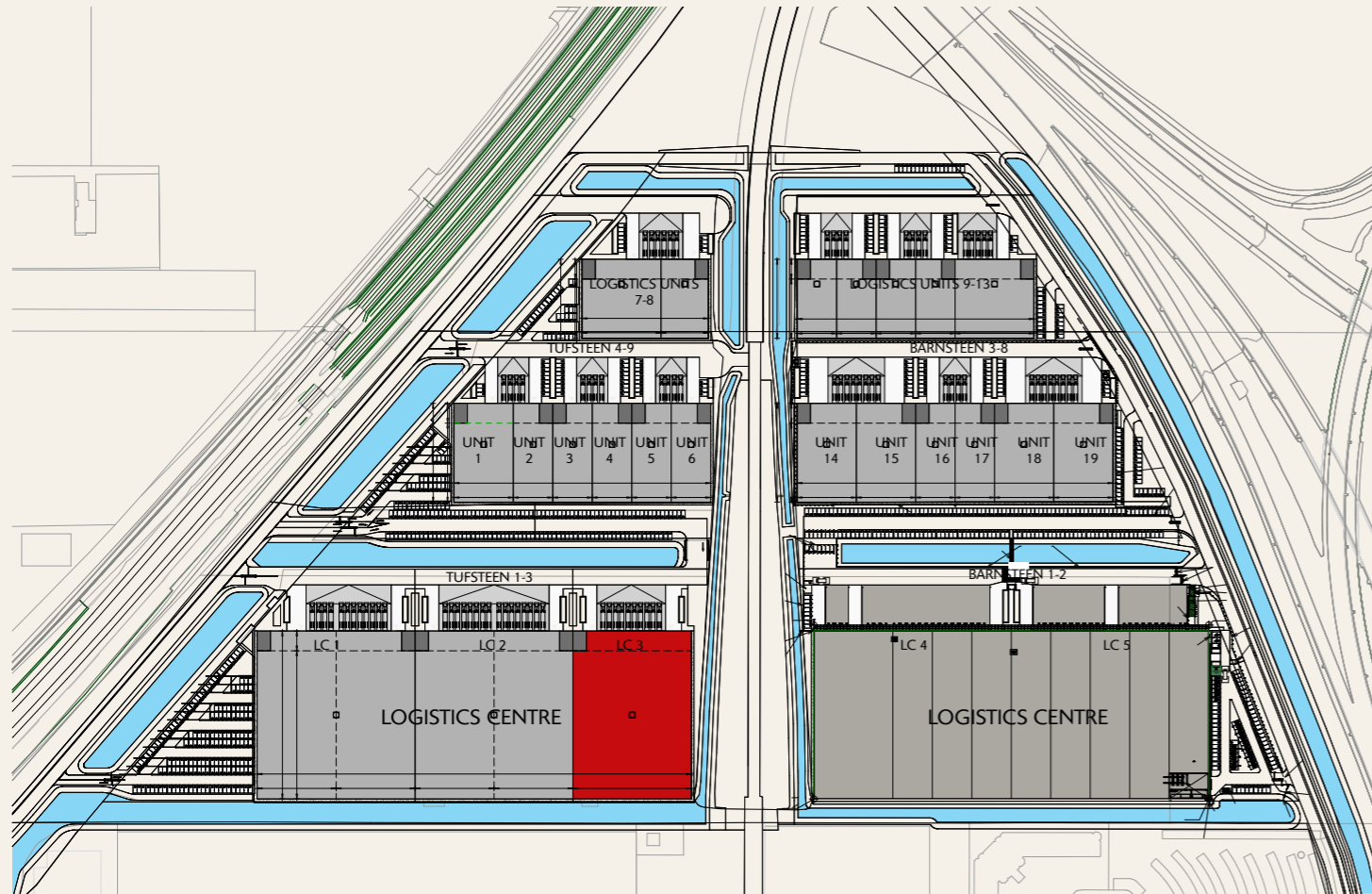
ACCESSIBLE



WELLBEING

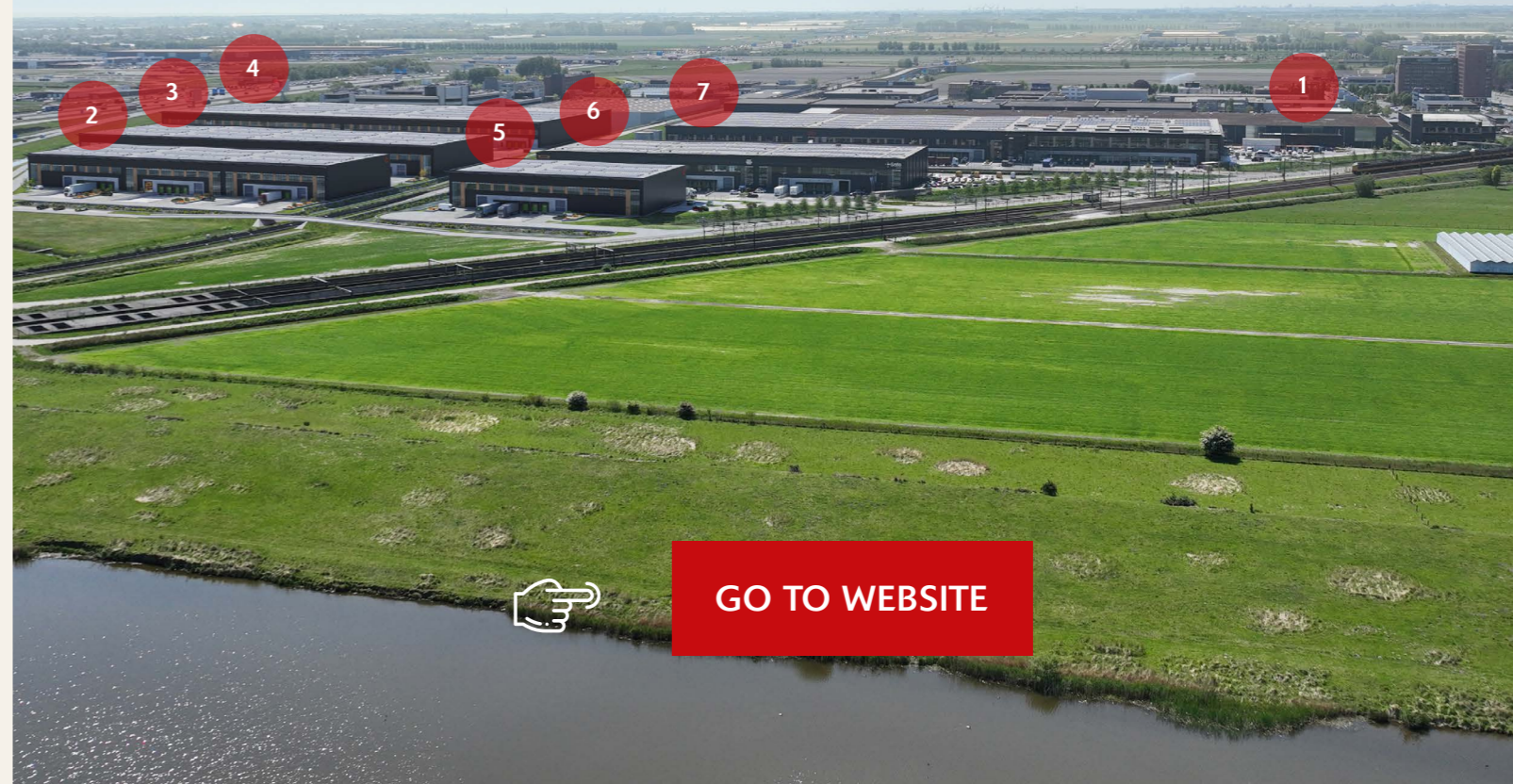


SUSTAINABLE



- 1 PARKING GARAGE
- 2 LOGISTICS UNITS 9-13
- 3 LOGISTICS UNITS 14-19
- 4 LOGISTICS CENTRE 4-5
- 5 LOGISTICS UNITS 7-8
- 6 LOGISTICS UNITS 1-6
- 7 LOGISTICS CENTRE 1-3

Address	Logistics Centre	Warehouse	Office	Mezzanine	Parking car	Parking truck	Availability
Tufsteen 1	LC1	9,478	292	1,086	84	3	Not available
Tufsteen 2	LC2	9,471	291	1,085	84	3	Not available
Tufsteen 3	LC3	7,087	241	808	62	3	Available
Total		26,036	824	2,979	230	9	



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GO TO WEBSITE

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.

