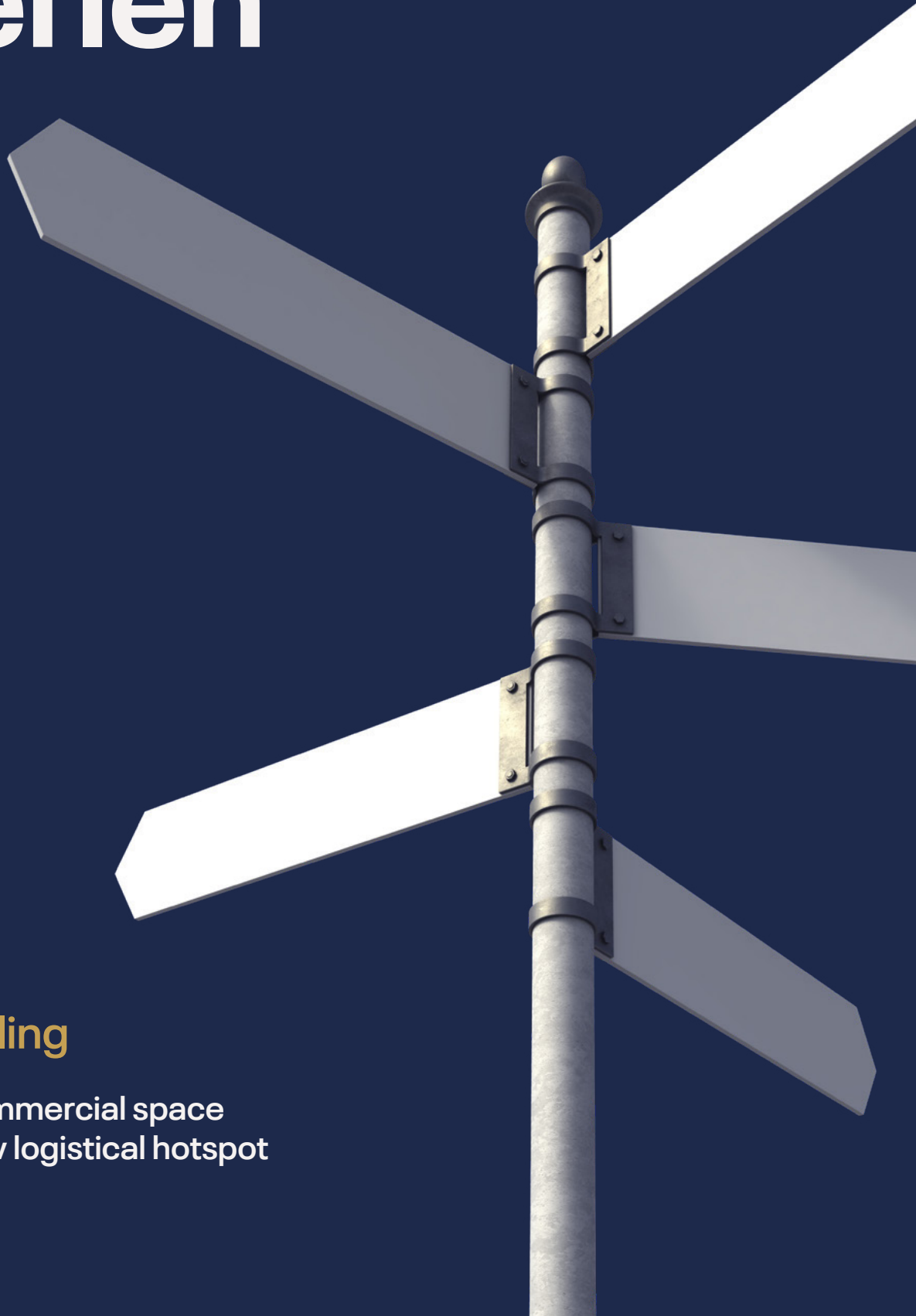


All roads lead to Heerlen



20,000 m² commercial space
in Europe's new logistical hotspot

02

All roads lead to Heerlen



The south of Limburg is transforming. Where mining once flourished, the logistic sector now blossoms. Proud of the past, with an eye on the future. Today, you'll find modern logistical hubs here, strategically located at the gates of Europe.

