VERDION
JAVELINPARK
NIEDERRHEIN
THE NEW INDUSTRIAL PARK
WITH MORE
OPPORTUNITY
www.verdion-javelin-park.com

OUTSTANDING POTENTIAL

Verdion Javelin Park Niederrhein offers 650,000 sq m of pure opportunity. An ideal location for individually-designed facilities in a leading-edge industrial and logistics setting, close to the German/Dutch border. It has direct access to the A52 motorway, with ports, airports and rail freight terminals all within easy reach.

Zoning is now in place for the redevelopment of this 158-ha former military site. Our masterplan is flexible, with scope to meet a wide range of business needs. ESG and wellbeing features, set to benefit occupiers, their workforce and local people, sit at the heart of these plans.

FOR EXPANSION AND GROWTH

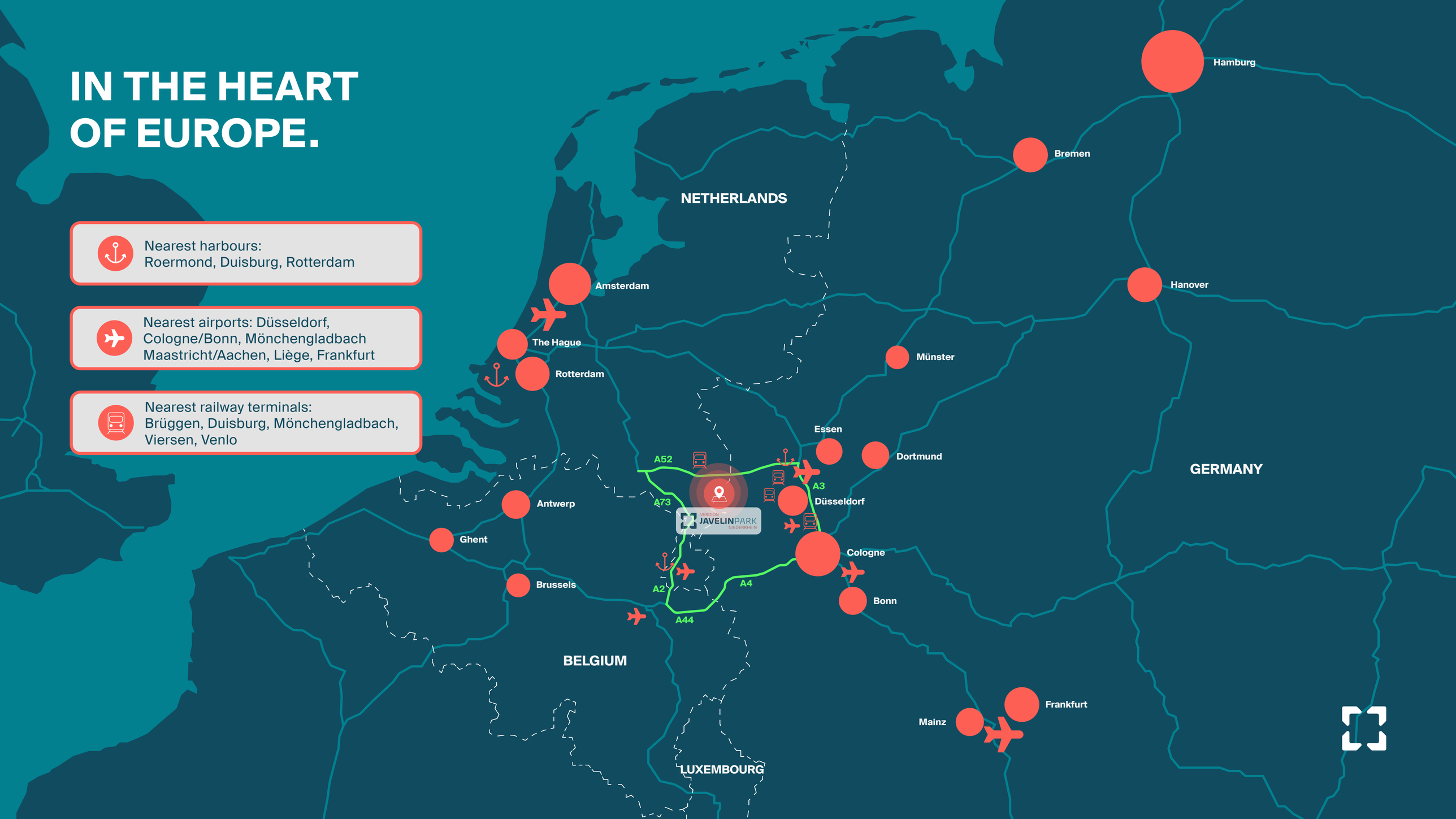
- Custom-built facilities on a large-scale
- 10m people within 60 minutes' drive
- 100% renewable energy and heat

IN THE HEART OF EUROPE.

