



FOR RENT

 16,815m<sup>2</sup>

Rozenburg (WDP Schiphol Trade Park)

**Pudongweg 1-3**



Netherlands

# Mainport of The Netherlands

Pudongweg 1–3 is situated at WDP Schiphol Logistics Park, directly adjacent to Schiphol Airport. This makes the location ideal for companies active in air freight and international logistics. Its proximity to the A4 and A5 motorways ensures quick access to major highways leading to Amsterdam, Rotterdam, and the rest of the Netherlands.

The accessibility by public transport is excellent. Several bus stops are located within a short distance, offering direct connections to Schiphol Airport, Amsterdam, and surrounding cities. Bus lines from Hoofddorp and Amstelveen provide frequent and fast services throughout the region, making the location easily accessible for employees and visitors.



MAJOR CITIES			
	Amsterdam	26km	26 min
	Rotterdam	58km	50 min
	Port of Amsterdam	15km	15 min







## Fast air connections

### Right next to Schiphol Airport

Directly adjacent to Schiphol Airport, WDP Schiphol Logistics Park is one of the most conveniently located distribution parks for logistics-oriented companies and thus the perfect home for airport-focused logistics looking to expand internationally.

A large number of national and international organizations have established themselves in the immediate vicinity. These organizations include DSV, Expeditors, FedEx, Seko Logistics, CTS Group, YunExpress and many more.



