

CULEMBORG G-PARK



4104 AK
Culemborg



Clear Height
12,2 m



40,760



438,751



Available
Q3 2023
eu.glp.com

CULEMBORG G-PARK

CULEMBORG ECONOMIC REGION

The location of G-Park Culemborg is located at Businesspark Pavijen and lies within the established logistics region Rivierenland. Its location by the highways, railroads, waterways and airways, makes the Culemborg region a unique business location for logistic companies. Culemborg is part of the province of Gelderland and close to Utrecht. Many national retail related logistic companies (HEMA, H&M, PepsiCo, Jumbo) as well the larger logistics service providers such as Kuehne & Nagel, DHL, and CEVA Logistics are located in this region. This logistic region also lies on the central logistic axis from Amsterdam to Northern Germany and Scandinavia.

From this location it takes approximately 2 h 6 minutes to Dusseldorf Airport, 1 h 36 minutes to Maastricht Airport, 2 h 9 minutes to Liege Airport, 2 h 25 minutes to Brussels Airport, 1 h 5 minutes to Schiphol Airport, 1 h 12 minutes to Port of Rotterdam and 1 h 2 minutes to port of Amsterdam. Over 170 million consumers reside within a 500 kilometer radius. Access to your customers will be fast, easy, and convenient. Our impartial international image in the world is also a benefit for Netherlands based businesses.

G-Park Culemborg lies in the area between the highways A2, A27, A15, and is close to the city of Utrecht.

The central geographical position of the Netherlands, combined with its accessibility and an excellent infrastructure, are only some of the reasons why numerous European, American, and Asian companies have established their facilities in the Netherlands.



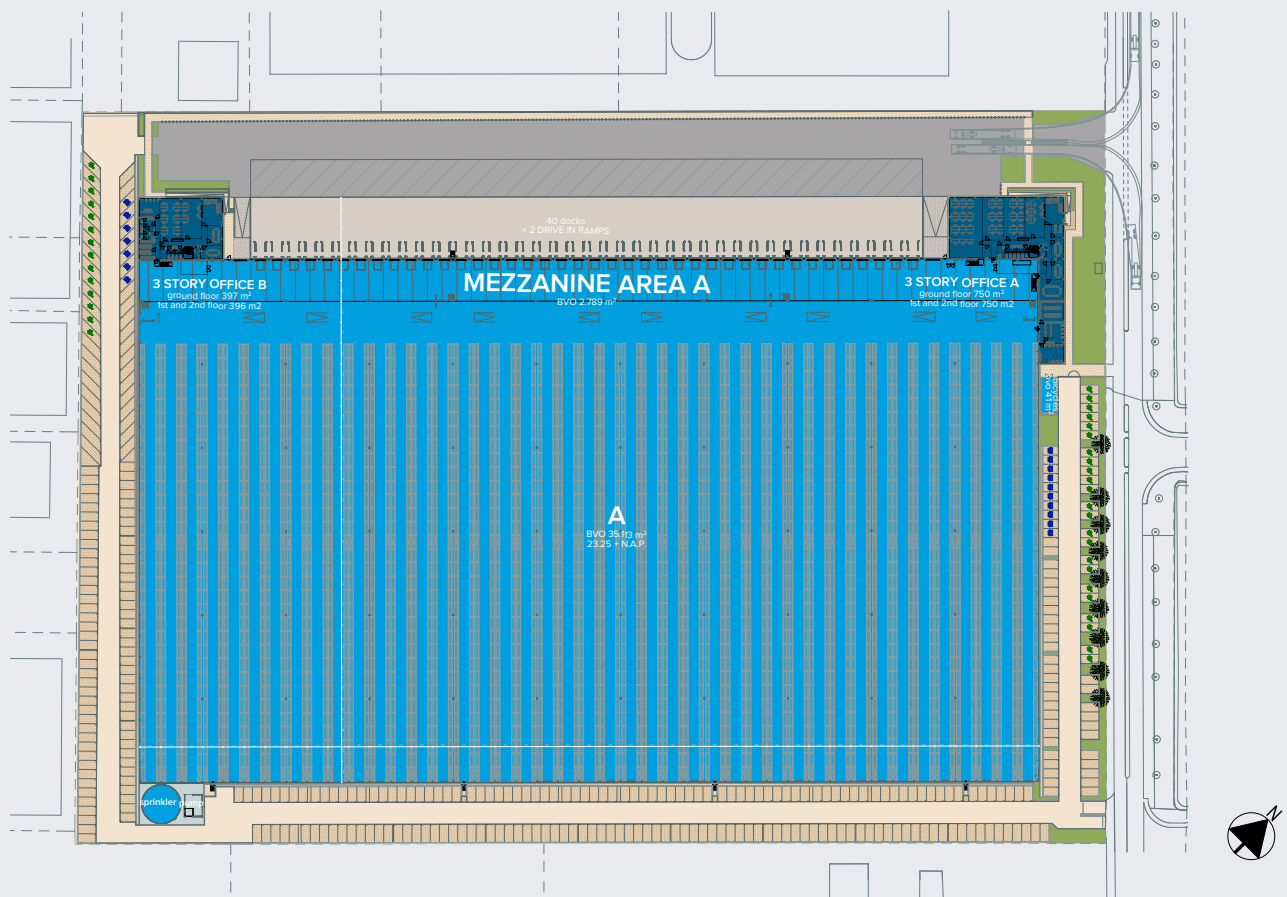
LOCATION AND TRAVEL DISTANCES



Destination	Km
Utrecht	24
Amsterdam	60
Rotterdam	70



Destination	Km
Airport Schiphol	65
Port of Rotterdam	95
Utrecht Barge Terminal (CTU)	30