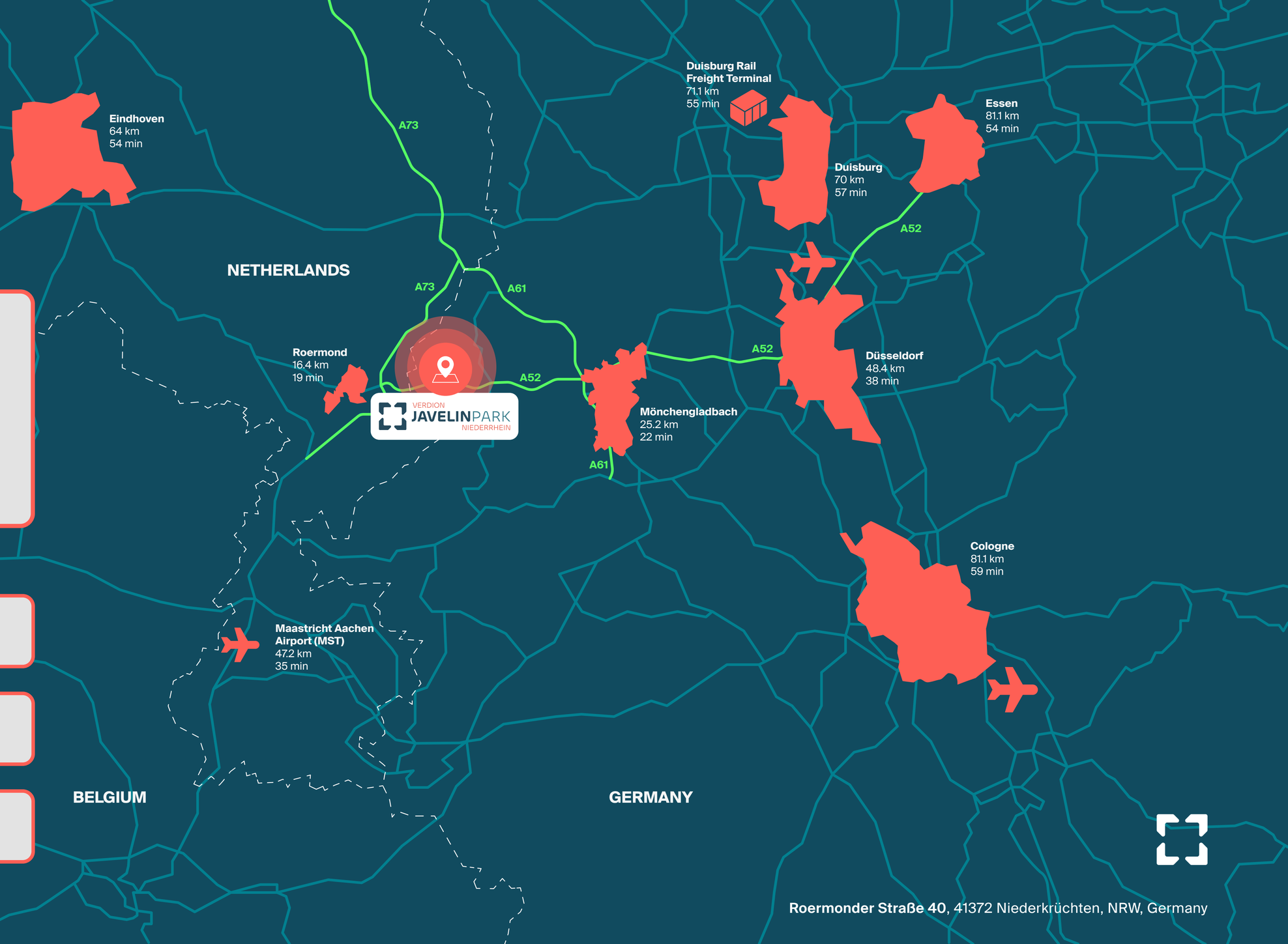
Nearest harbours:
Roermond, Duisburg, Rotterdam

Nearest airports: Düsseldorf, Cologne/Bonn, Mönchengladbach Maastricht/Aachen, Liège, Frankfurt

Nearest railway terminals:
Brüggen, Duisburg, Mönchengladbach, Viersen, Venlo



A THRIVING REGION.