Progress & connection

DC De Kling tells the story of this development and symbolizes progress. The Parkstad region cherishes its industrial DNA and looks towards tomorrow. Leading pharmaceutical companies have already established themselves in the region, and international logistical players are following. Here, you not only invest in square meters but in future, flexibility, and accessibility.

03



**Solutions are found
together - at the
crossroads of Europe.**

04

Europe at your feet

The new heart of European logistics

Germany five minutes away, Belgium ten: from the strategically located DC De Kling, you are quickly in Düsseldorf, Liège, Antwerp, Cologne, and Maastricht. The A2 and A76 give you a direct connection to the economic heart of Europe.

This location is no coincidence. The Parkstad region has consciously developed into an international logistical hub, and pharmaceutical giants like Abbott have their European distribution centers here. The advantages speak volumes: easily accessible, sufficient skilled personnel, close to the German and Belgian markets.

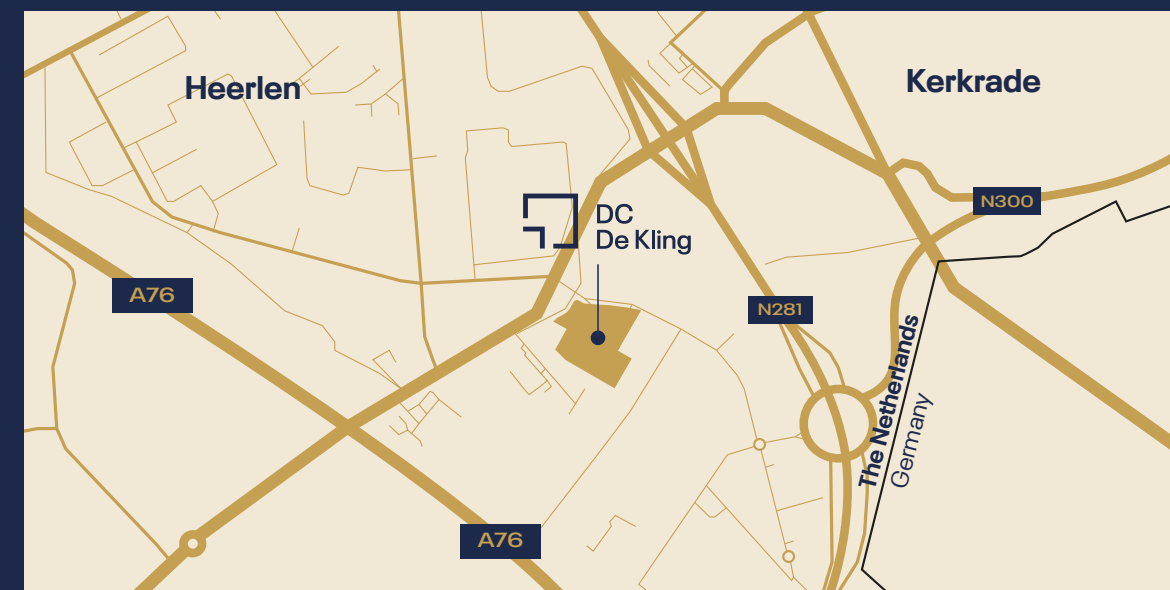
Here you will find not only the ideal location, but also:

- Available, motivated workforce
- An entrepreneurial culture that seizes opportunities
- Growing logistical activity
- Direct connections to important industrial areas

05



All roads lead to Heerlen – and that's no exaggeration.
Look at the numbers.