SITE & BUILDING SPECS



40,760



438,751



High spec

Warehouse	34,956 SQ M (376,276 SQ FT)
Office	3,093 SQ M (33,294 SQ FT)
Mezzanine	2,711 SQ M (29,182 SQ FT)
Total LFA	40,760 SQ M (438,751 SQ FT)
Car Parking	265
HGV Parking	11
Dock Doors	40 (with levelers)
Drive in Ramps	2
Floor loading capacity	50kn
Floors Slab	super flat DIN 15.185
Clear Height	12,2 m
LED Lighting	Warehouse 200 lux; Mezzanine 300 lux; Office 500 lux
ESFR-Sprinkler-System K22/25 Sprinklers	



G-PARK Culemborg
Erasmusweg 3
4104 AK Culemborg
The Netherlands



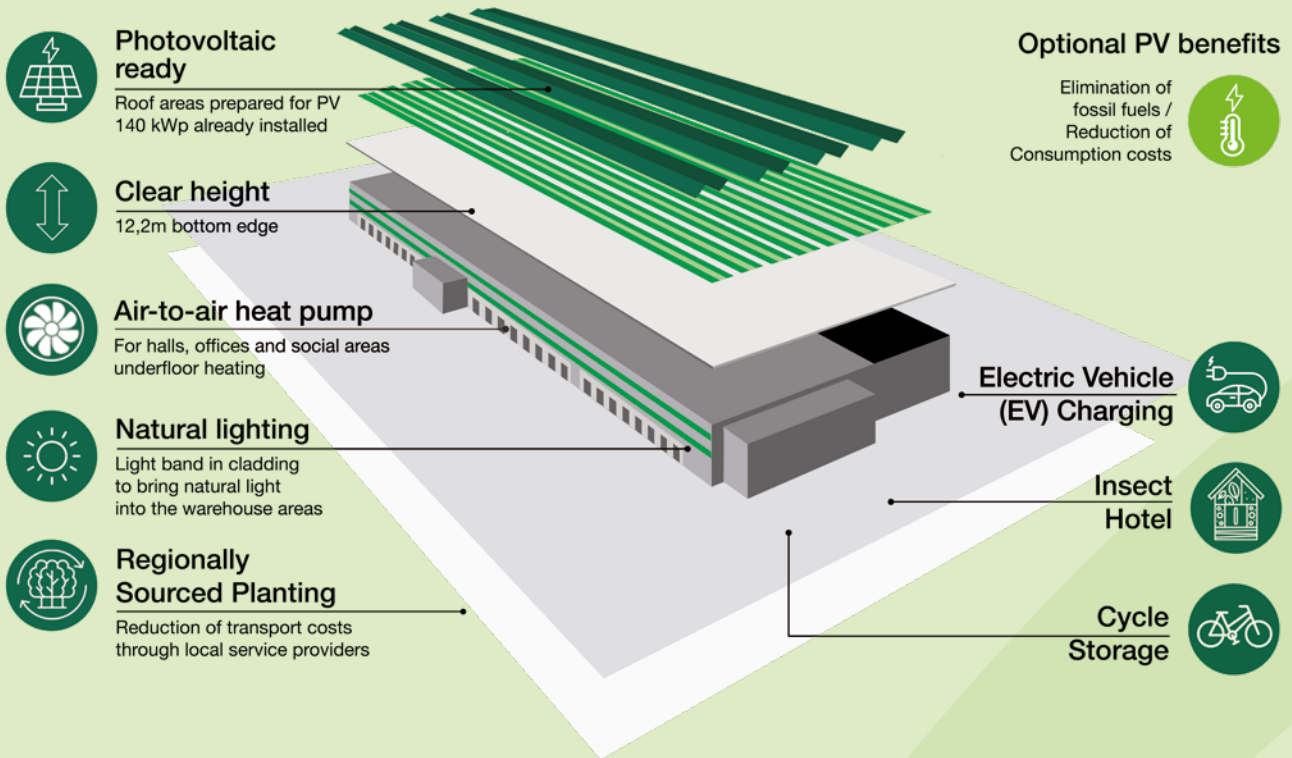
SUSTAINABLE EXCELLENCE



**BE
GREEN.
BUILD
BLUE.**

GLP's logistics- and distribution properties meet high sustainability criteria worldwide through environmentally sound building solutions.

All new developments in Germany are certified to at least the DGNB Gold standard, making them more cost-effective to operate and maintain. In addition to reducing operating costs for users, GLP contributes to sustainability by improving the CO₂ balance, reducing energy and water consumption, and selecting certified and recyclable building materials.



Internals



**Breem
Excellent
★★★★**



**Excellent
Air Tightness**



**LED
Lighting**



**Recycled content
concrete /
aggregates**



**Low Water
WC's**



**Sensors &
Monitoring**

GLP EUROPE

GLP is a leading global business builder, owner and operator of logistics real estate, data centers and renewable energy technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global manager for alternative investments with approximately \$126 billion in assets under management as of 31 December 2023, is the exclusive investment and asset manager of GLP.

Our European operating portfolio consists of more than 9.7 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.7 million SQM.



**approx. 9,7 million sq m
(104 sq ft) portfolio**



**Leading with
innovation**



**European
market leader**



**Award winning
developments**

If you would like any further information on the building, or to arrange a meeting, please email or call:



GLP

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