Demographics

Journey time in min. (lorry)	Population	Households
0–30	984,000	448,000
30-60	5,042,000	2,382,000
60-120	19,016,000	8,897,000
120-180	20,742,000	9,375,000

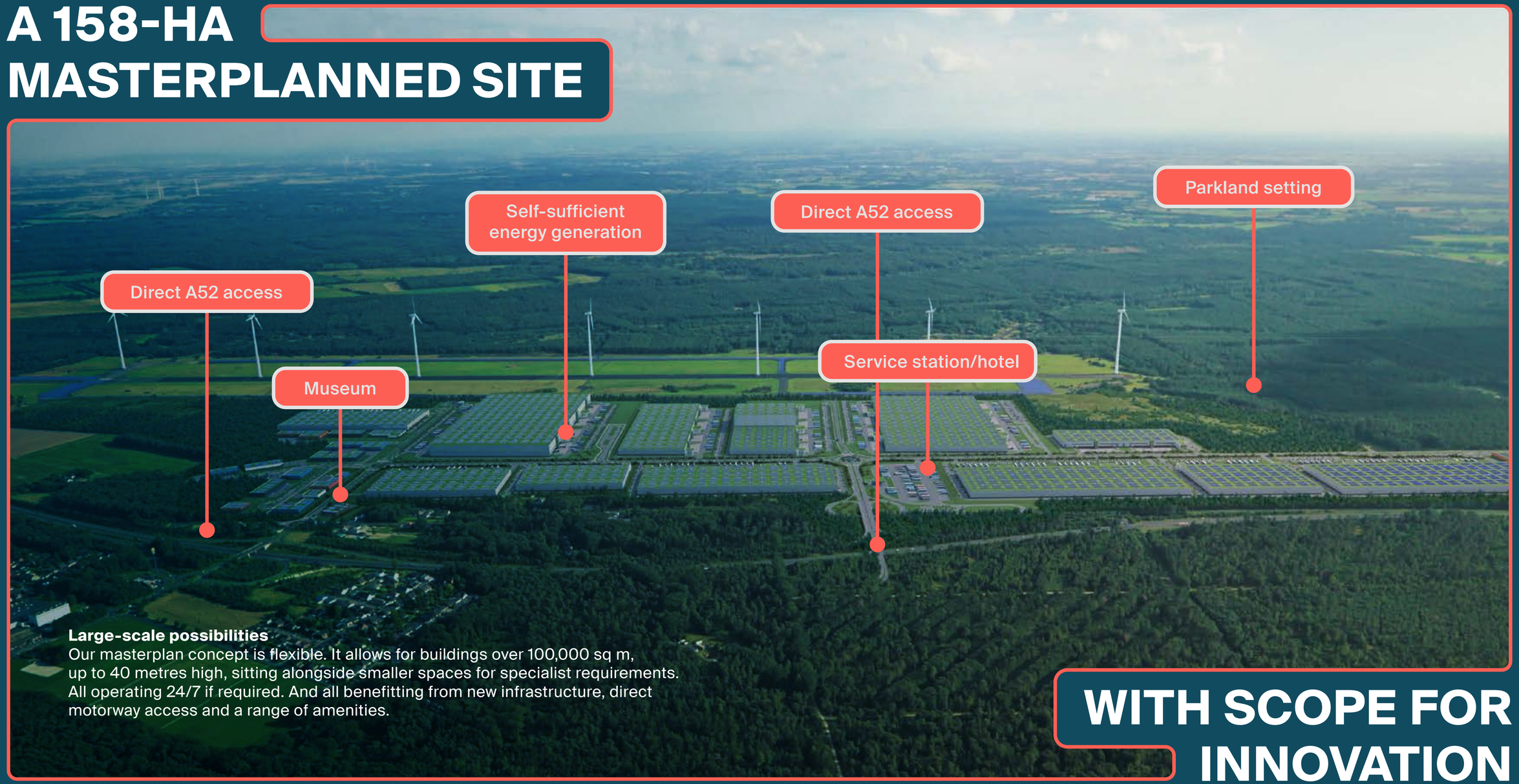
Source: CBRE

- Attractive border region
- Good workforce potential
- Close to major urban centres

