



AREA

6,616 m²

AVAILABILITY

Immediate

FOR RENT

WDP LOGISTICS PARK

Zalmweg 27

Raamsdonksveer



Optimally connected and future-ready

Strategically located in the municipality of Geertruidenberg, between Oosterhout and Hank, this business park benefits from an excellent location, directly adjacent to the A27 and near the intersection of the A27 (Breda-Utrecht) and A59 (Moerdijk-Oss). The nearest major cities are Breda, Dordrecht, and Tilburg. Its central position ensures outstanding accessibility, which will be further enhanced by the planned expansion of lanes, connecting ramps, and viaducts in 2025 – 2026.

The park is well-connected by public transport, thanks to several bus stops, and also features excellent bicycling infrastructure. With 164.5 hectares, Dombosch is the largest business park in the region, playing both a regional and supra-regional economic role.

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.



Route
5 min



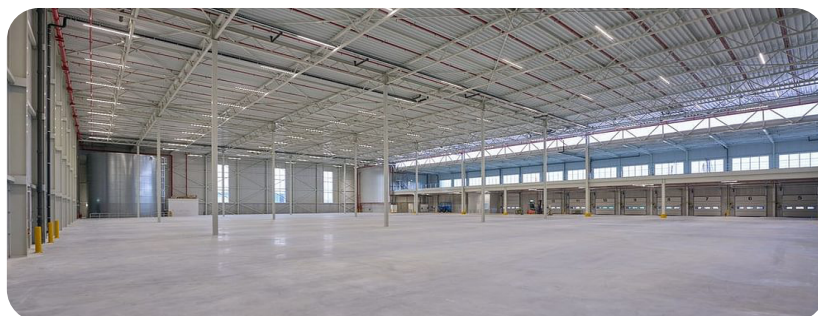
Breda Airport
5 min



Utrecht
55 Km



Tilburg
35 Km





TOTAL AREA GLA

6,616 m²

AVAILABILITY

Immediate



Docks

8



Car Parking

54



EV charging points
(additional upon request)

4



Available



Warehouse

Warehouse **5,305 m²**

Mezzanine **826 m²**

Offices **485 m²**

Technical specifications

Free height	12.2 m
Floor load	5 T/m ²
Column grid	12x23 m
Loading Docks	8
Ground level Doors	1
Sprinkler	ESFR
Energy label	A+++++ (neutral)
All electric dual temperature controlled warehousing	15°-25° Celsius
BREEAM-NL "In-Use"	Excellent



More info?
Click or Scan.





Looking ahead: Ready for the energy challenges of tomorrow

The complexity of the energy market will only increase in the coming years. Grid operators predict an increase in power outages and stricter sustainability requirements. With WDP Raamsdonksveer's integrated energy system, companies are prepared for any challenge – from grid congestion to geopolitical disruptions.

Why this project is unique

WDP Raamsdonksveer's integrated energy system goes far beyond conventional market standards:

- **Maximum operational reliability:** Always energy, regardless of grid congestion or external disturbances.
- **Sustainable and future-oriented:** Fully in line with the strictest sustainability standards, prepared for future challenges.
- **Flexible and scalable:** Capacity easily adaptable to changing business needs.
- **Cost control:** Efficient use of self-generated and stored energy lowers costs and increases predictability.
- **Attractive work environment:** Sustainable design, plenty of greenery, and attention to well-being.

Companies establishing themselves in Raamsdonksveer are assured of a robust energy supply – essential in a time when grid restrictions and power outages are becoming increasingly frequent.





Integrated energy system: active today, ready for tomorrow.

In addition to electricity supplied from the grid, this location is equipped with an advanced integrated energy system. Due to its modular nature, the system is scalable to the user's needs. This innovative approach ensures a stable and sustainable energy supply.



PV panels

The solar panels on the warehouse roof provide a direct supply of renewable energy during the day (300 kWp). Energy that is not immediately consumed is stored in the battery energy storage system (BESS).



Main power or grid supply

This location has its own transformer that converts the mains power to the correct voltage level for all local installations.



Custom load architecture

The charging architecture helps to use energy efficiently and thereby reduce CO2 emissions from transport activities.



HVO100 Backup Generator

In the event of a prolonged power outage, a permanently available HVO100 generator (240 kW) ensures an uninterrupted power supply.



Battery Energy Storage System (BESS)

Stores 430kWh of electrical energy to release it in a controlled manner at a later time. The system helps avoid peak consumption, supports charging during periods of low grid load, and enables more efficient use of locally generated energy.



EMS (Energy Management System)

The software automatically selects the most renewable and cost-efficient energy source at any given moment. If necessary, the system can function completely independently of the grid.



More info?
Click or Scan.



Want to talk further?

Martijn Sleutjes

Head of Business Development
Netherlands

+31 765 236 650

martijn.sleutjes@wdp.eu