



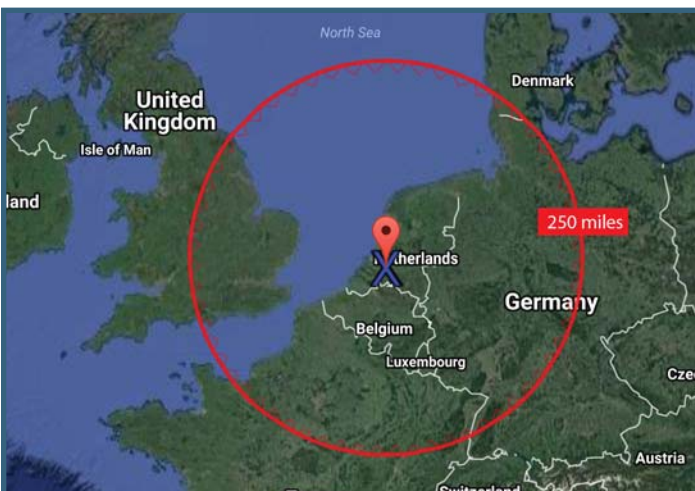
## DORDRECHT WORKS DORDRECHT, SOUTH HOLLAND, NETHERLANDS

### OPPORTUNITY

Multiple development sites available for lease within an active, multi-tenant industrial facility located in the Netherlands. The property owner seeks interested parties to lease individual or multiple sites. The property boasts excellent infrastructure, utilities, and transportation assets in a low-cost, business-friendly environment.

### PROPERTY FACTS

<b>Address</b>	Baanhoekweg 22, 3313 LA Dordrecht
<b>Total Acreage</b>	Approximately 42 acres (17 hectares)
<b>Tax Parcels</b>	4 lots available for lease ranging from approximately 7 to 15 acres (3 to 6 hectares)
<b>Current Zoning</b>	Regulated by Province South Holland, Netherlands
<b>Status</b>	Operating industrial facility



### AVAILABLE PROPERTIES

The property features 4 lots, totaling approximately 42 acres of land (17 hectares), available for lease within an operational manufacturing facility. Available lots range in size from approximately 7 to 15 acres (3 to 6 hectares), and are of varying characteristics.

FOR MORE INFORMATION: [www.industrial-portfolio.com](http://www.industrial-portfolio.com) (888) 508 - 6710



## DORDRECHT WORKS

DORDRECHT, SOUTH HOLLAND, NETHERLANDS

### LOCATION & ACCESS

<b>Region</b>	South Holland Drecht Cities; Industrial area “de Staart”
<b>Neighborhood</b>	Waterfront industrial facility
<b>Site Access</b>	Route N3 provides direct access to A15, and A16 is accessible in less than 15 minutes
<b>Airport</b>	Rotterdam Airport within 1.5 hours by public transport and 1 hour by car; Amsterdam Airport within 2 hours by public transport and 1 hour by car; Eindhoven Airport within 2.5 hours by public transport and 1 hour by car
<b>Rail Service</b>	Rail track spur connects directly to main line; inter-site rail system available; Kijfhoek rail terminal nearby
<b>Water Access</b>	Direct access to the Beneden Merwede River; potential for barge service with excellent connection to Rotterdam Harbor

### PROPERTY ASSETS

- Water (potable, cooling, process)
- Steam
- On-site waste water treatment
- Electric
- Natural Gas
- Compressed Air
- Nitrogen

### FACILITY AMENITIES

- 24-hour security force and security technology
- Two certified 160,000-pound capacity scales
- Hydraulic truck cranes (up to 350-ton capacity)
- Hydraulic cherry pickers (up to 60-ton capacity)
- Fork truck capacity
- Staffed lab facilities
- Staffed fire brigade and facilities
- Noise and building permits regulated by Province South Holland and municipality of Dordrecht