



EQT | EXETER



XP Exeter II Contagem Distribution Center

Contagem, BR

Building Size: 46,718 SM | 46,718 SM of Logistics Space Available

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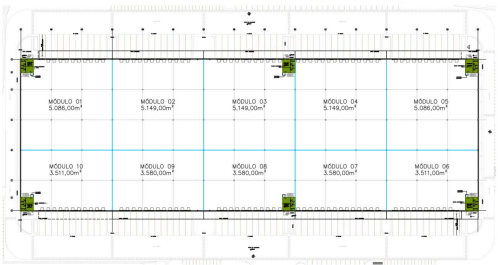
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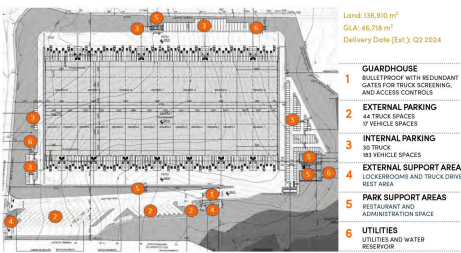
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Building Specifications

- Logistics space available
- 46,718 SM total building size
- 46,718 SM available size
- 12m clear heights
- 6T/sqm floor load capacity
- 122 dock doors
- 55 truck trailer parking spaces
- 178 car parking spaces
- Administrative, locker room, truck driver rest area and resutarant facilities onsite
- Bulletproof guardhouse with redundant security gates for truck screening and access controls
- Security fencing around entire site and CCTV cameras installed across logistics park
- Estimated delivery in Q2 2024



Master Plan #1: X Dock



UNIT	WAREHOUSE (m²)	DOCK CANOPY (m²)	COMMON AREAS (m²)	TOTAL (m²)	# DOCKS
1	36,532 m²	3,923 m²	2,052 m²	46,718 m²	122
TOTAL	36,532 m²	3,923 m²	2,052 m²	46,718 m²	122

Additional Information

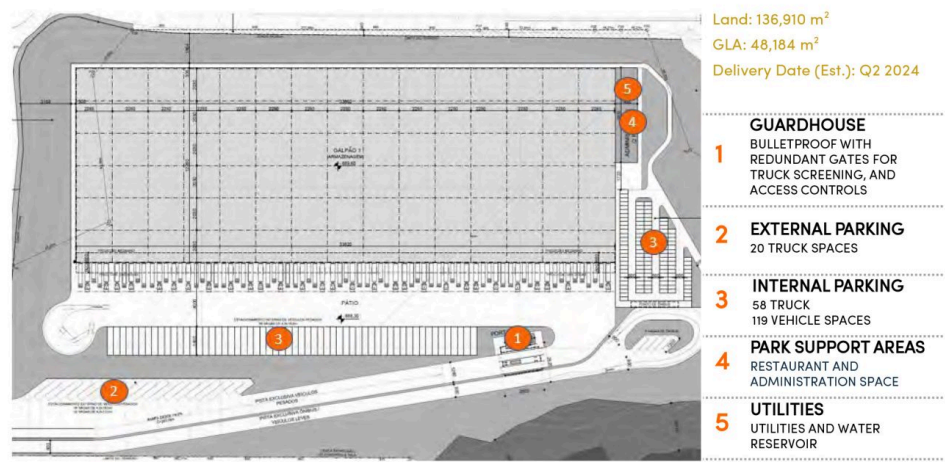
- XP Exeter II Contagem Distribution Center is strategically located in the growing logistics hub of Contagem inside Brazil's third largest metropolitan area, Belo Horizonte. Site is located just 2km (1 mile) from Highway BR-040 and 18 km (11 miles) from Belo Horizonte city center.

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Master Plan #2: Single-Side Loading



UNIT	WAREHOUSE (m ²)	DOCK CANOPY (m ²)	COMMON AREAS (m ²)	TOTAL (m ²)	# DOCKS
1	41,512 m ²	2,029 m ²	2.444 m ²	48,184 m ²	75
TOTAL	41,512 m ²	2,029 m ²	2.444 m ²	48,184 m ²	75

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Location

