



FOR RENT

 13,060 m²

Breda
Leursebaan 260



Netherlands

The Greenery site



Discover a logistics location that truly understands the rhythm of fresh produce.

Conditioned warehouse located on the IABC business park in Breda, with a total area of approximately 14,778 m², of which approximately 7,500 m² (optional) is fitted out as conditioned space. The property offers a comprehensive level of amenities, including outdoor storage and a truck wash facility, and provides expansion opportunities of up to approximately 4,000 m² on the adjacent plot.



1 min



20 min



10 min



25 min

MAJOR CITIES

Dordrecht	33km	26 min
Roosendaal	20km	10 min
Port of Rotterdam	45km	41 min

DRIVING DISTANCES

Tilburg	37km	36 min
Port of Moerdijk	20km	20 min
Port of Antwerp	54km	45 min



Set at the very heart of the Benelux

Operations flowing smoothly, day after day

Set at the very heart of the Benelux, the warehouse combines performance with unbeatable connectivity. Directly connected to the A16, A27, and A58, and within easy reach of Rotterdam and Antwerp, it places your distribution right where it matters most.

A16 Highway 2 km

A27 Highway 11 km

A58 Highway 2 km



Layout



Total area

± 35,000 m²



Docks

23



Car Parking

56



Truck Parking

10

Solar panels
for sustainable
energy generation



Available



Warehouse

Warehouse	5,677 m²
Conditioned Warehouse	7,382 m²
Mezzanine	68 m²
Offices	890 m²
Potential expansion area	4,000 m²
Paved area	1,717 m²
Unpaved area	3,011 m²

Specifications

Solidly constructed warehouse with high build quality and safety specifications combined with representative office space.



Free Height
12.2 m



Heated
YES



Sprinkler
YES



Outside Storage
1,717 m²



Loading Dock
23



Bicycle Parking
YES



Parking
56



Specifications

Warehouse

- Clear height: 12.20 m;
- Floor load capacity (warehouse): 5,000 kg/m²;
- Floor load capacity (mezzanine): 700 kg/m²;
- 23 loading docks;
- 2 overhead doors at ground level;
- Power connection of 1,750 kVA with a contracted capacity of 392 kW;
- ESFR sprinkler system;
- LED lighting.

Office Space

- Central entrance with a driver reception desk;
- Suspended ceiling with lighting fixtures and multiple air-conditioning units;
- Floor load capacity: 500 kg/m²;
- Heating via radiators;
- Wash and changing facilities;
- Shower;
- LED lighting;
- Ample toilet facilities;
- Canteen with pantry.



Terms and conditions

Rent

Price on request.

Rent adjustment

Annual increase, for the first time one year after the lease commencement date, based on the change in the monthly price index figure according to the consumer price index CPI-all households (2015=100), published by the C.B.S.

Lease term

5 + 5 years.

Payment obligation

Rent per month in advance, incl. the VAT due on that.

Security

Bank guarantee or deposit.

Availability

As of 1 November 2026 (earlier availability negotiable).

Lease and general provisions

The landlord will use the lease agreement for office space and other business premises within the meaning of Article 7: 230a of the Dutch Civil Code, with associated General Provisions, as laid down by the Council for Real Estate and filed with the registry of the court in The Hague on February 17, 2015 and registered there under number 15/20.

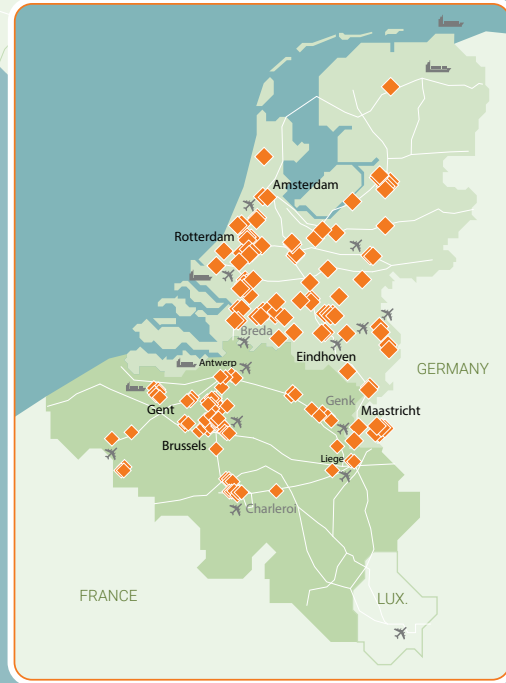




About WDP

We develop and lease properties located along major logistics axes in six European regions: **The Netherlands, Belgium, Luxembourg, France, Germany, and Romania.** WDP is the market leader in the Benelux and Romania.

The long-term vision and pure player strategy that we apply to each property decision underpins our relationship with our clients. We want to be a long-term partner and support them in their operations where real estate is an indispensable part of their supply chain. With increased green energy production and technology, we aim to make our sites more self-sufficient and to decarbonise client operations.



NETHERLANDS & BELGIUM



ROMANIA

LEGEND

- Airport
- Container terminal
- Port

ABOUT US

Warehouses with brains

We are active in several European countries that offer logistics opportunities:

NETHERLANDS

114

Warehouses

BELGIUM

118

Warehouses

GERMANY

3

Warehouses

FRANCE

20

Warehouses

LUXEMBOURG

7

Warehouses

ROMANIA

82

Warehouses

8,7M m²
rentable area
(97,4% occupancy)

600K m²
warehouse and
257 MWp
energy capacity
in development

344
sites

6
Countries

1977

Foundation year

Stock Market

REIT, BEL20, Euronext BEL, NL,
& AEX





CONTACT

Want to talk further?

Mark would be happy to tell you more.



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