WAREHOUSE SPECIFICATIONS

Column grid 6/12 x 34 m

Free height Logistic units: 12,20 m and under mezzanine 4.80 m

Floor load warehouse 50 kN/ SQ M/ 90 kN per leg for racking

Floor load office/ mezzanine 3.5 kN/ SQ M

Loading dock with 60kN leveler

Loading dock 10 per unit

Ground level door 2 per unit 4.0 (w) x 4.5 (h) m

ESFR sprinkler system

Led lighting in the offices, mezzanine and warehouse

Low energy heating and cooling

Heating warehouse 12 degrees Celsius

Heating office 21 degrees Celsius and top cooling

High grade insulation on roof and facades to reduce energy costs

Daylight in the offices and warehouse

TAPA (FSR)-ready

Fenced site (with sliding gates)

Photovoltaic panels (PPA - agreement)

Outside green areas, native plants, beehives, bat boxes and insect hotel to stimulate biodiversity

BREEAM®
EXCELLENT

RENTAL SPECIFICATIONS

Available: 1st of March 2024

Security: Bank guarantee or Corporate guarantee height based on covenant score company

Service cost based preventative maintenance all building related components

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.

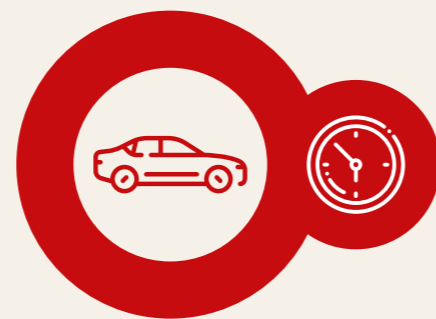




PROGRESS IS A THRIVING ENVIRONMENT

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.



RIGHT PLACE, RIGHT TIME

LOGISTICS HOTSPOT

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.

