

Netherlands

Zalmweg 27
Raamsdonkveer

WDP Park



North Brabant, The Netherlands

North Brabant is an excellent region in the Netherlands for cargo and warehouse locations due to its strategic position at the heart of Europe's transport network. It boasts excellent connectivity via road, rail, and water, with major highways like the A2, A58, and A16 linking it directly to ports like Rotterdam and Antwerp.



ZALMWEG 27

RAAMSDONKVEER



LOCAL ACCESS

Dombosch business park, strategically located

Location and Accessibility: Optimally Connected and Future-Ready

Dombosch offers a vibrant working environment for small and medium-sized enterprises, with a strong focus on logistics and services. The site is easily accessible by public transport thanks to various bus stops, and there are excellent cycling facilities. **With 164.5 hectares, it is the largest business park in the region, and it fulfils an important economic role, both regionally and provincially.**

Amenities such as walking areas and sports facilities contribute to an attractive and productive working environment. In short: a location that seamlessly combines mobility, sustainability, and work comfort.



Highway 5 km



Highway 5 km



Rotterdam 54 km



Eindhoven 62 km



REGIONAL BENEFITS

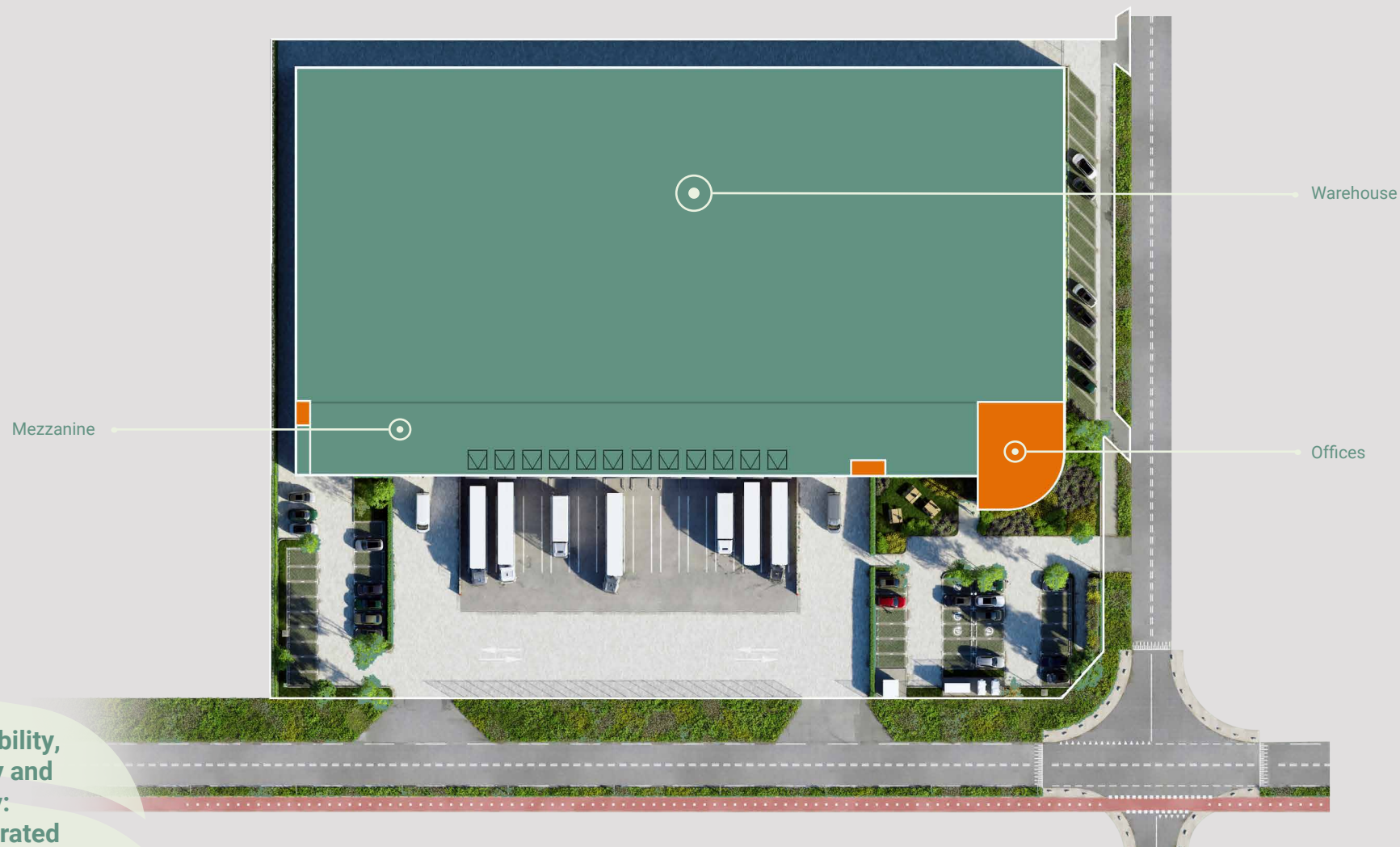
The perfect location

This sustainable redevelopment project is being realised on the **Dombosch business park in Raamsdonkveer**, strategically located near the municipality of Geertruidenberg, between Oosterhout and Hank. The site is in a favourable location near major cities such as Breda, Dordrecht and Tilburg. Thanks to its location **directly on the A27 and close to the junction of the A27 (Breda-Utrecht) and the A59 (Moerdijk-Oss)**, it enjoys **excellent connections**. This accessibility will be further improved in the future by planned infrastructure works for an expansion of the autostrada and ring in 2025 - 2026 .



MAJOR CITIES

Breda	23km	21 min
Utrecht	55km	35 min
Tilburg	35km	28 min
'S-Hertogenbosch	39km	28 min



Sustainability,
reliability and
flexibility:
our integrated
energy system
offers it all!

Available

Warehouse	8,440 sqm
Offices	494 sqm
Mezzanine	1,396 sqm



Total area
15,015 m²



Parking
61



E-parking
8



Docks
12

Customized to your needs

With an electrical capacity of 269 kW, our system meets the needs of most customers. If a higher capacity is required, the modular system can easily be expanded. We are happy to work with you to create a customized solution that meets your specific operational needs and sustainability goals.



SUSTAINABILITY

Sustainable, Reliable and Future-oriented

Built with the highest possible **energy label: A+++++**, it offers a versatile and future-oriented working environment for SMEs and wholesalers, with a strong focus on innovation and efficiency.

Energy Label

A+++++

Breeam-NL
"in use"



Solar Panels

300 kWp

Heating

Gasless

Battery System

200 kW / **400** kWh

Generator

240 kW





SUSTAINABILITY

Green Energy

The site is supplied with renewable energy during the day by solar panels. The surplus of generated energy is stored in a battery energy storage system (BESS). This energy can later be used to meet the energy needs of the building or to power the eight available charging points for electric vehicles.

Smart energy management

An advanced energy management system coordinates and optimizes the balanced use of the four energy sources (solar panels, BESS, grid power and HVO100 generator). This ensures that you always benefit from the most cost-efficient and environmentally friendly power supply.

Ready for the future

SPECIFICATIONS



Floor Load

5 T/m²



Free Height

12.2 m



Column Grid

12x23 m



Floor Flatness

NEN 2747
Class 2



Electrical Power

69-269 kw



Sprinkler

ESFR



Loading Dock

12



Ground Floor Door

2



Parking

61



AMENITIES

Modern and flexible work environment

Our Parks are designed to be both a convenient and healthy workplace. The green outdoor area offers employees and visitors an inviting place to relax. In this way, the location not only contributes to an efficient working environment, but also to well-being and job satisfaction.