Highway

5 km



Highway

5 km



Amsterdam

26 km



Rotterdam

58 km

# Layout



Warehouse  
**11,861 m<sup>2</sup>**



Mezzanine  
**1,689 m<sup>2</sup>**



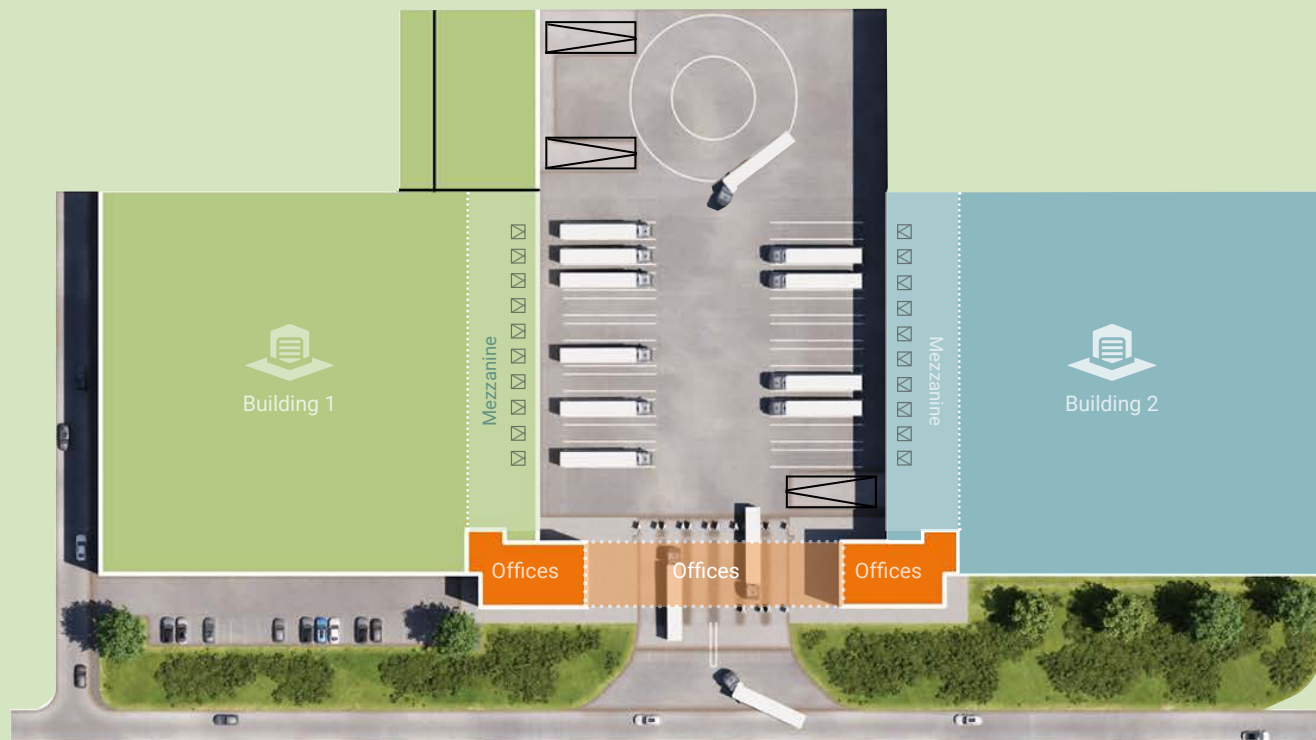
Offices  
**3,264 m<sup>2</sup>**



Docks  
**20**



Parking  
**180**



✈ Schiphol Airport  
Pudongweg

Available



Building 1

Warehouse	<b>6,347 m<sup>2</sup></b>