06

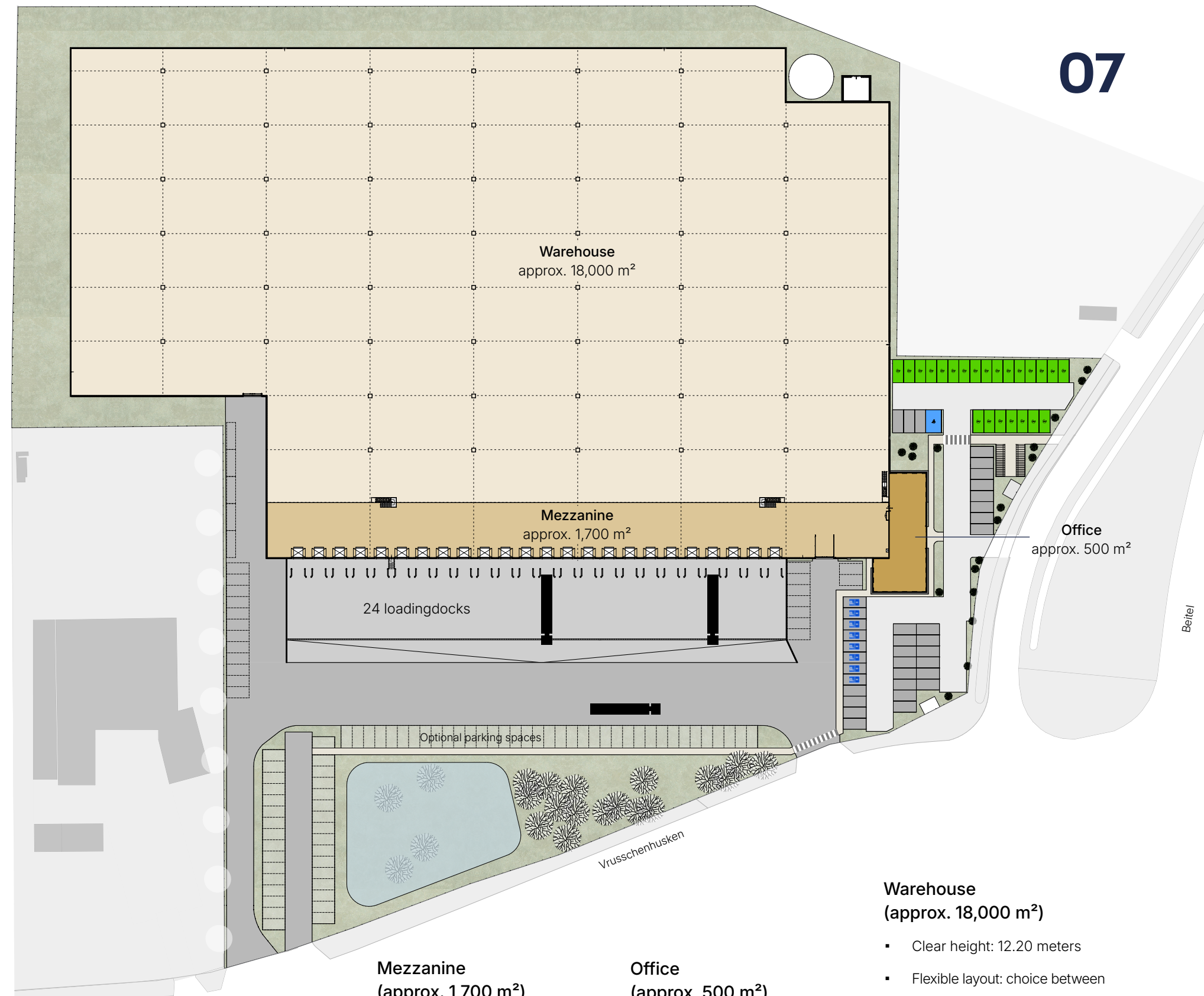
The building

Smartly designed, flexibly deployable

In DC De Kling, every detail is well thought out. The hall offers a clear height of 12.20 meters – market-compliant for modern logistical operations. Thanks to the column structure, you can arrange the warehouse as you wish: with narrow aisles for maximum storage or wide ones for transport speed. Or a combination of both.

DC De Kling is suitable for various business activities. The zoning plan allows use up to environmental category 3.1. This means that you can carry out both logistical and production activities or assembly here.

07



Mezzanine (approx. 1,700 m²)

- Strategically positioned above the docks
- Ideal for value-added logistics
- Additional office space possible
- Daylight through skylight

Office (approx. 500 m²)

- Two floors with a view of the truck court
- Modern and energy-efficient
- Flexible layout according to your wishes
- Representative reception area

Warehouse (approx. 18,000 m²)

- Clear height: 12.20 meters
- Flexible layout: choice between 4 wide or 5 narrow aisles
- ESFR-K25 sprinkler system
- Floor loading conforming to modern standards
- Generous daylight provision for a pleasant working environment



Power certainty, now and in the future

While the entire Netherlands struggles with grid congestion, we offer a solution – including the use of a battery, solar panels, and block power. We are happy to think along with your power needs for a customized solution. For example, DC De Kling has alternative power supply until the grid can deliver sufficiently again. This makes sustainability feasible.

