



# European distribution tailored to you

30,000 m<sup>2</sup> distribution centre  
for international logistics



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## European distribution tailored to you



Germany a stone's throw away, Belgium not much further, Europe at your feet. Where better to establish yourself as a logistics service provider with a European reach than on the eastern flank of Parkstad Limburg, where modern, international economic growth has taken the place of mining?

## Parkstad Limburg: a logistics region in transition

The southernmost tip of South Limburg is in full swing. Literally. Mining once dominated the landscape here. Today, the former Eastern Mining District is a modern logistics region with a strong economic profile. A region with growing appeal,

partly due to the presence of Europe's largest concentration of logistics-driven medical technology companies (Medtronic, Abbott Vascular, Doc Morris and Boston Scientific).

In this new logistics hotspot, southeast of Parkstad in Kerkrade near Heerlen, you'll find DC Spekhof. 30,000 m<sup>2</sup> distribution centre for international logistics, scalable to suit your needs.



**Germany in five minutes. The future within reach.**

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# Strategic position at a logistics border triangle

Hotspot for  
European distribution

Germany is a five-minute drive away, the A79 towards Belgium just fifteen. From DC Spekhof, you can reach Aachen, Düsseldorf, Cologne — the entire 'Kohlenpott' — in no time, and Maastricht, Liège and beyond to the south. From this logistics border triangle, Europe opens up in every direction. An ideal strategic position for European distribution and 3PL activities.

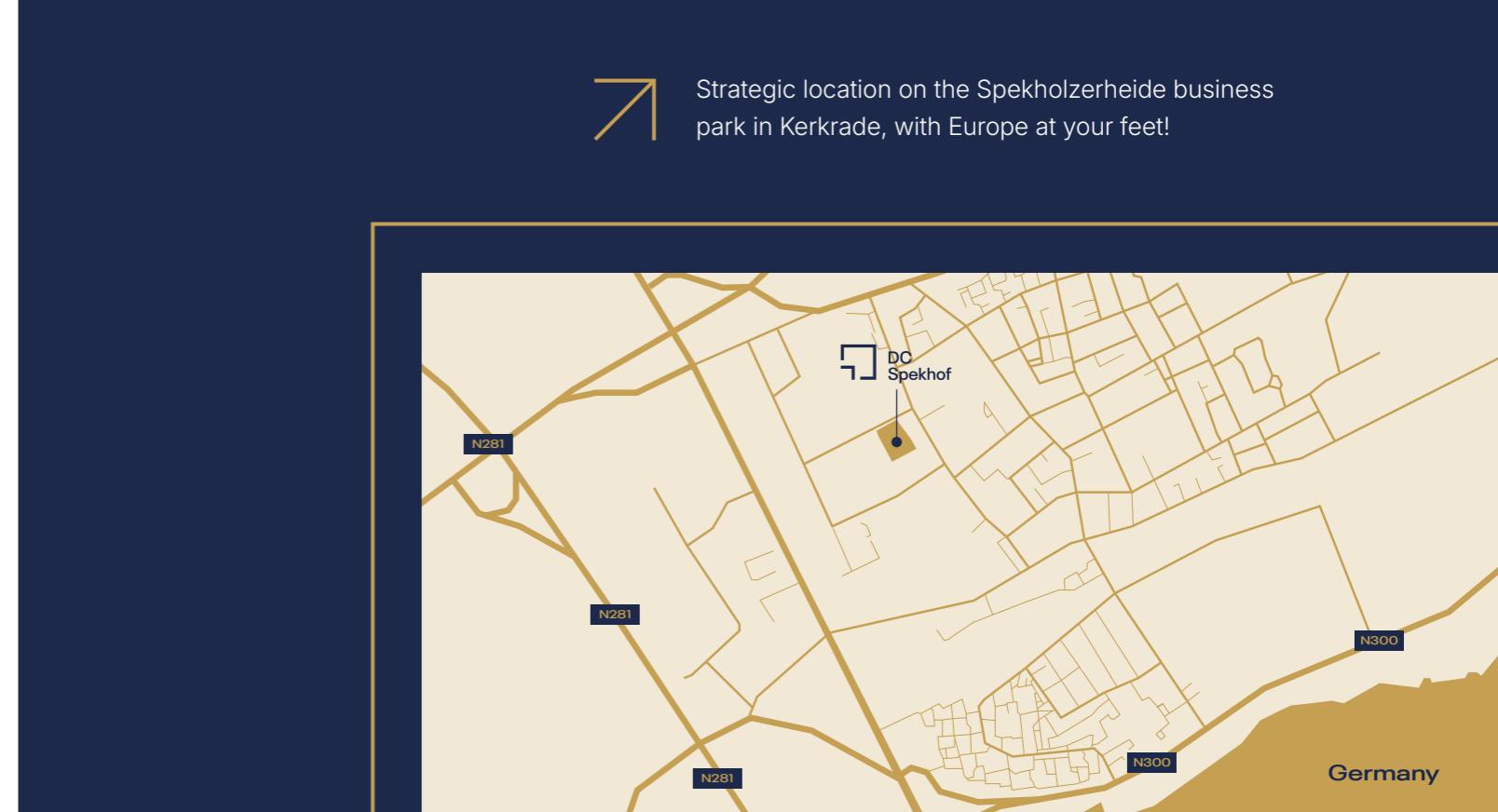
This is where you want to be:

- ↗ Direct connections to the A76 and A79, A2, Ruhr area and Belgium
- ↗ Away from the traffic congestion of Venlo/Eindhoven, with comparable logistics advantages
- ↗ Perfect for European network traffic and value-added logistics
- ↗ Logistics and pharmaceutical clusters
- ↗ Strong labour potential in the region

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↗ Strategic location on the Spekholzerheide business park in Kerkrade, with Europe at your feet!



# 30,000 m<sup>2</sup> of logistics space

## Flexibly configurable to your own specifications

DC Spekhof is designed according to the high-quality VWLD standard: efficient, flexible and ready for the future. The warehouse can be taken in its full size or split into two independent, fully-fledged units — the offices have already been designed in (but can be adapted to your requirements). Whatever you choose, DC Spekhof offers all the facilities you would expect from your new distribution centre:

- Warehouse divisible into 2 units, functional column grid for configuration to your own needs
- Excellent natural light and a pleasant working climate
- Representative offices on both corners
- 27 loading docks, truck court with optimal manoeuvring space
- Mezzanines above the docks, directly connected to the hall, suitable for additional office space or 'value-added logistics'
- Ample parking
- High sustainability performance

### Commercial space

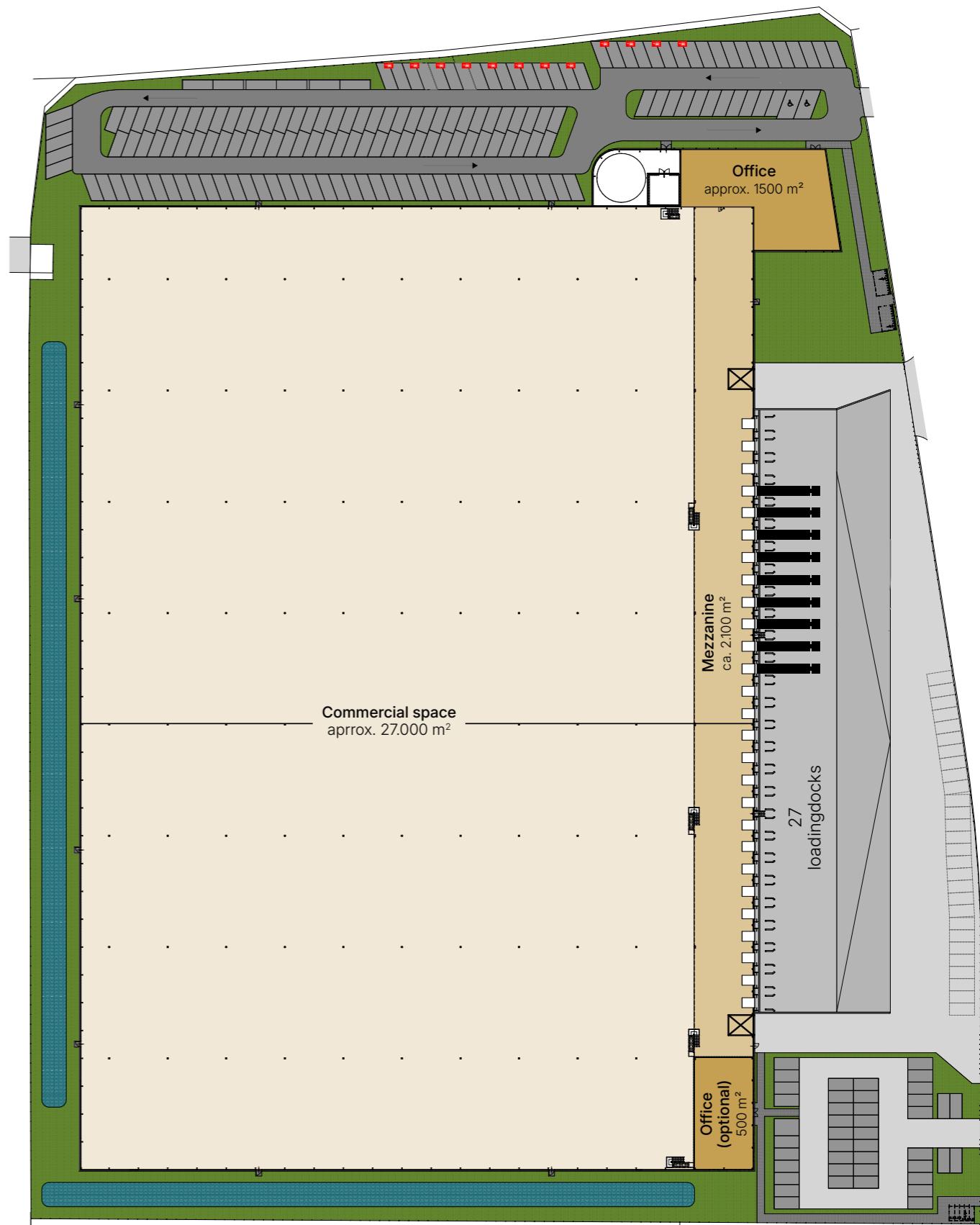
- Approx. 27,000 m<sup>2</sup> (or divisible into 14,500 m<sup>2</sup> and 12,300 m<sup>2</sup>)
- Clearance height: 12.20 metres
- ESFR-K25 sprinkler system
- Floor load capacity of 5,000 kg/m<sup>2</sup>
- Generous natural light provision

### Mezzanine (Approx. 2.100 m<sup>2</sup>)

- Ideal for value-added logistics
- Potential additional office space
- Natural light via skylight
- 750 kg/m<sup>2</sup> floor load capacity

### Office (Approx. 1.500 m<sup>2</sup> optional extra 500 m<sup>2</sup>)

- Three floors overlooking the truck court
