

Prologis

Prologis Park Nieuwegein DC2







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Prologis Nieuwegein DC2

Location

Prologis Park Nieuwegein enjoys an outstanding location near Utrecht, which is one of the fastest growing areas in the Netherlands in the economic hotspot area of Randstad with a population of 420,000. Because of its central location in the Netherlands and its great infrastructure network, the Utrecht area has become one of the primary logistics centers for national distribution centers.

The park is situated on the Het Klooster business park, which is home to large international logistics service providers, such as XPO and DHL. The new DC2 development at Prologis Park Nieuwegein is situated immediately off the ramp from the A27 and offers great visibility exposure from the A27 highway as well.

Utrecht is well-connected to the Dutch road network. It is on a central transport node, where two of the most important major roads in the Netherlands meet: the A12 and A2 motorways connecting Amsterdam, Arnhem, The Hague and Maastricht, as well as Belgium and Germany. Other major motorways in the area are the Almere-Breda A27 and the Utrecht-Groningen A28. The region has an industrial port on the Amsterdam-Rhine canal. This container terminal has a capacity of 80,000 containers a year. In 2003, the port facilitated the transport of four million tons of cargo.



logistic information



highway
A2, A12, A27



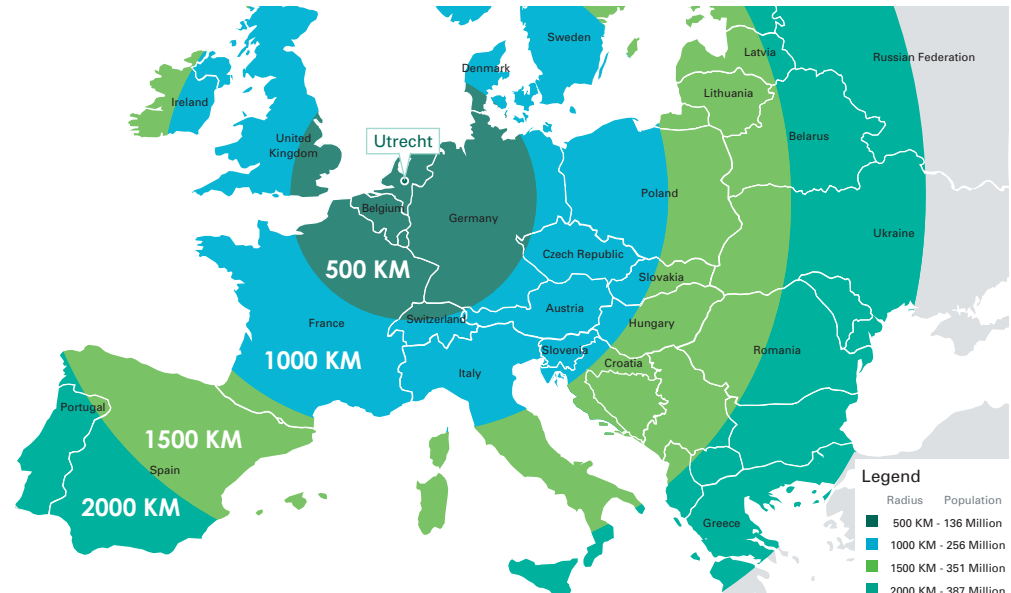
rail terminal
Utrecht: 13 km

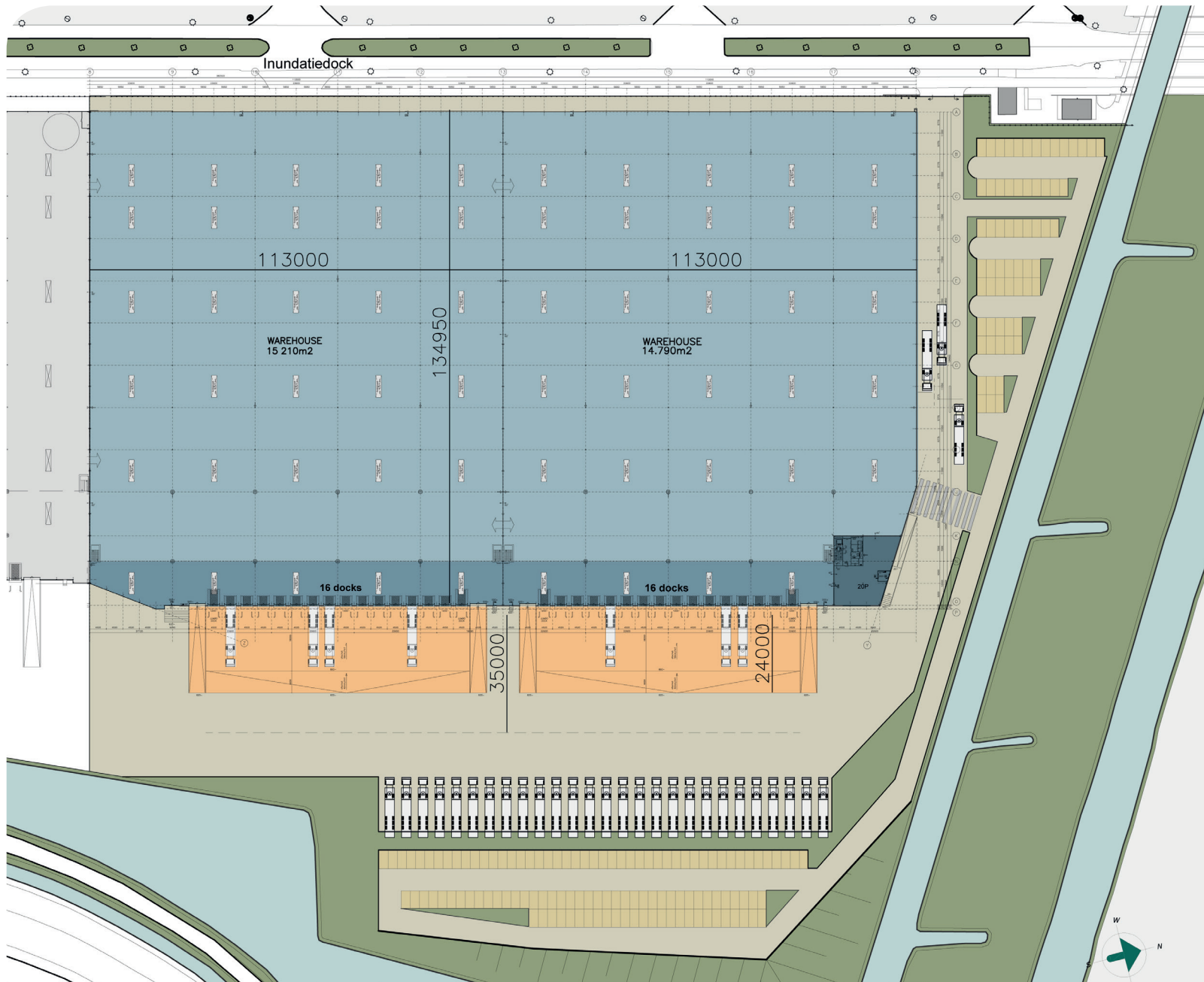


barge terminal
Utrecht: 15 km,
Amsterdam: 60 km



airport
