



DHG



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LOCATION

SMARTLOG OSS OSS, DE ELZENBURG

LOCATIE

The SMARTLOG Oss site, approximately of 7 ha. In area, is located at Businesspark De Elzenburg, Oss's premier logistics location offering unparalleled advantages for your distribution needs. Strategically situated at the heart of the Netherlands, Elzenburg provides unmatched connectivity and operational efficiency, making it the ideal choice for businesses aiming to optimize their supply chain.

ACCESSIBILITY

Elzenburg Business Park in Oss offers unparalleled accessibility, making it an ideal logistics hub. Strategically located with direct access to the A50 and A59 motorways, it ensures swift connections to major cities like Eindhoven, Tilburg, and 's-Hertogenbosch, as well as efficient routes to European markets. Enhancing its connectivity, the business park features its own dedicated quay along the Burgermeester Delenkanaal, providing direct access to inland waterway transport. Additionally, the park is well-served by nearby rail networks, allowing for seamless bulk shipments. With well-maintained local roads and comprehensive transport links, Elzenburg is perfectly positioned for efficient distribution operations, reduced transit costs, and overall operational excellence.

MODES OF TRANSPORT

Elzenburg Business Park in Oss offers a diverse range of transportation options, establishing it as a premier multimodal logistics hub. The park benefits from direct access to major motorways, including the A50 and A59, ensuring rapid road transport across the Netherlands and into neighboring countries. For rail transport, Elzenburg is well-connected to key rail networks, facilitating efficient bulk shipments and connections to national and European destinations. Additionally, the park features its own quay along the Burgermeester Delenkanaal, providing seamless access to inland waterway transport. Nearby, the Inland Terminal Oss further enhances multimodal capabilities, offering integrated rail and road freight services. With these varied transportation modes – road, rail, water, and the nearby inland terminal – Elzenburg Business Park delivers a comprehensive and efficient logistics solution tailored to meet your distribution needs.

SPECS AND FLOORPLAN

BUILDING SURFACE

DC 1	
WAREHOUSE	13,213 M²
WAREHOUSE OFFICE	129 M²
OFFICE	593 M²
MEZZANINE	1,609 M²
DEPTH HALL	88.10 M
DC 2	
WAREHOUSE	13,015 M²
WAREHOUSE OFFICE	129 M²
OFFICE	593 M²
MEZZANINE	1,609 M²
DEPTH HALL	87.93 M
DC 3	
WAREHOUSE	13,213 M²
WAREHOUSE OFFICE	129 M²
OFFICE	593 M²
MEZZANINE	1,609 M²
DEPTH HALL	87.93 M²



DC 1

NUMBER OF PALLETS DC 1

HALL 13,213 M²

WIDE AISLES
20,412 EUR-pallets, 6 high in shelf racks

NARROW AISLES
26,112 EUR-pallets 6 high in shelf racks

DC 2

NUMBER OF PALLETS DC 2

HALL 13,015 M²

WIDE AISLES
20,736 EUR-pallets, 6 high in shelf racks

NARROW AISLES
25,704 EUR-pallets 6 high in shelf racks

DC 3

NUMBER OF PALLETS DC 3

HALL 13,213 M²

WIDE AISLES
20,736 EUR-pallets, 6 high in shelf racks

NARROW AISLES
25,704 EUR-pallets 6 high in shelf racks

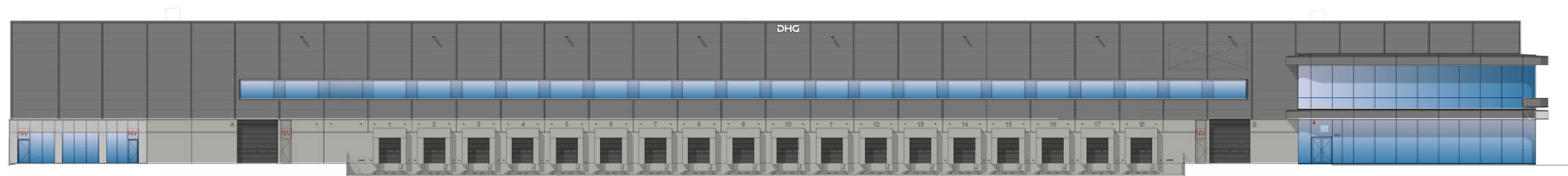
RENTAL PRICE FOR THE CURRENT RENTAL PRICE, PLEASE CONTACT VIA DHG.NL/CONTACT/. **RENTAL PAYMENT** MONTHLY PAYMENT IN ADVANCE. **SALES TAX** THE TENANT PAYS VAT ON THE RENTAL PRICE. **DELIVERY** END 2025 **RENT ADJUSTMENT** TAKES PLACE ANNUALLY, FOR THE FIRST TIME ONE YEAR AFTER THE DATE OF COMMENCEMENT OF THE LEASE, AND IS BASED ON THE CHANGE IN THE PRICE INDEX ACCORDING TO THE CONSUMER PRICE INDEX (CPI) SERIES CPI EMPLOYEES LOW (2015=100), PUBLISHED BY STATISTICS NETHERLANDS. **SECURITY** BANK GUARANTEE FOR THREE MONTHS' RENT, INCLUDING SERVICE COSTS AND VAT. **OTHER CONDITIONS** APPLY IN ACCORDANCE WITH THE REAL ESTATE COUNCIL STANDARD LEASE AGREEMENT WITH ASSOCIATED GENERAL CONDITIONS.