what3words.com/bettered.purveyor.carefully

Roermonder Straße 40, 41372 Niederkrüchten, NRW, Germany

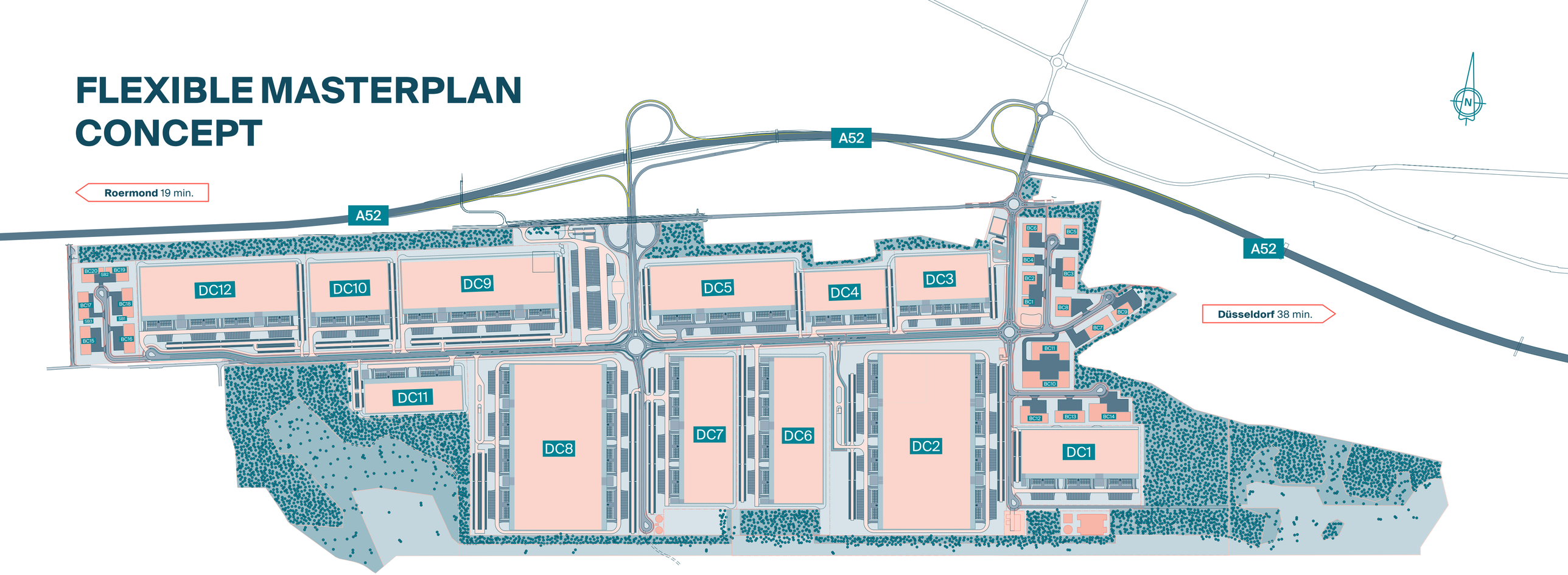
A 158-HA MASTERPLANNED SITE



Large-scale possibilities
Our masterplan concept is flexible. It allows for buildings over 100,000 sq m, up to 40 metres high, sitting alongside smaller spaces for specialist requirements. All operating 24/7 if required. And all benefitting from new infrastructure, direct motorway access and a range of amenities.