Mezzanine	<b>845 m<sup>2</sup></b>
Offices Ground Floor	<b>254 m<sup>2</sup></b>

Offices 1 <sup>st</sup> Floor	<b>1,379 m<sup>2</sup></b>
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Available



Building 2

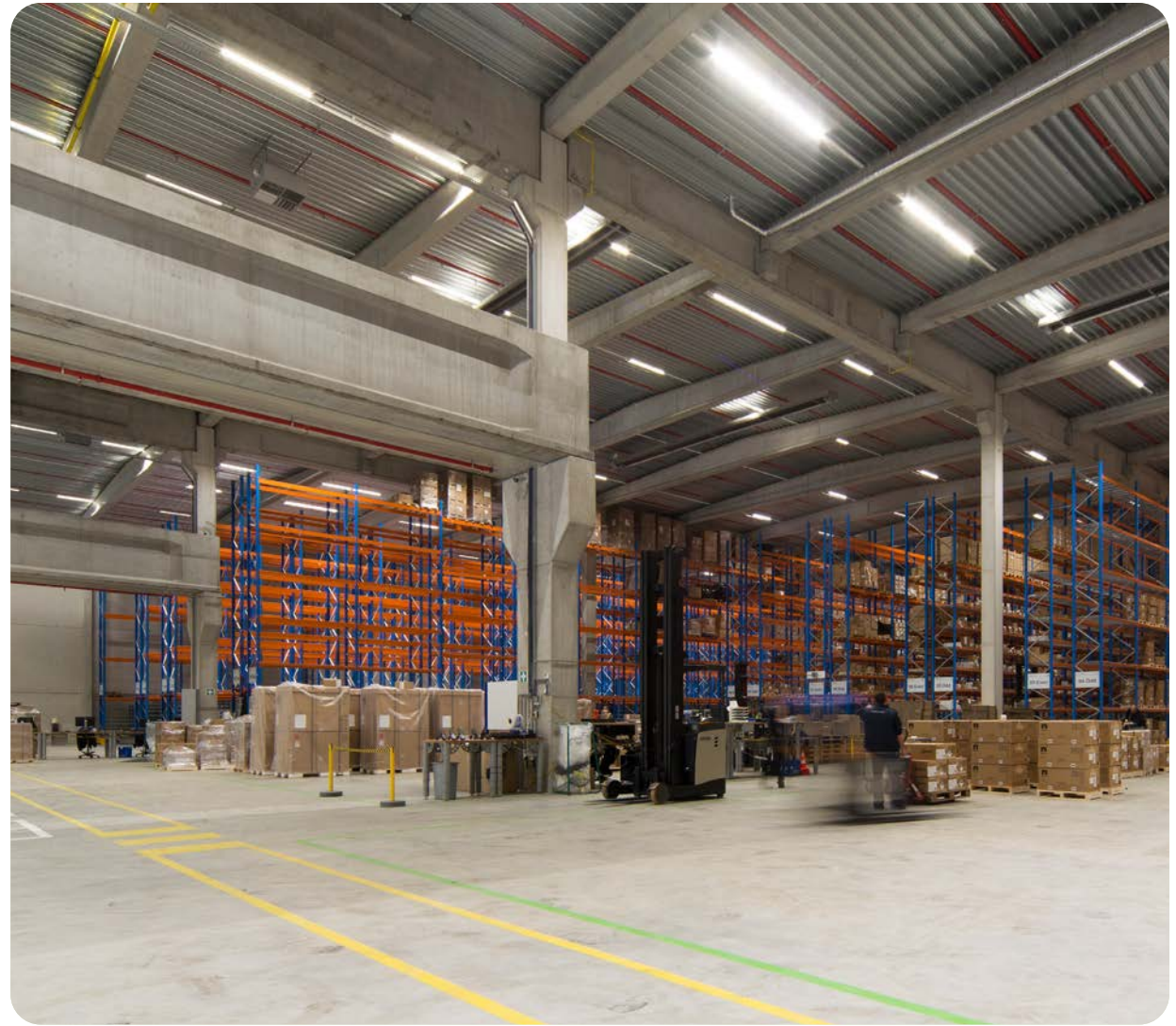
Warehouse	<b>5,514 m<sup>2</sup></b>
Mezzanine	<b>845 m<sup>2</sup></b>
Offices Ground Floor	<b>254 m<sup>2</sup></b>