SERVICE COSTS

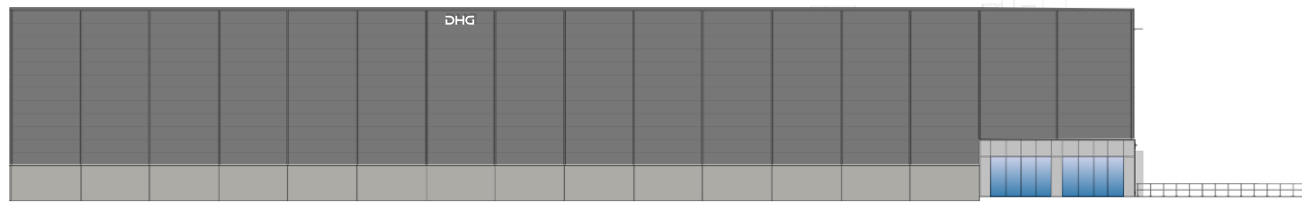
The service costs are charged on the basis of subsequent calculation and include the following supplies and services:

- EXTERIOR WINDOW CLEANING;
- MAINTENANCE OF CLIMATE CONTROL SYSTEM;
- MAINTENANCE OF ELECTRICAL INSTALLATION (NEN 3140);
- FIRE EXTINGUISHER MAINTENANCE;
- CLEANING OF THE FAÇADE;
- MAINTENANCE OF SLIDING GATE;
- MAINTENANCE OF EXTERIOR LIGHTING;
- MAINTENANCE OF SPRINKLER SYSTEM IN LEASED AREAS;
- MAINTENANCE OF OUTDOOR AREA/ LANDSCAPING;
- MAINTENANCE OF OIL AND PETROL SEPARATORS;
- MAINTENANCE OF OVERHEAD DOORS;
- MAINTENANCE OF DOCK DOORS;
- MAINTENANCE OF DOCK LEVELLERS;
- MAINTENANCE OF DOCK SHELTERS;
- MAINTENANCE OF OFFICE PV (SOLAR PANEL) INSTALLATION;
- 5% ADMINISTRATION FEE.

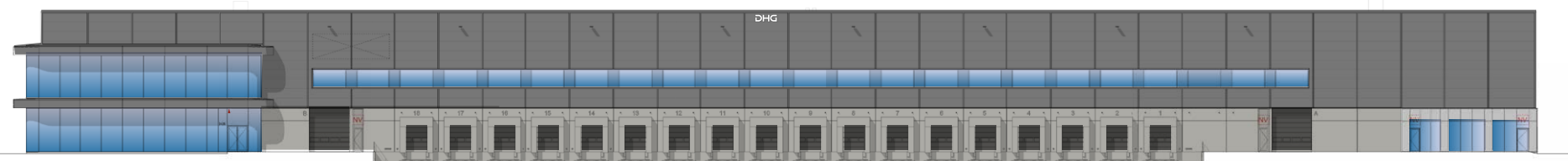
* The costs for gas, water and electricity will be charged on a per m² per year based on actual costs. A 3% administration fee will be applied to these costs.