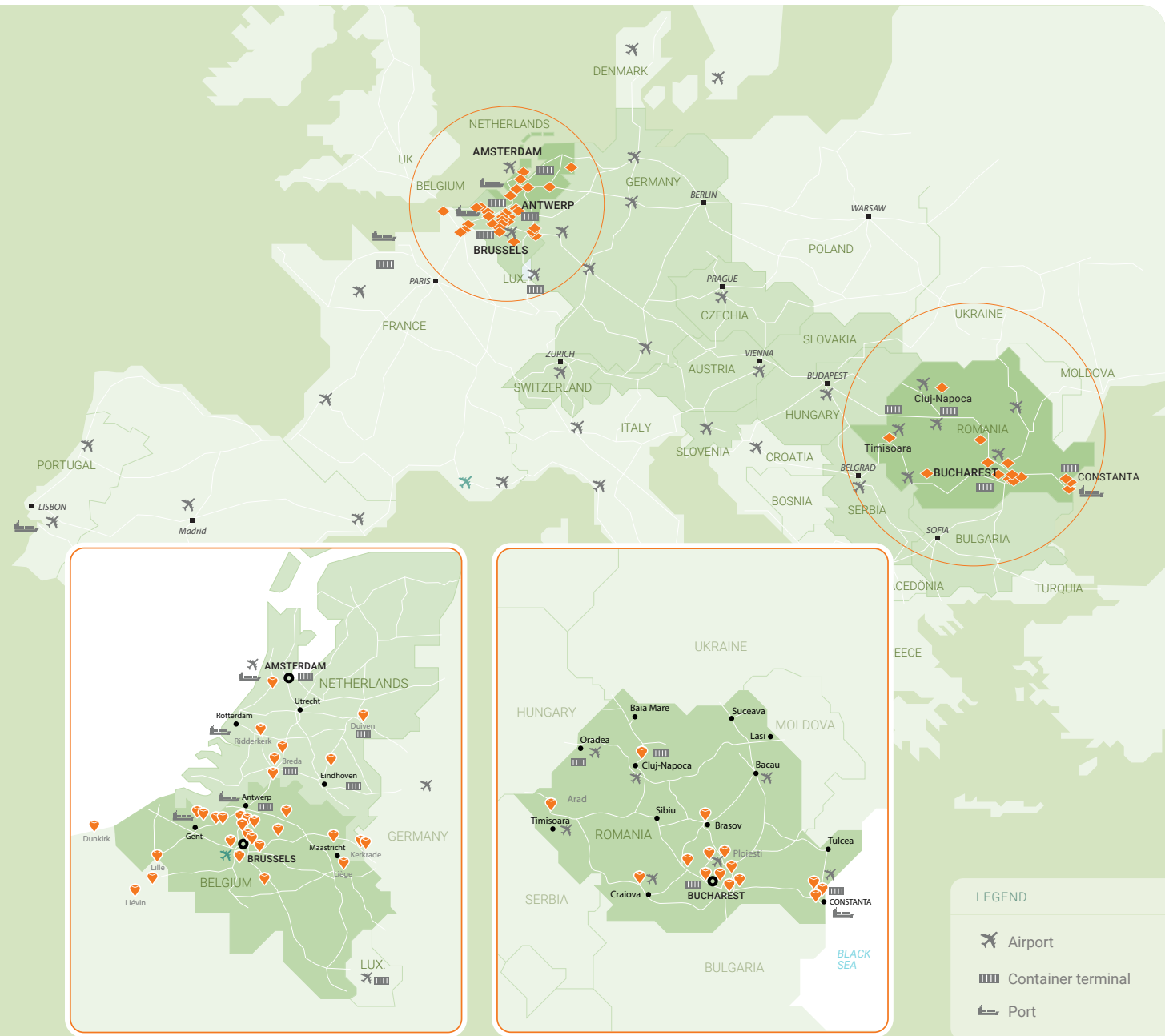


ABOUT US

WDP Network

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



ABOUT US

Warehouses with brains

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

NETHERLANDS

111

Warehouses

BELGIUM

99

Warehouses

GERMANY

2

Warehouses

FRANCE

7

Warehouses

LUXEMBOURG

5

Warehouses

ROMANIA

70

Warehouses

7M m²

rentable area
(99% occupancy)

204 MWp

solar capacity
and 350MWp
targeted

300

sites

6

Countries

1977

Foundation year

Stock Market

REIT, BEL20, Euronext BEL & NL





CONTACT

Want to talk further?

Martijn would be happy to tell you more.



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