WITH SCOPE FOR INNOVATION

FLEXIBLE MASTERPLAN CONCEPT



Building	Warehouse (m²)	Office (m²)	Mezzanine (m²)	Total (m²)	Max. height (m)	Car parking spaces
DC1	34,594	1,729	3,699	40,022	27	181
DC2	103,353	4,840	11,084	119,277	40	520
DC3	27,334	1,604	2,931	31,869	18	240
DC4	21,441	922	2,547	24,910	18	108
DC5	42,580	1,618	4,544	48,742	18	204
DC6	47,513	2,541	4,612	54,666	40	292

Building	Warehouse (m²)	Office (m²)	Mezzanine (m²)	Total (m²)	Max. height (m)	Car parking spaces
DC7	47,513	2,541	4,620	54,674	40	260
DC8	97,569	4,130	10,470	112,169	40	566
DC9	50,704	2,516	4,928	58,148	18	408
DC10	25,418	1,258	2,470	29,146	18	288
DC11	20,485	770	3,084	24,339	30	82
DC12	50,704	2,516	4,928	58,158	18	460

This masterplan is indicative. Buildings, their sizes and layouts can be configured to meet specific occupier requirements.

CUSTOM DESIGN

Meeting specific needs with exacting standards
Verdion can deliver a wide range of specialist industrial, logistics and production space – from manufacturing and complex e-commerce operations, to storage and distribution for pharmaceuticals and sensitive or hazardous materials. We also create fine-tuned solutions to advanced temperature control, security and power requirements.

BUILT TO SUIT YOUR BUSINESS

- Development plan in place
- Flexible specification
- Extensive in-house technical expertise

OUR TRACK RECORD

DELAVAL, GALLIN

Size	Completion	Country
57,000 m²	**2016**	**Germany**

Working closely with DeLaval to understand every nuance of the business we put forward a proposal for a new Grade A warehouse complex that combined innovative solutions and state-of-the-art automated technology to support its processes.

Despite tight timescales for delivering the project, we incorporated last-minute changes to deliver a building with versatile, safe and efficient storage, and offices that are a pleasure to work in.

The centre also features sports and yoga rooms, a creative room where people can read, relax or meet up with colleagues, and electric car charging points.

XYLEM, WEILHEIM

Size	Completion	Country
27,000 m²	**2021**	**Germany**

We were tasked with delivering a 15,000 sq m facility at the Achalaich business park in Weilheim, Upper Bavaria. Xylem's analytics division manufactures physical-chemical analysis devices for applications in the areas of water, wastewater, marine and coastal waters, food, beverages, the environment, chemistry and pharmaceuticals.

Verdion was appointed by Xylem because our design went beyond simply creating an efficient building. We wanted to reflect the company's corporate ethos by providing a stimulating and productive place to work, with a production plant, distribution centre, research and development laboratory, and offices and communal areas surrounded by landscaping and open space on a 27,000 sq m plot.

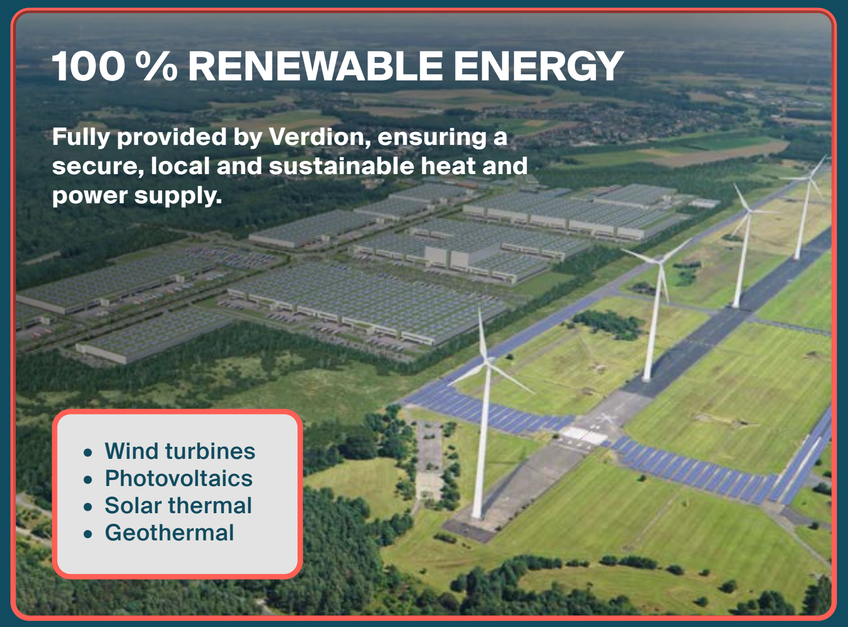
KALKHOFF, CLOPPENBURG

Size	Completion	Country
57,611 m²	**2022**	**Germany**

In 2015, Kalkhoff – the largest bicycle manufacturer in Germany in terms of sales, and a leading manufacturer of e-bikes and premium bike brands – needed a new distribution warehouse for its bicycles. We were appointed based on our thoughtful design and went on to build and hand over the 25,381 sq m logistics facility where Kalkhoff now stores around 150,000 bikes for distribution around Europe.