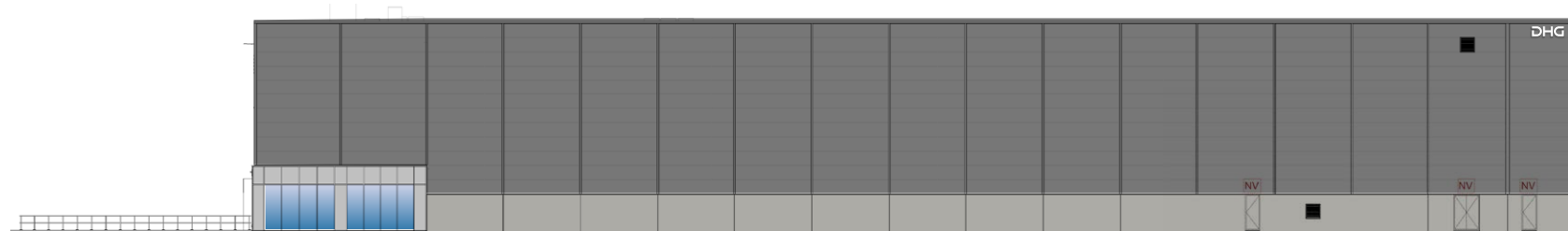
DC1 SOUTH FACADE



DC1 WEST FACADE

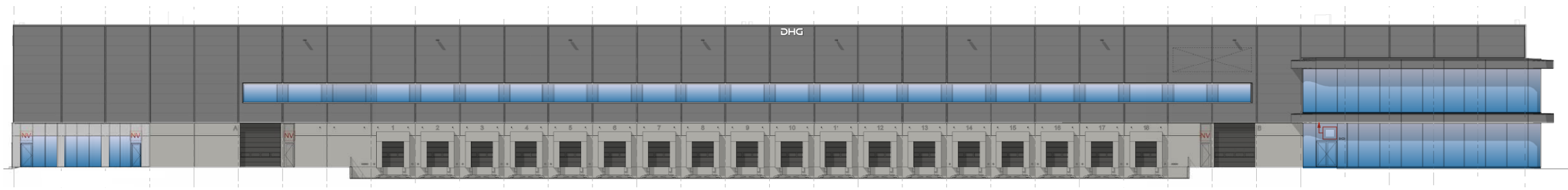


DC2 NORTH FACADE

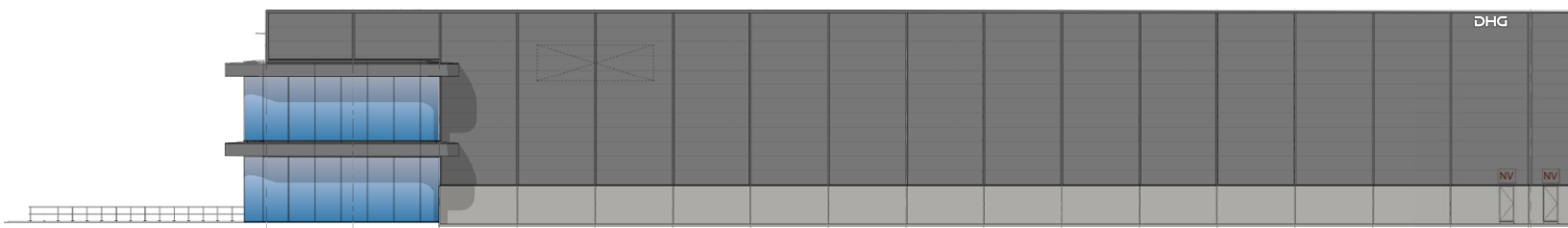


DC2 WEST FACADE

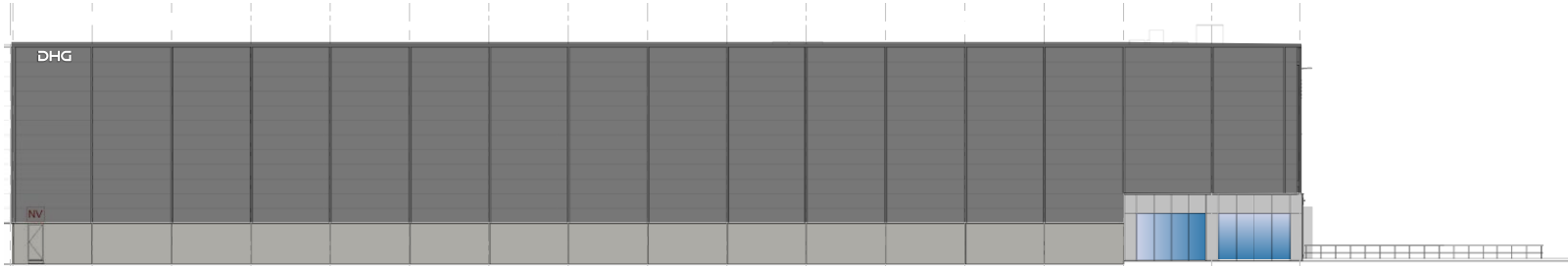
*TECHNICAL DRAWINGS OF ALL FACADES ARE AVAILABLE UPON REQUEST



DC3 SOUTH FACADE



DC3 EAST FACADE



DC3 WEST FACADE

*TECHNICAL DRAWINGS OF ALL FACADES ARE AVAILABLE UPON REQUEST

WAREHOUSE

DELIVERY LEVEL WAREHOUSE

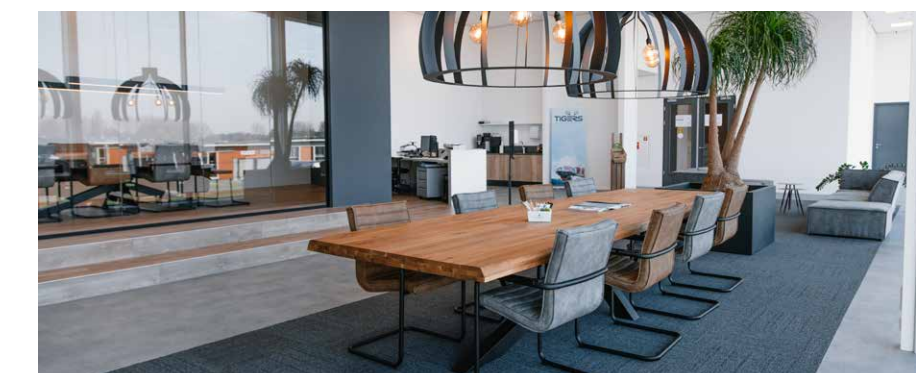
- ESFR – Sprinkler system with centralised extinguishing water supply;
- Smooth concrete floor classified 'superflat' conform DIN 15.185;
- Floor load 5,000 kg/m², dispatch area 2,500 kg/m²;
- Point load under the shelf rack is 9,000 kg;
- Concrete cargo area;
- Clear height 12.2 meters;
- Minimum of 1 dock per 800 m²;
- Hydraulic dock levellers (8 tonnes), electrically operated;
- Electrically operated overhead doors at each loading dock;
- Dock shelter with impact bumpers and wheel guide;
- Electrically operated overhead doors at ground level, dimensions 4,000 mm x 4,500 mm;
- Fire hose reels in accordance with fire department requirements;
- Fire alarm and evacuation system;
- Connection points for battery chargers;
- Sufficient 230v and 400v power connections;
- Skylights in the dispatch area;
- Surface-mounted LED lighting, average 250 lux 1 meter above floor area;
- Motion detector for each corridor zone;
- Floor heating in the expedition zone, generated by means of a heat pump (min. room temperature 5°C)
- Sanitary facilities.

OFFICES



DELIVERY LEVEL OFFICE SPACE

- Office floors fitted with PVC flooring;
- VRF air conditioning system (21°C);
- Mechanical ventilation system;
- Dropped ceiling with integrated LED lighting (500 lux);
- Cable ducts for data, telephone and internet;
- Toilet facilities on both floors;
- Structural walls plastered and painted;
- Pantry on both floors, equipped with a fridge, dishwasher, Quooker-tap and combination microwave;
- Solar panels on office roofs.



* The above photos are furnishing options.

OUTDOOR AREA



DELIVERY LEVEL *OUTDOOR AREA*

- Paving with bricks;
- Site enclosed with double bar fencing, 2 meters in height;
- Lockable electric access gates;
- Drainage;
- Outdoor lighting
- Parking spaces for cars;
- Charging station for electric cars.