DRIVE TIMES	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

Source: Google Maps

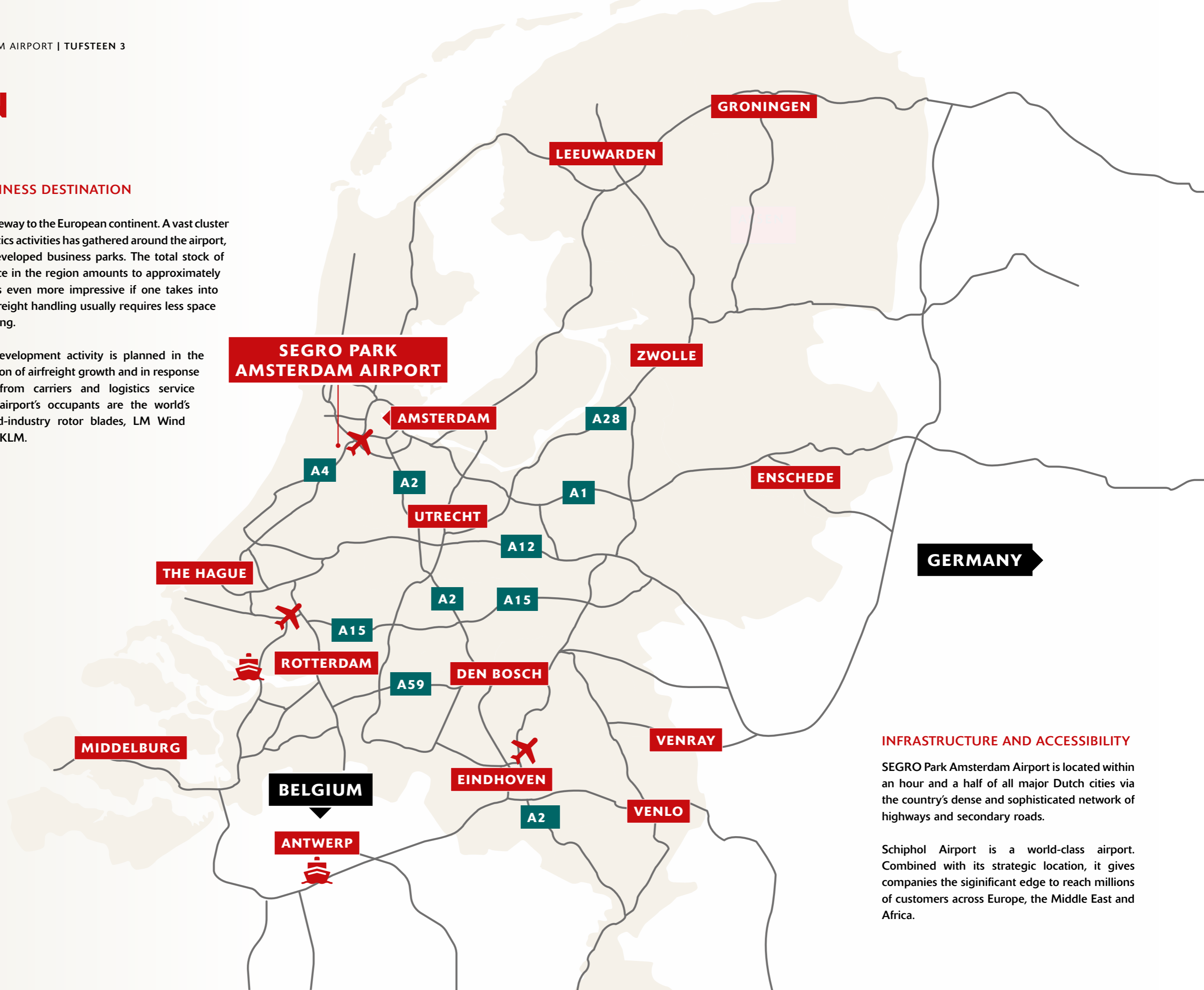


BEST IN CLASS

A FIRST CLASS BUSINESS DESTINATION

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.



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 significant edge to reach millions of customers across Europe, the Middle East and Africa.



ABOUT SEGRO

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 9.9 million square metres of space (106 million square feet) valued at €23.55 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 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.