Amsterdam: 50 km,
Rotterdam: 55 km





Prologis Nieuwegein DC2 Design

The high-quality design of Nieuwegein DC2, which was created by architect Bronsvoord Blaak, was driven by the desire for sustainability, flexibility and attractiveness. Well integrated in its surroundings, Nieuwegein DC2 is a highly-functional rectangular facility with a total area of 30,000 sqm of warehouse space and a clear height of 12.2m, boasting mezzanine space above the loading area and attractive office space.

Flexibility is a key feature of the facility - the size and location of the office space can be determined in consultation with the customer. In addition, there is a wide range of customized solutions (the 'build-to-suit concept') which can be incorporated into the design to the benefit of the customer.

The design includes a combined entrance/exit with waiting areas for trucks, sliding gates and space for security units and intercoms. The low site coverage and careful layout also ensures there is ample maneuvering space, car parking and trailer parking spaces and enables intensive logistics use without causing any inconvenience to the immediate surroundings.

Total area overview

Total area overview	
	Phase I
Warehouse	30,000 sqm
Mezzanine	2,530 sqm
Office	1,140 sqm
Total	33,670 sqm
Units available from	14,600 sqm
Total ground area	57,647 sqm

Prologis Nieuwegein DC2 Specifications

description of the building

Warehouse:
approx. 30,000 sqm floor area

Clear height warehouse:
12.20 m (=max. storage height)

Office / Social rooms:
approx. 1,140 sqm floor area

Mezzanine:
approx. 2,530 sqm floor area

Loading docks:
28 pcs.