SURROUNDINGS



OSS
DE ELZENBURG

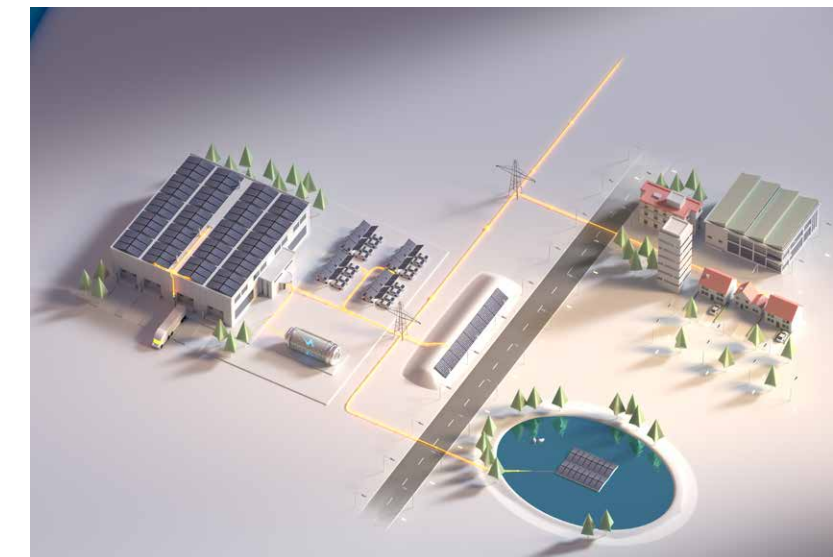
SMARTLOG OSS DE ELZENBURG

Oss is a vibrant city in the heart of the Netherlands, strategically positioned to support a dynamic business environment. Renowned for its rich industrial heritage and economic vitality, Oss is a key player in the Dutch logistics and distribution sector. The city offers a robust infrastructure, a skilled workforce, and a supportive business climate, making it an ideal location for companies looking to thrive in a central European market. Located within the thriving city of Oss, Elzenburg Business Park stands out as a premier logistics location. This modern business park is strategically positioned with direct access to the A50 and A59 motorways, facilitating efficient road transport across the Netherlands and beyond. Elzenburg's connectivity is further enhanced by its proximity to key rail networks and its own dedicated quay

along the Burgermeester Delenkanaal, which provides seamless inland waterway transport. The nearby Inland Terminal Oss adds to the park's multimodal capabilities, offering integrated rail and road freight services. With its combination of excellent

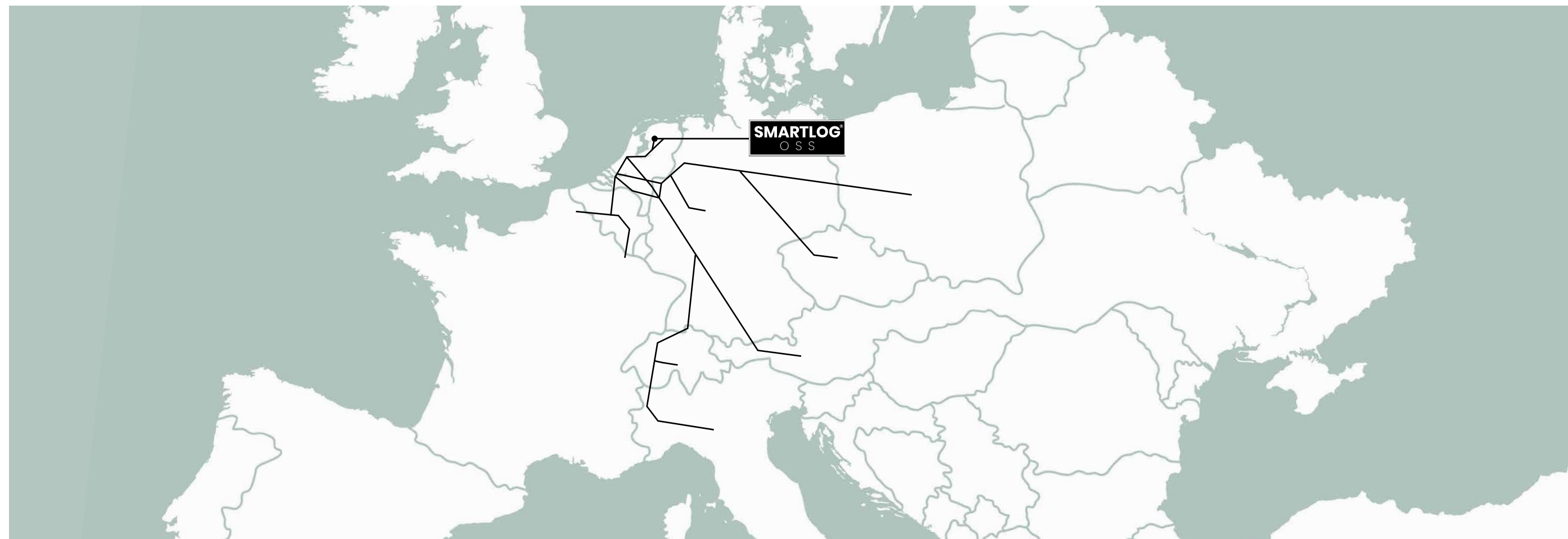
LOCATED WITHIN THE THRIVING CITY OF OSS, ELZENBURG BUSINESS PARK STANDS OUT AS A PREMIER LOGISTICS LOCATION

transport links, state-of-the-art facilities, and a supportive business environment, Elzenburg Business Park is perfectly positioned to meet the diverse logistics needs of modern businesses.