SEGRO

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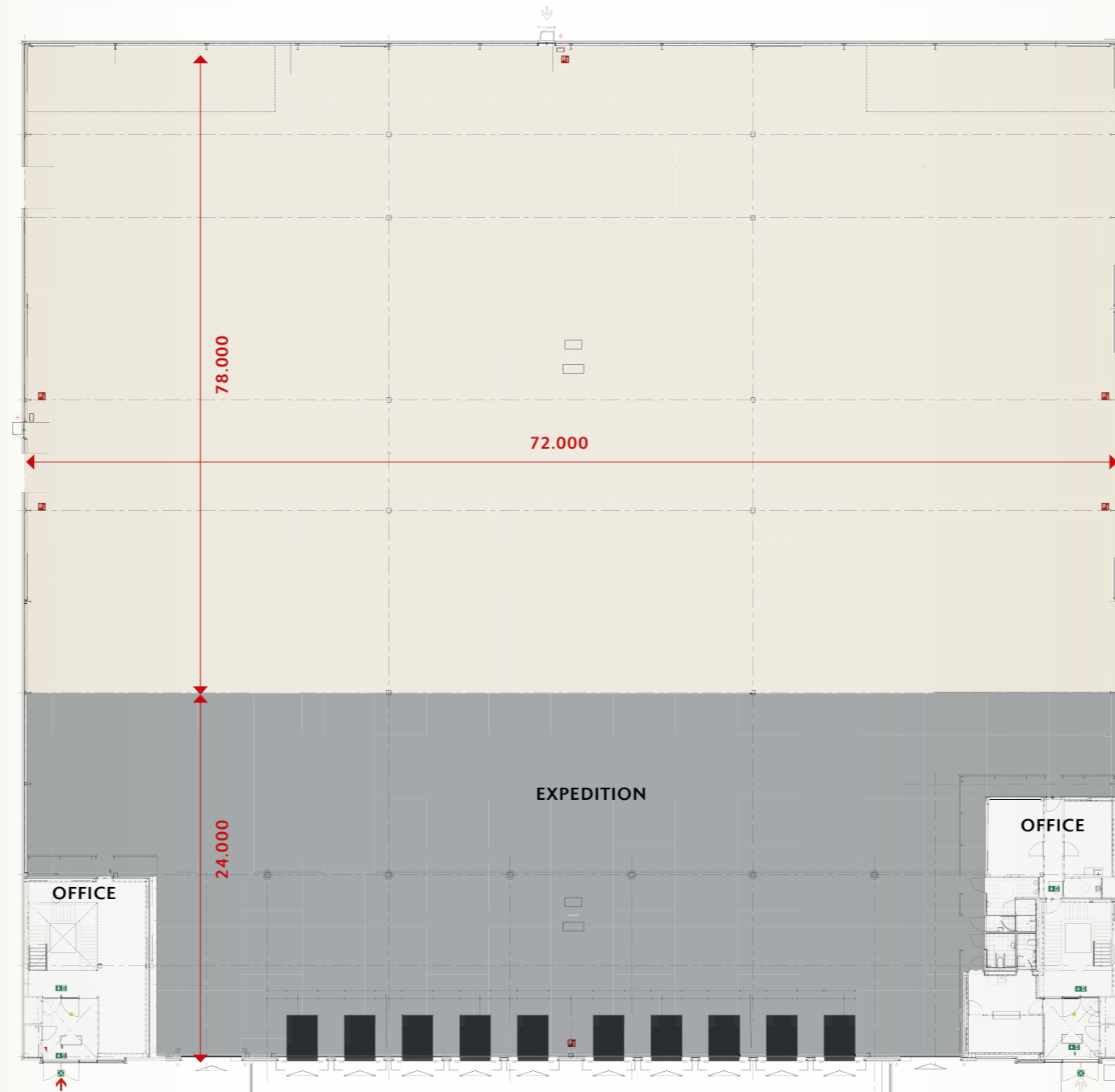
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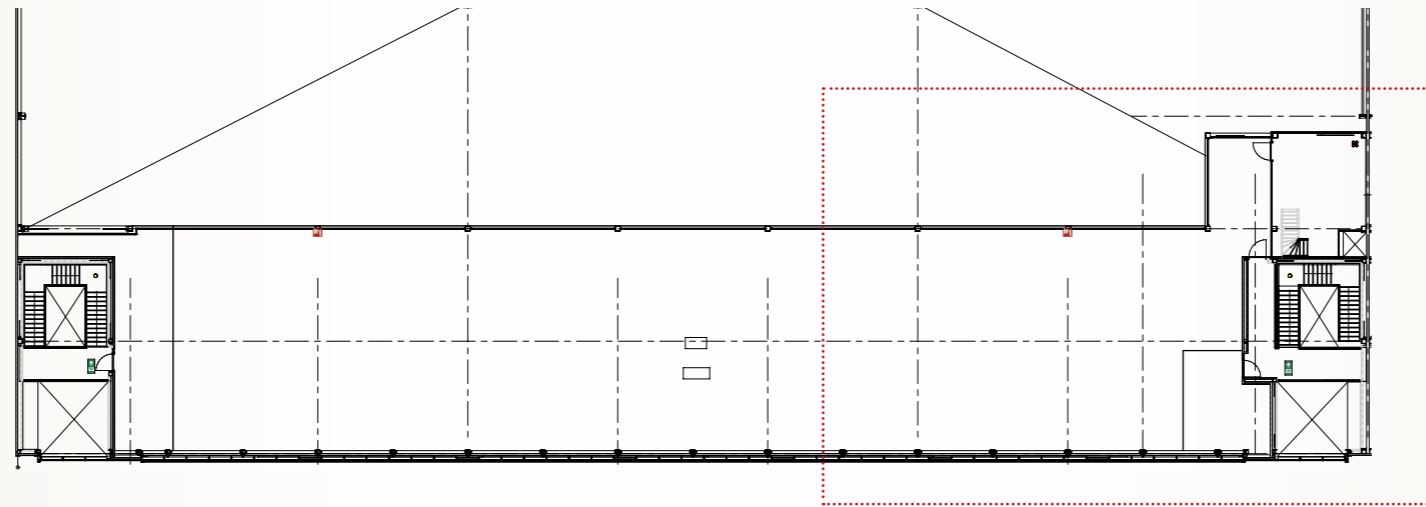
FLOORPLAN LC-3 - GROUND FLOOR