Offices 2 <sup>nd</sup> Floor	<b>1,376 m<sup>2</sup></b>
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# Specifications

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



Floor Load  
**5 kN/m<sup>2</sup>**



Free Height  
**12.2 m**



Mezzanine Load  
**1,000  
Kg/ m<sup>2</sup>**



Loading Dock  
**20**



Parking  
**180**





# Specifications

## Warehouse

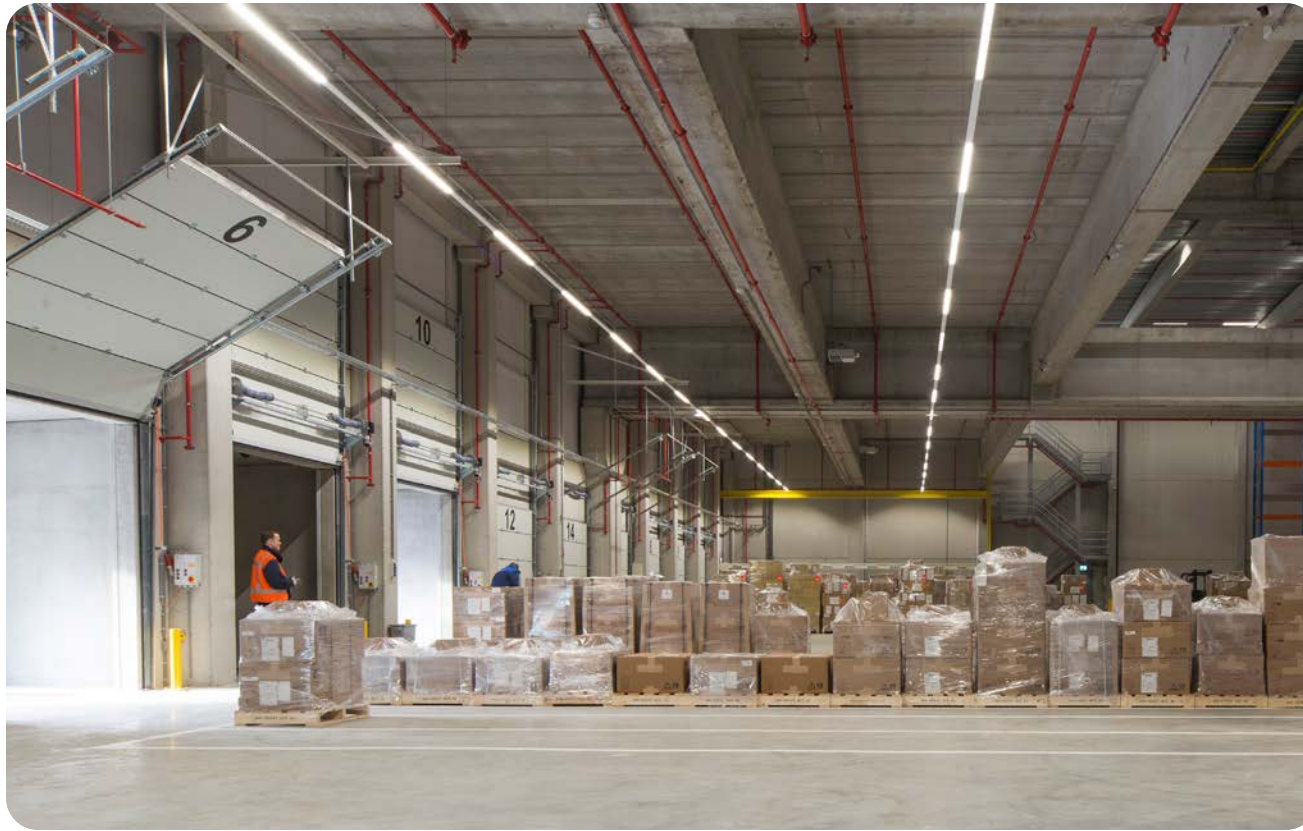
- A column structure of 18.0 x 22.8 m suitable for wide and narrow aisle configurations;
- A column-free expedition area;
- ESFR K-25 sprinkler system in accordance with FM Global/NFPA standards;
- Fire hose reels, fire alarm and evacuation system;
- Free height of approximately 12.2 m;
- Monolithically finished concrete floor in the warehouse with a floor load capacity of 5,000 kg/m<sup>2</sup> and a maximum point load of 75 kN;
- Monolithically finished concrete floor in the expedition area with a floor load capacity of 2,500 kg/m<sup>2</sup>;
- 2x10 external loading docks (1 per approx. 550 m<sup>2</sup> of warehouse space). Each dock is equipped with an electrically operated overhead door and an electric hydraulic dock leveller with a capacity of 6,000 kg;
- 1x2 electrically operated overhead doors at ground level;
- 1x1 electrically operated overhead door at ground level;
- Heating via radiant heaters supported by circulation fans;
- LED lighting (200 Lux on the day of delivery) with motion detection.

## Mezzanine

- A mezzanine above the expedition area with a depth of 12 meters;
- The mezzanine is equipped with a balustrade and 1 tilting gate;
- Concrete floor with a floor load capacity of 1,000 kg/m<sup>2</sup>;
- Free height on the mezzanine of approximately 3 m;
- LED lighting (150 Lux on the day of delivery) with motion detection.

## Office Space

- Layout and finishing to be determined;
- Sun protection on the sun-facing side via electrically operated screens;
- ESFR K-25 sprinkler system in accordance with FM Global/NFPA standards;
- Heating via floor heating;
- Centrally controlled air treatment and cooling;
- Passenger lift installation;
- LED lighting (500 Lux on the day of delivery) with motion detection.



## Outdoor Area

- Paving with clinkers and concrete;
- Enclosed with a steel bar fence (except the visitor parking area);
- Separate traffic flows for freight traffic, visitors (parking lot), and staff (parking garage);
- Shared visitor parking area with barrier and intercom system;
- 6 electric gates for freight traffic;
- External parking garage;
- LED lighting (50 Lux at +1 m height on the day of delivery).