Ready for electrification

- Charging infrastructure for a fully electric vehicle fleet
- Capacity for automated processes
- Future-proof without worries about grid capacity
- Sustainable operation possible from A to Z

Flexibility as a starting point

- Adaptable layouts
- Expansion possibilities via mezzanine
- Choice in operational setup
- Grow with your ambitions

The VolkerWessels approach

- We listen first, then advise
- Think in possibilities, not limitations
- Flexible where possible, clear where necessary
- Your success is our success

This approach, combined with the unique properties of DC De Kling, makes this more than just a building. It becomes your strategic base in the heart of Europe.



Where others
encounter limits,
De Kling offers certainty.
Check out the benefits.

010



Comprehensive turnkey office space?

You can opt for a turnkey office space, fully in line with your programme of requirements. Three efficiently furnished turnkey options have already been designed, which you can further tailor to your wishes: Silver, Gold, Platinum. These options include a variety of floor finishes (such as PVC, carpet, or poured flooring), wall and ceiling colours, tiling in the toilet facilities, and the finish in kitchenettes and meeting rooms. This allows you to create a suitable and high-quality work environment. We draw up and develop your ideal plan with the architect, so that the space seamlessly incorporates your identity and the way you work.

Flexibility as a starting point

- Adaptable layouts
- Mezzanine for expansion options
- Choice of operation setups
- Grows with your ambition

011

A building that stands out

➤ Modern and inviting

DC De Kling combines functionality with aesthetics. The warm appearance of the office with wood-look elements beautifully contrasts with the business efficiency of the warehouse.

➤ Respect for the environment

Green borders, careful integration, minimal impact on the historic "Miljoenenlijn" - DC De Kling adds value to its surroundings.

➤ Light and space

Generous daylight provision in both warehouse and office ensures a pleasant working environment where your employees enjoy coming.

➤ Thought out in detail

From the practical layout of the truck court to the representative entrance - everything exudes quality and professionalism.

012

Sustainability: looking to tomorrow

Built for tomorrow, ready for
the day after tomorrow

Sustainability is no longer a choice, it's a responsibility.
DC De Kling takes it seriously:



BREAAM-Certified

- 'Very Good' level guarantees sustainable quality
- Energy-efficient design
- Responsible material selection

Energy concept for the future

- Completely gas-free
- Solar panels on the roof
- Excellent insulation values
- Smart climate control
- Ample power connection for fully electric operation

013

Materials Passport: your raw material bank

As the first in the region, DC De Kling will receive a complete materials passport. This digital document registers all used materials. For future renovation or demolition, you will know exactly what is where - ready for reuse in tomorrow's circular economy..

From factory to future-proof DC

The transformation from an old factory site to a hypermodern distribution center symbolizes the entire region. Respect for the past, ready for the future. Just like South Limburg itself: from mining to modern logistics, from heavy industry to smart, clean business. DC De Kling proves: sustainable entrepreneurship and commercial success go hand in hand.



Your success, is our success

Solutions are found together

At VolkerWessels Logistics Development, we do not believe in standard solutions, but in customization and cooperation. A different use of the mezzanine, expansion of office space, adjustments to the loading docks or ground-level doors: whatever your wish, we are happy to think along with you.

Win-win-win

We understand that tenants, investors, and developers have different interests. You want the best operational solution, the investor wants a good long-term investment, we want a satisfied customer. These interests do not have to be at odds with each other. On the contrary. The best agreements arise from good consultation; the best solutions are found together.

Labor market that makes the difference

- 200,000 people in the Parkstad region
- Availability at all levels
- Motivated employees with a strong work ethic
- Training focused on logistics and technology



De Kling in numbers

Dimensions

- Lot: 34,152 m²
- Warehouse: approx. 18,700 m²
- Office: approx. 500 m²
- Mezzanine: approx. 1,700 m²

Specifications

- Clear height: 12.20 m
- Docks: market-compliant
- Floor loading: compliant with standards
- Sprinkler: ESFR-K25

Sustainability

- BREEAM 'Very Good'
- Completely gas-free
- Solar panels
- Materials passport

Location advantages

- Direct connection A76
- 30 min. from Aachen
- Ample power connection guaranteed
- In growing logistics hotspot

**DC De Kling: the logistical hall
that adapts to your ambitions.**

Credits

**DC De Kling is a development by
VolkerWessels Logistics Development.**

Interested in DC De Kling?

Curious about what DC De Kling can do for you? We would like to invite you to the location. Discover how this building can contribute to your ambitions.

Real estate agent



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