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# Limburg - Venlo I

Venlo, Netherlands

Building Size: 9,060 SM | 5,845 SM of Industrial Space Available

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## Building Specifications

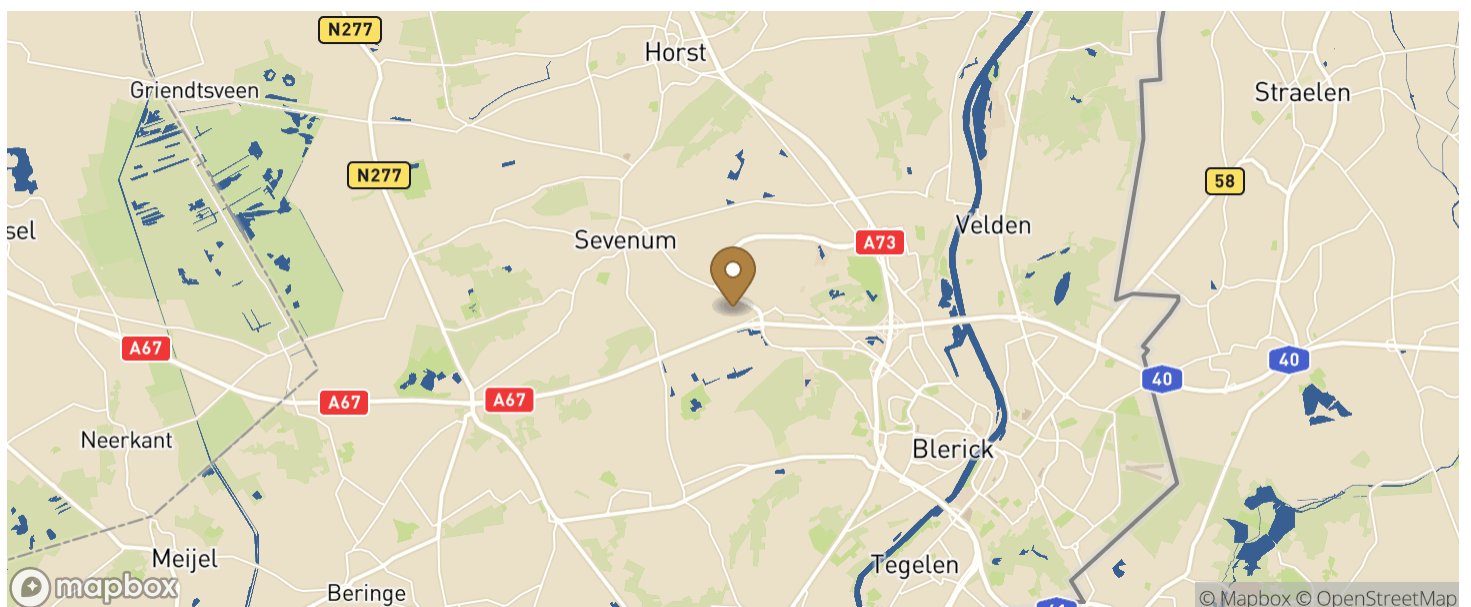
- Industrial space available
- 9,060 SM total building size
- 5,845 SM available size
- 539 SM of office space
- 10 loading docks
- 1 overhead door with a ramp for smaller vans
- Built in 2004
- 40 floor load
- LED lighting



## Additional Information

- 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-Ruhr 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.
- 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-Ruhr.

## Location



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## Transportation

### Transit

Bus, Sevenumseweg	6 min walk	0.5 km
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### Major Locations

A40 and A61 German motorways	10 min drive	16.1 km
Düsseldorf	50 min drive	104.6 km
Eindhoven	60 min drive	112.7 km
Cologne (Köln)	70 min drive	144.8 km

### Ports

Port of Antwerp	105 min drive	225.3 km
Rotterdam Port	120 min drive	289.7 km

### Airports

Maastricht Aachen Airport	50 min drive	112.7 km
Düsseldorf International Airport	50 min drive	104.6 km
Eindhoven Airport	60 min drive	112.7 km