



Venlo Hudsonweg 7

Limburg, Netherlands

BUILDING SIZE: 9,060 SM

AVAILABILITY: 5,855 SM



PROPERTY SPECIFICATIONS

| | |
|---------------------------|--------------------------------|
| Total Building Size | 9,060 SM |
| Available Warehouse Space | 5,316 SM |
| Available Office Space | 539 SM |
| Availability Date | 1 Jan 2025 |
| Clear Height | 9-12 m |
| Floor Load | 40 KN/m ² |
| Loading Docks | 10 |
| Overhead Doors | 1 with a ramp for smaller vans |
| Year Built | 2004 |
| Energy Label | A |



A40 and A61
German motorways:
~10 km / 10 min



Maastricht &
Düsseldorf Airport:
~50 min

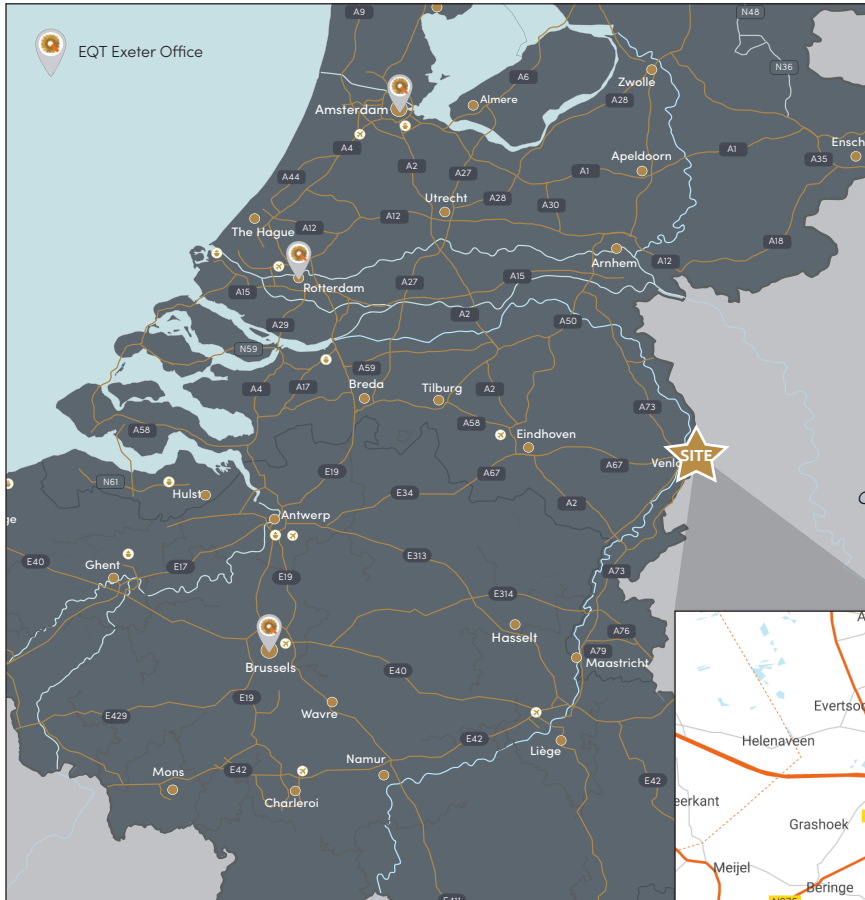


Excellent links into the
Rhine-Ruhr and the
Dutch motor networks



Port of Antwerp:
140 km / 1 hr 45 min

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LOCATION:

- » The Property is located in Venlo in the south east of the Netherlands, one of the largest and most desirable logistics markets in the Netherlands.
- » The building is situated on an industrial estate backing onto the German border and benefits from excellent transport links into the Rhine-Rhur as well as into the Dutch motor network with the with the A40 and A61 across the German border ~10km / 10 minutes from the building.



DISTANCES:



- » A40 and A61 German motorways: ~10 km / 10 min
- » Düsseldorf: 65 km / 50 min
- » Eindhoven: 70 km / 1 hr
- » Cologne (Köln): 90 km / 1 hr 10 min



- » Port of Antwerp: 140 km / 1 hr 45 min
- » Rotterdam Port: 180 km / 2 hr



- » Maastricht Aachen Airport: 70 km / 50 min
- » Düsseldorf International Airport: 65 km / 50 min
- » Eindhoven Airport: 70 km / 1 hr

MORE INFORMATION:

- » Grade A facility located in the south eastern border town of Venlo.
- » Venlo sits on the Dutch/German border with strong transport links into the Dutch motor-network and the Rhine-Rhur.

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SITE PLAN:

