



WDP

WAREHOUSES WITH BRAINS




WYCKERVESTE

WDP DEVELOPMENT KERKRADE

THE FRONTIER – HUB 1

www.wdp.eu

The Frontier – Hub 1





LOGISTICS SUCCESS ON THE INTERFACE BETWEEN THE NETHERLANDS, BELGIUM AND GERMANY

WDP and Wyckerveste are joining forces for the development of a sustainable, extremely efficient and internationally oriented logistics hub in Kerkrade. Situated in Parkstad Limburg in the border region between the Netherlands, Germany and Belgium, this distribution centre is your staging point for international success.

Discover this perfectly located, easily accessible and future-proof warehouse, built in a region renowned for its motivated and highly capable talent pool of logistics employees. The perfect combination of operational opportunities and a favourable employer climate.



The Frontier – Hub 1 in Kerkrade

A GOLDEN OPPORTUNITY FOR HIGH-ACHIEVING INTERNATIONAL LOGISTICS

Thanks to this new build project with a usable area of more than 12,500 m², there are no limits to what you can achieve. This project offers multifunctional warehouse space for companies active in the manufacturing or logistics sector. A golden opportunity for both large, established corporations and ambitious SMEs.

The Frontier – Hub 1 is being built according to WDP's high warehouse design standards. As we speak, 80% of the design is already complete. Sufficient room has been reserved for personalisation options that meet your every expectation.

The zoning plan has been approved and all permits have been issued. Delivery of this project is scheduled for 2023.

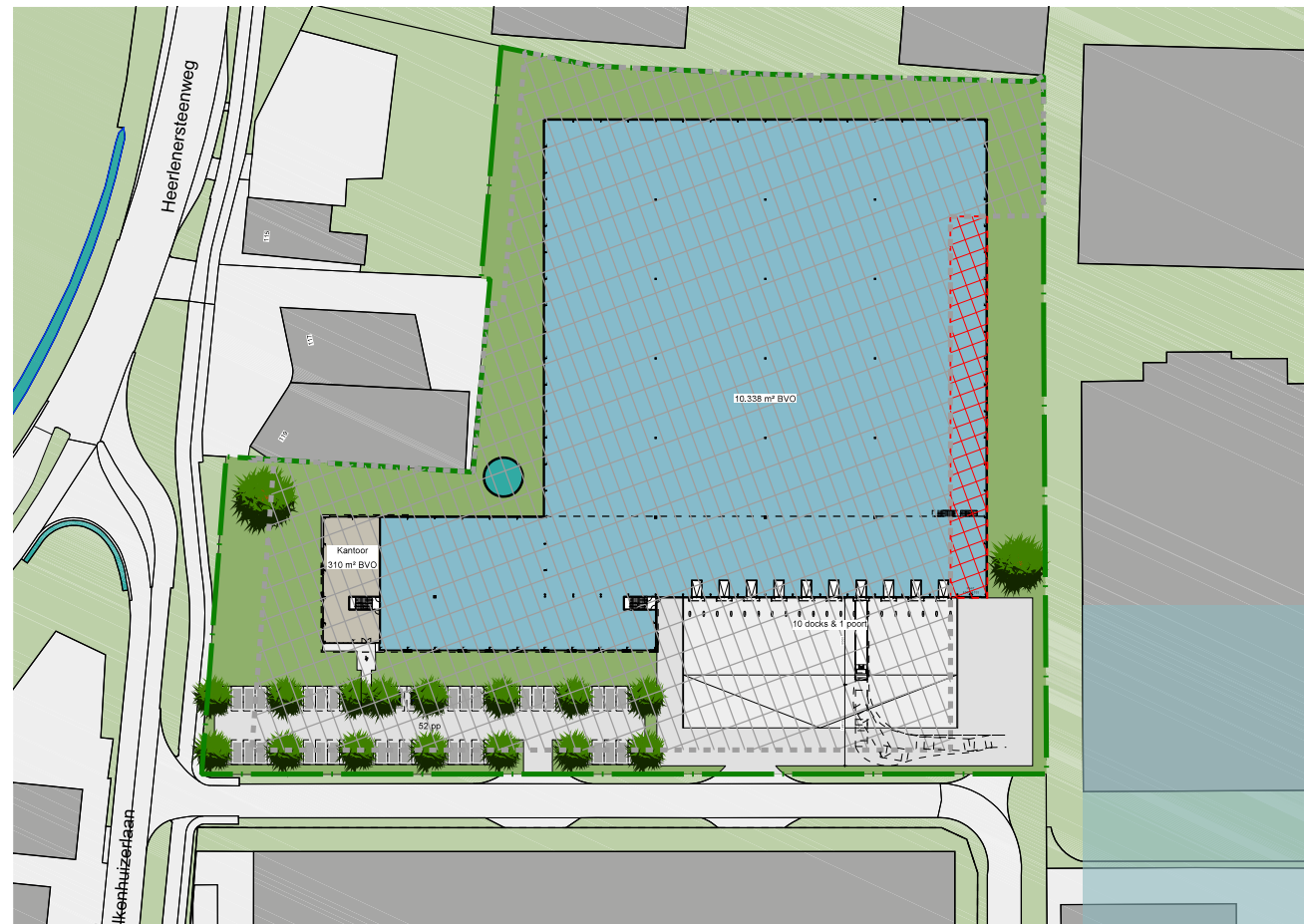


Characteristics of The Frontier – Hub 1

LET'S ZOOM IN ON THE SPECIFICATIONS

The Frontier – Hub 1 is the perfect staging point for your logistics future in the border region between the Netherlands, Belgium and Germany.