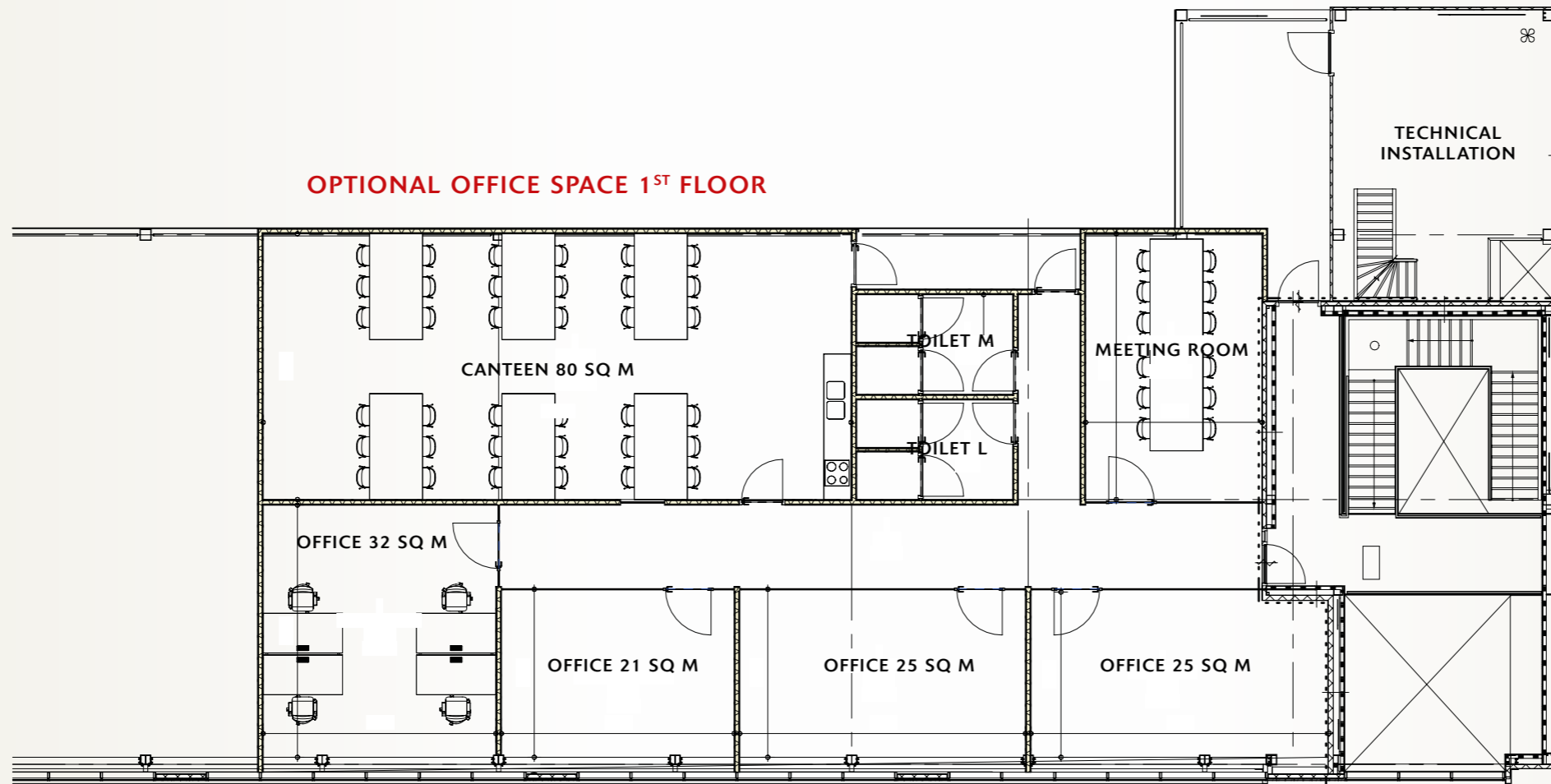
**GO BACK
TO SPECIFICATIONS**

FLOORPLAN LC-3 - 1ST FLOOR

MEZZANINE 1ST FLOOR



OPTIONAL OFFICE SPACE 1ST FLOOR



GO BACK
TO SPECIFICATIONS