Jumbo docks:
4 pcs.

Ground-floor gates:
4 pcs.

Trailer parking space:
approx. 27 pcs.

Car parking space:
approx. 180 pcs

supporting structure and floor slab

- Reinforced concrete foundation under main structure (columns and walls).
- HSP-piling under floor slab and loading bay.
- Floor slab capability area loads of 50 kN/sqm and point loads of 2 x 75 kN per shelf post with a base plate of 100x100 mm, flatness in racking area (in one direction) according to DIN 15185, thickness min. 170 mm with 40 mm cover prepared for tenant guide wire.
- Floor slab expedition area: Capability area loads of 50 kN/sqm. Flatness order-picking area according to DIN 18202, table 3 line 4, thickness min. 160 mm.
- Floor design joint less (no flexible joints) with traditional reinforced mesh or hybrid, high performance concrete quality C30/37.
- Structure warehouse steel (with a reference period of 50 years) with a clear height of 12.20 m, slim square columns to optimize storage capacity, all columns designed to withstand the impact load of a 5.0 ton fork-lift truck.
- Columns in expedition area protected by galvanized guard rail.
- Optimized building grid approx. 22.6 m x 11.55 m due to integrated structural design & engineering of steel structure, prepared for (future) mezzanine, normal and narrow aisle racking layout.

wall elements, façade and roof

- Robust prefabricated reinforced concrete plinth h. 2.40 m (4.50 m at docks) and an insulation value of $R_c \geq 4.5$ sqmK/W finished with basalt structure.
- Architectural wall panels with secret-fix system and high grade insulation of $R_c \geq 4.5$ sqmK/W.
- Roof system with vapour barrier, inflammable FM-approved thermal PIR insulation.
- R_c -value ≥ 6 sqmK/W and PVC roof membrane with internal polyester scrim reinforcement, thickness 1.5 mm (light grey). Fastening plan according to FM-global.
- Roof cladding with bright white interior coating
- Roof structure prepared for solar panels max. 15 kg/sqm.
- Lockable roof hatch, roof safety system and safety zone marking.

- Roof dewatering system with emergency overflow system insulated.
- Roof lights approx. 2% of roof surface: polycarbonate multiple layer with translucent polycarbonate ceiling panel.

outdoor facilities

- Vertical steel bar fence h=2.40 m with secure blind connection to the posts, finished with durable coating in RAL color.
- Electrically driven automatic entrance gates, cantilever type with aluminum lower beam and vertical bars finished with durable coating in RAL color.
- Site entrance (with separated truck and car access) protected by bollards and concrete guide blocks in the corners.
- Automatic barriers and intercom system at truck entrance.
- Mailbox, key safe, flagpoles and Prologis monument available for tenant signage.
- Access roads: concrete cobblestones suitable for heavy loads SLW 45. Car parking space: concrete cobblestones.
- Loading area: -1.20 m FFL warehouse in front of docks with min 21 m² reinforced concrete area and line gutter connected to oil-water separator, max. gradient 1.5-2% in the first 18m.
- Concrete retaining wall elements with robust handrail finished with durable coating in RAL color.
- Truck court with concrete cobblestones H-shape suitable for heavy loads SLW 45.
- Charging points for electric bicycles and vehicles.
- Landscaping in front of office entrance area with upgraded concrete paving and greenery.
- Landscaping: ecological greenery and native plants that not require irrigation and promote biodiversity, including bird houses and insect hotel.
- Bicycle shed.
- Recreation area with picnic tables and/or outdoor seat elements.
- Pipe sleeves (spare cable protection pipes) to entrance for tenant specific CCTV, security and access control system.