- Modern and energy-efficient
- Flexibly divisible and finishable to your own specifications
- Representative reception area



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## Turnkey custom office space

Flexibility isn't just about the number of square metres. You can also have your office space finished to your specifications — turnkey, hassle-free. We have already designed three efficiently configured delivery variants for you at Silver, Gold and Platinum levels, but adjustments are always possible. Think of flooring of your choice (such as PVC, carpet or poured flooring), colours for walls and ceilings, tiling in the sanitary facilities and the finishing of pantries and meeting rooms. We'll work out your ideas together with the architect, so the space seamlessly matches your identity and way of working.

### Flexibility as a starting point

- Adaptable layouts
- Choice in operational setup
- Expansion options via mezzanine
- Custom office finishing
- Growing with your ambitions

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# Sustainably developed for today and tomorrow

## The highest sustainability standards

Before you move into a new distribution centre, you want to be sure it's built for the future. DC Spekhof gives you all the space for your European plans. And with a BREEAM Very Good certification, you're also well covered in terms of sustainability. The building performs excellently on aspects such as energy efficiency, health, wellbeing, transport, water management, material use and ecology. The focus on indoor climate, ventilation and light, among other things, ensures you have a healthy and productive working environment. A DC that is demonstrably sustainable and future-proof, with efficient operations and transparent performance — without compromising on quality or reliability. This contributes to mandatory ESG policy requirements, and towards clients you're a sustainable partner, and for employees a responsible employer.