- Parcel size: 20,570 m²
- Warehouse space: 10,338 m²
- Surface area mezzanine: 2,110 m²
- Office space: 1,285 m²
- 10 docks
- 1 ground level entrance gate
- Column spacing: 22.8 m x 16.5 m
- Ceiling height: 12.2 m
- 49 parking spaces for cars + 24 bicycle spaces



Location

PARKSTAD LIMBURG: THE SMART CHOICE FOR MORE THAN 1,550 BUSINESSES

The Frontier – Hub 1 is located in Kerkrade in the province of Limburg. The industrial estate is situated in Parkstad Limburg, a region that is home to over 1,550 businesses from the packaging, e-commerce, logistics, medical technology and manufacturing industries.

The location where the borders of the Netherlands, Belgium and Germany meet is a unique asset for Parkstad Limburg as it gives companies a foothold in the most thriving market of the European Union.

The industrial estate where The Frontier – Hub 1 is situated is being revitalised at a rapid pace. It is the perfect staging point for businesses who want to derive maximum benefit from the ultrafast access to the region's crucial logistics axes.



Accessibility

THE KEY EUROPEAN MARKETS WITHIN EASY REACH

Your future distribution centre is located along the N281 motorway in Kerkrade, near the last motorway exit before crossing over into Germany. Maastricht Airport is just 20 km away. This means easy accessibility is guaranteed for both road and air transport, which is a major advantage for companies with international ambitions.

Your staff also enjoy a congestion-free commute as this development is located right next to the outer ring road and is easily accessible by public transport.



DIRECT CONNECTION TO BELGIUM, GERMANY, NETHERLANDS



CONNECTION TO N281 - 2 KM



CENTER OF KERKRADE - 5 KM



KERKRADE STATION - 5 KM

Sustainability

COST EFFICIENCY MEETS GREEN LOGISTICS

The Frontier – Hub 1 excels in the area of sustainability. Built according to the latest BREEAM^{***}, you are guaranteed access to a warehouse that is not just soft on the environment but also on your budgets. Combining intelligent technology with sustainable building techniques allows you to curb both your ecological footprint and your energy expenditures.

- No gas used, fully electrical air conditioning
- Solar panels
- Heat pumps and underfloor heating
- Green appeal thanks to well-thought-out landscape architecture
- Energy label A+++
- Permeable parking spaces
- Maximum water infiltration on the entire site
- Dimmable LED lighting throughout the building
- BREEAM^{***}-NL
- Charging stations for electric vehicles
- Covered bicycle parking with charging point for electric bicycles



Advantages for employers

ACCESS TO A PROMISING TALENT POOL CLOSE TO YOUR BUSINESS

Parkstad Limburg is the perfect location for logistics companies looking for hard-working, experienced employees with a can-do attitude. Employers have generous access to affordable, high-quality profiles in the immediate vicinity of the hub, making this site a sought-after location for employers active in the logistics, distribution and manufacturing industries.

The project itself fully supports these advantages for employers. It is centrally located, close to villages and residential areas, and offers excellent connections with public transport. Buses from all across the region stop right in front of the hub.

LOOKING TO HIRE NEW STAFF IN PARKSTAD LIMBURG? THIS IS WHAT YOU CAN EXPECT:

- A sizeable talent pool with experience in logistics and distribution.
- More than 12% of the active labour force in Limburg works in logistics.
- Multilingual staff thanks to the hub's location near the German and Belgian borders.
- The Netherlands' most internationally oriented region.
- Exemplary work ethic.



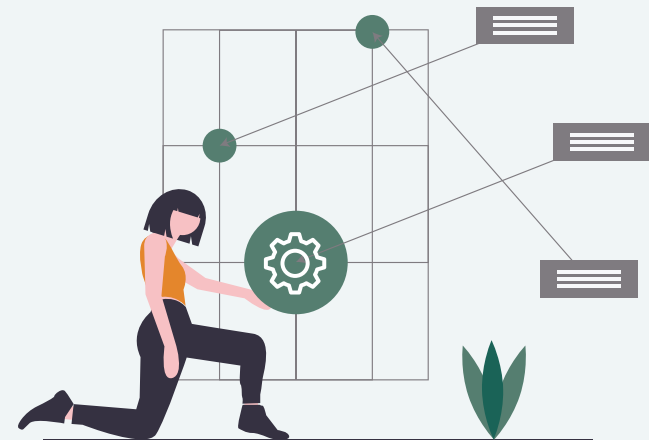
MyWDP

YOUR WDP WAREHOUSE, 100% DIGITAL, 100% PERSONAL

MyWDP is the smart connection between our valued customers and #teamwdp. It's the one-stop-shop for issue reporting and resolution, turning real-time data into insights, and providing all relevant information on clients' warehouses – all at the touch of a button. A fully digital client portal where unmatched convenience meets business functionality.

EASY

Consult relevant information and documents, report issues and gain valuable insights about your warehouse(s) in a comfortable user environment with intuitive design.





SMART

Make the most of your data and improve your business strategies based on the right insights. Opt for sustainable operations by monitoring your energy consumption in real-time - and improving it.



CONNECTED

Get in touch with the right WDP contact, wherever you are. Communicate quickly and easily. And follow up on reported issues in real time.



Discover The Frontier

PLAN YOUR VISIT TODAY

Why wait? Delivery of The Frontier – Hub 1 is scheduled for 2023. Experience the impact of an A+++ location, cross-border opportunities, sustainable logistics and high-end warehouse space for your logistics strategy.

Contact us to discuss the future
of your logistics!

www.wdp.eu



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