dock equipment & doors

- Dock levelers: – w/l = 2.00/ 2.75 m – dynamic load capacity 60 kN, hinged lip with under-passages. Heavy duty running plate 8/10 mm with insulation platform and gap sealing.
- Jumbo dock levelers: – w/l = 2.00 / 4.50 m – dynamic load capacity 60 kN, hinged lip with under-passages. Heavy duty running plate 8/10 mm with insulation and gap sealing.
- Energy saving mode for dock equipment control.
- Dock doors electrical operated: – w/h = 3.00 / 3.00 m, thickness 67 mm with triple pane sight window, thermos frame, seals and rail-integrated mechanical anti-lift kit.
- Dock shelters with head and side flaps of PVC and bottom cushions.
- Dock envelop with flexible rubber sealing.
- Buffer: each dock leveler 2 pcs. rubber buffers.
- Dock numbering on the façade.
- Galvanized steel wheel guides and steel protection bollards at each dock position.
- Ground level access door per unit electrical operated – w/h = 4.00 / 4.20 m thickness 42 mm with triple pane sight window, thermos frame, seals and rail-integrated mechanical anti-lift kit.
- Emergency man doors in concrete plinth: burglary resistance class SKG2* (verzamelatst cf. NEN5096).
- Fire door between units w/h = 4.00 / 4.50 m with smoke detection at each side, fire rating of the fire wall according to fire protection requirements.

mezzanine

- Mezzanine above docking area: depth 12 m.
- Clear height under mezzanine 4.20 m.
- Capability area loads of 5 kN/ sqm, floor flatness mezzanine area according to DIN 18202
- Support structure integrated in building grid without additional columns.
- Railing with kickboard finished with coating including pallet tilt rack and galvanized emergency stairs.
- Strip of windows over the entire front facade, with insulated and sun-reflective glass h. 1.60 m.

office & social rooms

- Architectural exterior office design of open character with high ceilings and large glass areas.
- Main entrance with glass door and clean-off zone
- Reception area finished with ceramic floor tiles.
- Main staircase: representative stainless steel handrail and balustrade with natural stone steps.
- Open plan office with flexible lay out.
- Office equipped with anti-static, with standing chair rolls carpet tiles, wear class 4.
- Social/locker rooms and canteen finished with linoleum floor covering.
- Inside walls: metal stud walls finished with white painted fiberglass wallpaper.
- Interior doors h. 2.30 m with hpl-finish and stainless steel ironmongery.
- Suspended ceiling acoustical mineral-fiber plate ceiling 60/120x60 cm.
- Sanitary rooms equipped with ceramic floor and wall tiles.
- Kitchenette each office floor.
- Aluminum windows with insulating HR++ and sun-reflective glazing $U_w \leq 1.1W/sqmK$
- Cleaning cabinet with sink and close-in boiler.

building service

- Utility meters: each unit 1 pcs. for power, gas and water, 1 pcs. submeter for each office part.
- Smart metering for real time energy data.
- Energy Monitoring System with 32" LED screen and app for mobile device.
- Building management system and control panel for building installations.
- Public transportation and traffic control info screen in entrance area.

power

- Power outlets warehouse: 1 socket 230V/16A each second dock leveler, 1 pcs. socket combination 1x400V/16A and 2x230V/16A each 1,000 sqm, 1 pcs. on the roof.
- Fork-Lift charging stations in modular power rail existing of 1x400V/16A and 1x400V/32A 5-pole each 1,000 sqm.
- Office cable tray with double power outlet and spare data outlet each 1.80 m in cable ducts above ceiling.
- Corridors: 1 pcs. power outlet each 20 sqm
- Coarse overvoltage protection in the main distribution panel and medium overvoltage protection in the sub-distribution panel.
- Transformer: 630 kVa

heating / cooling

- Warehouse heating system design temperature 13 °C (at outside temperature of -10 °C) energy saving high performance HR-heaters with axial fan and modulating premix-burner.
- Low flow ventilation system in warehouse.
- Energy efficient HR boiler with profiled flat-radiators/ floor heating along windows, step less thermostat valves in offices.
- Heat pump VRF-cooling system design temperature 22 °C (at outside temperature of 28 °C) and ventilation system > 2-fold with efficient energy recovery in the offices.
- Control system for installations via Building Management System.
- Water-saving measures in sanitary rooms.