We then delivered a manufacturing facility on this 63,000 sq m plot adjacent to the first warehouse. Opening its doors in 2022, the unit provides 26,500 sq m of state-of-the-art production and storage facilities, 5,730 sq m of inspiring office and communal accommodation, as well as car – and of course cycle – parking.

READY FOR THE FUTURE, POWERED BY VERDION



100 % RENEWABLE ENERGY

Fully provided by Verdion, ensuring a secure, local and sustainable heat and power supply.

- Wind turbines
- Photovoltaics
- Solar thermal
- Geothermal

BENEFITS ON THE GROUND

Javelin Park is ideal for companies needing sustainability and efficiency in their energy supply.

- Power-to-heat technologies for efficient heat conversion
- Heat storage and local heating throughout the park for optimal energy use
- H_2 production on-site for a sustainable energy supply
- On-site charging for electric cars and HGVs
- Competitive pricing for 100% green energy

Energy for the future – 100% renewable and self-sufficient
The future of commercial power supply is already here in Verdion‘s unique concept. There are no outside energy providers and no fossil fuels. All the energy the site needs is generated here for complete self-sufficiency. With capacity of 46+ MVA, occupiers’ requirements can be met and any surplus supply fed back to the local municipality.

100 % renewable energy

46+ MVA secured power

Attractive value for money

ESG COMMITMENTS

Greener transport
including car sharing promoted, and environmentally friendly transport services planned

Landscaping strategy focused on **biodiversity and indigenous species**

Running and walking routes for **better health and wellbeing**

Museum & community centre
reflecting the site's military history

Sports and recreational opportunities
for occupiers and local residents

All buildings **designed to exceed DGNB Platinum sustainability** certification

DGNB

Cycle paths on and around the park
connecting to local areas

TAKING A HOLISTIC APPROACH

WORKING IN PARTNERSHIP

Verdion is a real estate investor, developer, asset and investment manager specialising in the industrial and logistics sector and operating across Europe.

From central London headquarters and offices in Düsseldorf, Frankfurt, Copenhagen, Stockholm and Gothenburg, we develop high specification facilities for major retail, manufacturing and third-party logistics clients and acquire strategic development land as well as existing built assets with potential for added value through technical innovation and development expertise.

Our excellent relationships with major e-tailers, retailers, 3PLs and manufacturers is strengthened by a deep understanding of their requirements and a track record of delivery. Verdion's ability to execute is underpinned by market-leading technical expertise, meaning that our team can deliver the most complex projects and most demanding requirements.

Since 2013 Verdion has created a €2.5 billion pan-European investment portfolio, most of which we continue to manage on behalf of our investor partners following completion, thereby maintaining our customer relationships for the long-term.

Verdion's core values are founded on sustainable business practices, working with professionalism and respect for the environment and the needs of our occupiers, local communities and our investor partners.

Verdion will develop Javelin Park with the Healthcare of Ontario Pension Plan (HOOPP), one of the strongest and most stable defined benefit pension plans in Canada, which serves over 460,000 healthcare workers in Ontario. Verdion and HOOPP already work in close partnership on large-scale industrial and logistics projects throughout Europe including the iPort multimodal logistics hub in the UK.

Verdion HOOPP

LET'S WORK TOGETHER

Above all, Verdion Javelin Park Niederrhein is designed to meet businesses' needs. Verdion has the expertise and capability to turn occupier requirements into efficient, high quality, fully functioning assets at the leading-edge of industrial and logistics real estate. From initial plans and commercial options to technical specification, design, delivery and ongoing management options, our vertically integrated, in-house team supports decision-making at every stage.

- 100% availability
- Entire park within Verdion's control
- End-to-end support