**Power security**  
without waiting for grid reinforcement.

## Materials passport: your raw materials bank

DC Spekhof has a complete materials passport. This digital document records all materials used. In the event of future renovation or demolition, you know exactly what is where — ready for reuse in tomorrow's circular economy.

### DC Spekhof and sustainability:

- ↗ Gas-free design
- ↗ Solar panels on the roof
- ↗ Materials passport
- ↗ Modern climate control
- ↗ Optimal natural light
- ↗ Sustainable insulation and installations

## Certainty in a time of grid congestion

In a market where grid congestion can slow business growth, DC Spekhof offers you a solution that combines reliability and flexibility. PV panels on the roof provide the basic power supply. In addition, the building uses a block power concept: during night-time hours, additional contracted capacity is available, which is fully utilised to charge a battery. During the day, that battery acts as an energy buffer, ensuring you have stable, continuous power.

### Smart energy use:

- ↗ Solar panels for basic energy security
- ↗ Block power and battery storage: additional capacity at fixed times, absorption of peaks and stabilisation of processes, lower operating costs
- ↗ Ideal for electric vehicle fleets and automated processes
- ↗ Gas-free and future-oriented

**Functional,  
well-considered,  
sustainable**



## According to the high standard of VolkerWessels Logistics Development

DC Spekhof is a development by VolkerWessels Logistics Development. This immediately makes it a development that meets a high standard: DC Spekhof is functional but also aesthetically sound. Functional in terms of access routes, layout and routing within the buildings, and very complete with mezzanines and office spaces. DC Spekhof is finished externally with high-quality materials. The offices on the corners form a beautiful frame around the operational section. The entrances are representative, the exterior landscaping is green. DC Spekhof shows that you consciously choose the highest standard in logistics accommodation.

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# DC Spekhof: the best solutions are found together

Thinking along  
about customisation

At VolkerWessels Logistics Development, we believe in customisation and collaboration. Partial letting, different use of mezzanines, expansion of office space, modifications to loading docks or ground-level doors: whatever your wish, we're happy to think along with you.

## Better together

We understand that lessees, investors, and developers have different interests. You want the best operational solution, the investor wants a solid long-term investment, we want a satisfied client. These interests are not necessarily diametrically opposed. On the contrary: the best agreements arise from proper consultation and discussion, and the best solutions are found together.

## The VolkerWessels approach

- Listen first, advise second
- Think in terms of opportunities and possibilities
- Be flexible where possible
- Your success is our success



DC  
Spekhof

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# DC Spekhof in figures

- ↗ Plot: approx. 44,300 m<sup>2</sup>
- ↗ Warehouse: approx. 27,000 m<sup>2</sup> (partial letting possible)
- ↗ Office: approx. 1,500 m<sup>2</sup>, optionally an additional 500 m<sup>2</sup>
- ↗ Mezzanine: approx. 2,100 m<sup>2</sup>
- ↗ Clearance height: 12.20 m
- ↗ 27 loading docks
- ↗ 2 overhead doors

**This is what makes DC Spekhof your new European base of operations:**

- ↗ 30,000 m<sup>2</sup> of high-quality logistics space
- ↗ Divisible into two fully-fledged units
- ↗ Strategic location at a European crossroads
- ↗ Strong labour potential in the Parkstad region
- ↗ Smart energy concept with battery & night-time power
- ↗ Modern, representative office spaces
- ↗ Mezzanines for extra capacity
- ↗ Part of a redeveloping, dynamic area
- ↗ VWLD quality: functional, well-considered, sustainable

## Contact

**DC Spekhof is a development by VolkerWessels Logistics Development.**

### **European distribution tailored to you?**

Are you interested in a new distribution centre that you can shape to your needs? A strategically located base of operations towards Europe? Functional, well-considered and sustainable? We are happy to discuss to discuss your requirements and the possibilities of DC Spekhof in Kerkrade, 30,000 m<sup>2</sup> divisible distribution centre for international logistics.

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