DHG
TwoZero®

ACCESSIBILITY



WATER

Elzenburg Business Park offers exceptional water accessibility, featuring its own dedicated quay along the Burgermeester Delenkanaal. This private quay provides direct access to major rivers such as the Maas and the Waal, linking the park to a comprehensive inland waterway network. This strategic positioning allows for efficient, cost-effective shipping and smooth integration with key inland ports and European waterways. Enhancing its multimodal capabilities, Elzenburg is also situated adjacent to the Inland Terminal Oss. This nearby terminal further supports seamless multimodal logistics with integrated rail and road freight services, providing an efficient, interconnected distribution solution.

ROAD

Elzenburg Business Park excels in road accessibility, making it a prime location for logistics and distribution. The park is strategically positioned with direct access to major motorways, including the A50 and A59, which provide swift connections to key cities such as Eindhoven, Tilburg, and 's-Hertogenbosch. This central location ensures efficient road transport across the Netherlands and into neighboring countries. The well-maintained local road network surrounding the park further facilitates smooth traffic flow and easy access for both inbound and outbound shipments. With its excellent road connections, Elzenburg Business Park supports streamlined logistics operations and enhances overall distribution efficiency.

RAIL

Elzenburg Business Park boasts excellent rail accessibility, further enhancing its appeal as a key logistics hub. The park is conveniently connected to the national rail network via the nearby Oss railway station, which serves as a crucial node in the Dutch rail system. This station links directly to major rail corridors, including the Brabantlijn, which connects to key cities such as Eindhoven and Tilburg, and the important Amsterdam-Rotterdam route. The proximity to these rail links facilitates efficient and reliable rail transport for bulk shipments and long-distance freight. By integrating with both national and European rail systems, Elzenburg ensures that businesses can leverage cost-effective and sustainable rail transport options, optimizing their logistics and distribution processes.



IT'S WHAT WE DO

DHG invests in and develops logistics real estate. Right from the start of a development up to its leasing, management and maintenance, DHG has full control of the entire chain. The key question for us is: what value can we add to your process? We have a team of real estate and logistics specialists at your disposal, and together we examine your needs and find the solution best suited to your logistics process. DHG is the largest developer in the Netherlands of large-scale logistics real estate at their own risk. With a real estate portfolio including 550,000 m² of existing construction, 1,650,000 m² under development and 145,000 m² of transformation properties, we can provide you with a prompt, appropriate answer to any question you might have. All of our distribution centres and terminals are located in excellent logistics locations, close to waterways, roads, terminals and airports. Thanks to the scope of our real estate portfolio and the nature of our business, we can provide you with a solution quickly.

PORTFOLIO

A SELCTION FROM THE DHG SMARTLOG PORTFOLIO

TOTAL AREA: 1,580,000 M²

FOR A COMPLETE OVERVIEW, PLEASE VISIT [DHG.NL](https://www.dhg.nl) OR [DHG-SMARTLOG.NL](https://www.dhg-smartlog.nl)



SMARTLOG MAASVLAKTE
WITTE ZEEWEG 3-21
CONSTRUCTION YEAR 2022
210,503 M²



SMARTLOG ROTTERDAM 2
WOLGAWEG
CONSTRUCTION YEAR 2017
97,801 M²



SMARTLOG VENRAY
MAASESEWEG 83
CONSTRUCTION YEAR 2020
53,142 M²



SMARTLOG AMSTERDAM
CONAKRYWEG 1
CONSTRUCTION YEAR 2019
43,000 M²



SMARTLOG BERGEN OP ZOOM
LEEGHWATERWEG
CONSTRUCTION YEAR 2017
48,217 M²



SMARTLOG MOERDIJK 3
MIDDENWEG 1-5
CONSTRUCTION YEAR 2021
101.724 M²



COLOPHON

CLIENT

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