lighting

- Warehouse: energy efficient LED linear lights with innovative control, with lifetime lumen management via constant lumen output (CLO), dynamic DIM and motion sensor.
- Illumination level warehouse: racking area average light intensity 200 lux warehouse (+1.00 m FFL based on normal 3 m wide aisle racking plan), expedition and mezzanine area average light intensity 300 lux (+1.00 m FFL based on open space)
- Office: energy efficient LED lights ceiling integrated with innovative control, with lifetime lumen management via constant lumen output (CLO), motion and daylight sensor.
- Illumination level office: average light intensity 500 lux office rooms with daylight sensor along window side, 250 lux entrance area, 100 lux stairs (+1.00 m FFL)
- Outside facilities LED lights: loading area 75 lux, truck parking space 15 lux, car parking space 10 lux and 10m distance warehouse 5 lux (+1.00 m FFL).
- LED Emergency lighting and illuminated pictograms with central battery in warehouse and office.

fire protection

- Sprinkler system: K25-ceiling-sprinkler according to NFPA/FM-Global equipped with additional cut-off valves for water saving during test runs.
- Sprinkler tank with single pump (pump room prepared for the installation of a second pump and a spare valve/ manifold for a tenant connection of in-rack sprinkler). The sprinkler system will be connected to the sprinkler tank and pump of the existing unit.
- ITC connected to sewerage system.
- Side-wall sprinkler above docks.
- Dry fire line and/or on-site fire hydrant according to fire regulations.
- Fire / Evacuation alarm system with a direct link to fire brigade and private control room in compliance with fire protection requirements
- Fire hose reels: in compliance with fire protection requirements
- Fire separation wall elements.

risk and quality management

- Single point of contact: Construction management and quality control via bi-weekly site visits of Prologis Project Manager.
- Quality control of design and construction of floor slab by specialized slab consultant.
- Plan review and construction management of roofing system by Roof Management and the Roof Manager web based tool.
- Environmental management system according to ISO14001.
- Environmental site assessment survey 'zero base line soil and groundwater investigation' at commencement of lease.
- External Breeam Expert and Assessor.

tenant works excluded

- Burglar alarm and CCTV Video system
- Access control system
- Racking and in-rack sprinkler
- Lift installation
- Furniture and lockers
- System partition walls in office
- Kitchen equipment and catering provisions
- ICT incl. data cabling
- Hand fire extinguishers
- Server room

Prologis Nieuwegein DC2

Sustainability

Sustainability has been integrated into the building design, realization and operational functionality. As the global market leader in developing industrial and logistical property, Prologis bears an unique social and economic responsibility. Prologis is in the Top 100 of 'the world's 'most sustainable companies'.

Based on years of experience with smart and innovative engineering, a sophisticated design was created in which raw materials are used economically and the future costs are taken into account. A number of different measures have been integrated into the technical design that combines a reduced CO₂ footprint with energy savings and low maintenance costs.

sustainability aspects

- High grade insulated wall panels.
- High grade insulated roof system of warehouse.
- Zone of floor insulation along outer wall in warehouse, insulation at ground floor in offices.
- Guaranteed air leakage rate of max. 3m³/hr/sqm in warehouse.
- Steel structure prepared for the installation of solar panels to the entire roof surface.
- High quality (above standard) running plate of dock levelers thick 8/10mm with insulation.
- Dock levelers with gap sealing to prevent drafts as well as the escape of warm air.
- Dock shelters with bottom cushion for optimized energy efficiency.
- Energy saving mode for dock equipment control.
- Energy efficient LED strip lights in warehouse with dynamic DIM function and Constant Lumen Output;
- Innovative control of LED strip lights in warehouse with lifetime lumen management via Constant Light Output for up to 15% energy savings over the life time of the installation, extended life time and uniform light level between maintenance cycles.
- Energy efficient LED lights in offices with dynamic DIM function via daylight reflection control.
- Energy efficient LED lights in sanitary and technical rooms with motion control for energy saving.
- Daylight intrusion in warehouse via skylights for energy saving and well fare.
- Daylight intrusion via window strip with HR++ insulating glass at the mezzanine level.
- Insulating glass in offices with a special solar control coating which also has heat insulating properties.
- Energy saving high performance directly gas-fired HRheaters.
- High-efficient floor heating along windows in the offices.
- Smart energy meters for monitoring and managing energy consumption.

sustainability certification

To measure and certify the sustainability performance of the building, Prologis will apply the BREEAM-NL (Building Research Establishment's Environmental Assessment Method) assessment method. The building will be certified with at least the BREEAM 'Very Good' assessment.

The project will also be certified according to the international ISO 14001 environmental management standard.

breeam.nl



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