## 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 July 2025.

### 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.

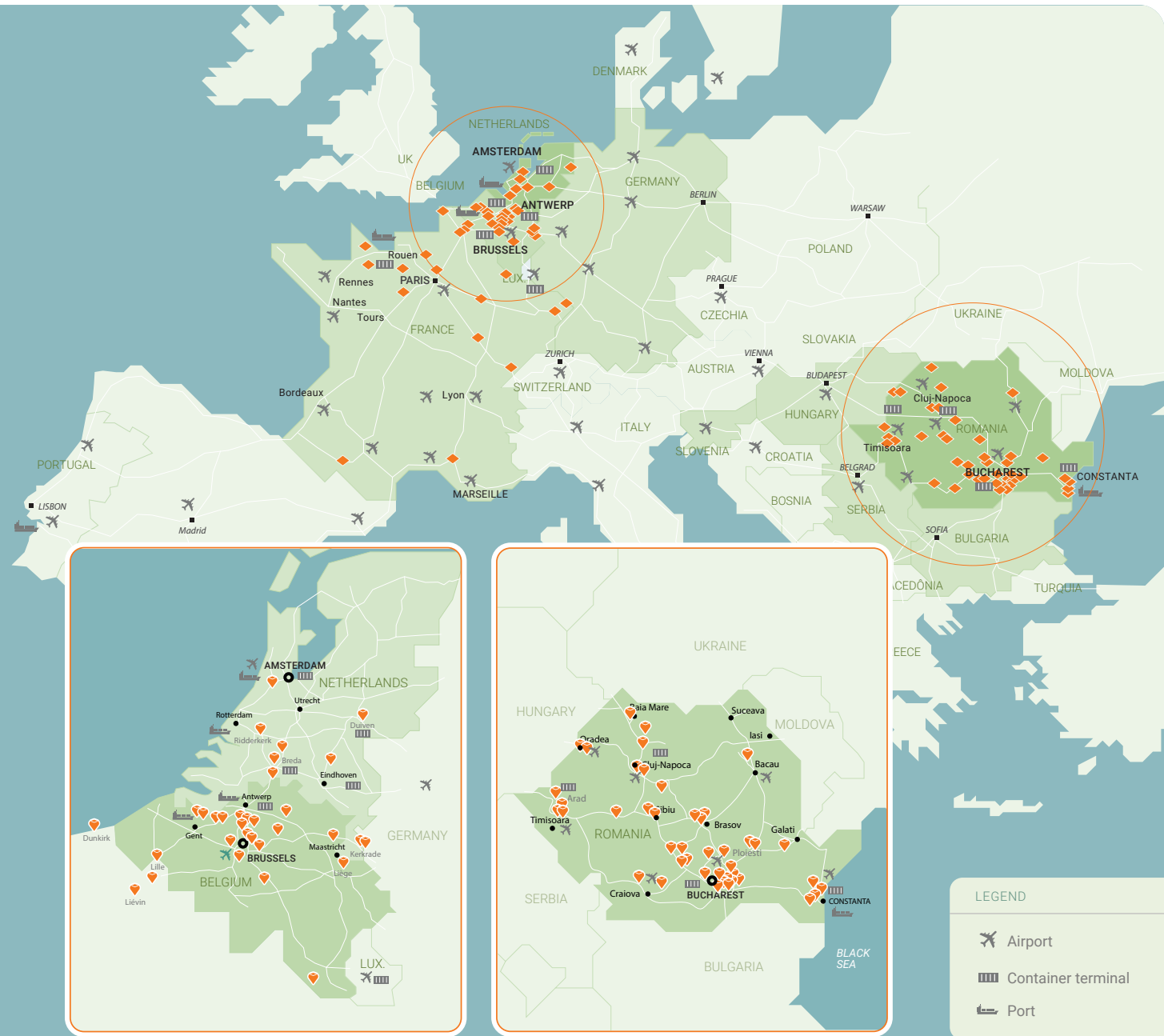




# About WDP

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





## 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** m<sup>2</sup>

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?

Sven and Mark would be happy to tell you more.



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