

EVO PARK WEERT

a Project by  EVOLUTIONRE

Q1
2025

THE FUTURE OF SUSTAINABLE WAREHOUSING

TO LET 89,000 M² | FROM 15,000 M²

At EVO Park Weert, we are redefining the future of warehousing with state-of-the-art and eco-friendly facilities designed to exceed the expectations of the dynamic logistics market.

FUTURE-PROOF LOGISTICS PARK

EVO Park Weert is a logistics park of approx. 89,000 m² on a site of approx. 131,800 m². This speculative development will consist of two modern warehouses, built to the highest sustainability standards aiming for a BREAM Excellent certificate. The large warehouse (unit B) of approx. 74,000 m² is divided into three units. The smaller warehouse (unit A) consists of approx. 15,000 m². This allows EVO Park Weert to accommodate both larger and smaller users who desire an efficient and future-proof location.

OFFICE B1 AND B2



+ GREEN BUFFER ZONE
with eco-friendly planting

+ (GAS-FREE) HEATING, VENTILATION AND COOLING
by means of a 3-pipe VRF-system

+ FLEXIBILITY
up to 3 units in 1 warehouse

+ LOADING BAY OF 35M DEEP
suitable for ECO combis / longer heavy vehicles

+ CHARGING STATIONS
for electric car charging

+ SEPARATE TRAFFIC FLOWS
between cars and trucks

+ HIGH-END OFFICES
with plenty of daylight

WHY EVO PARK WEERT?

STRATEGIC LOCATION

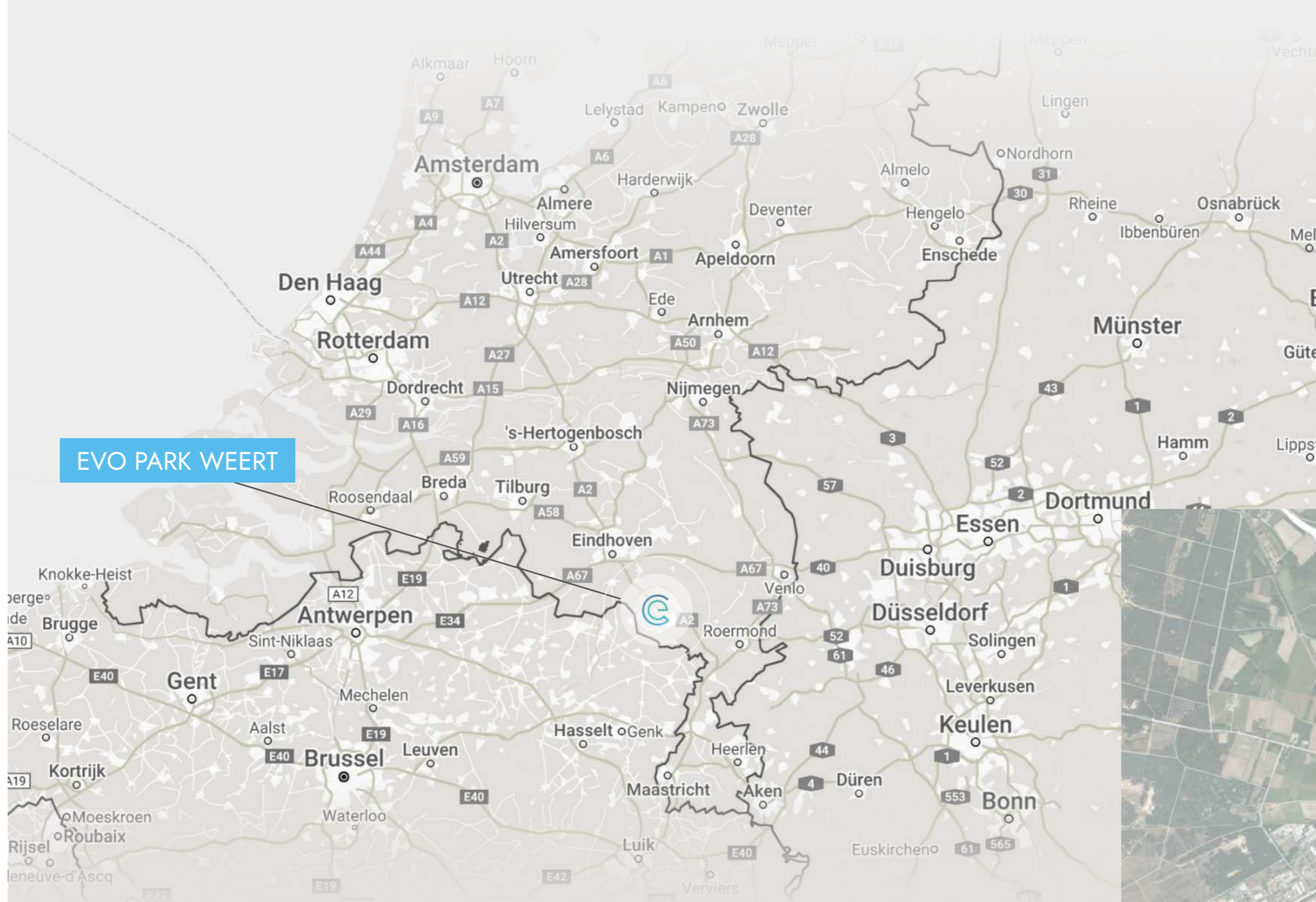
CAR

EVO Park Weert is located on the Industriekade in Weert Businesspark Kanaalzone II. Businesspark Kanaalzone II is locally known as the former Phillips Lighting site.

EVO Park Weert is accessed via the Suffolkweg Zuid (N564) in the direction of the Ringbaan. Via the Ringbaan there is a quick connection to the A2 (Amsterdam – Utrecht – 's-Hertogenbosch – Eindhoven – Maastricht – Belgium).

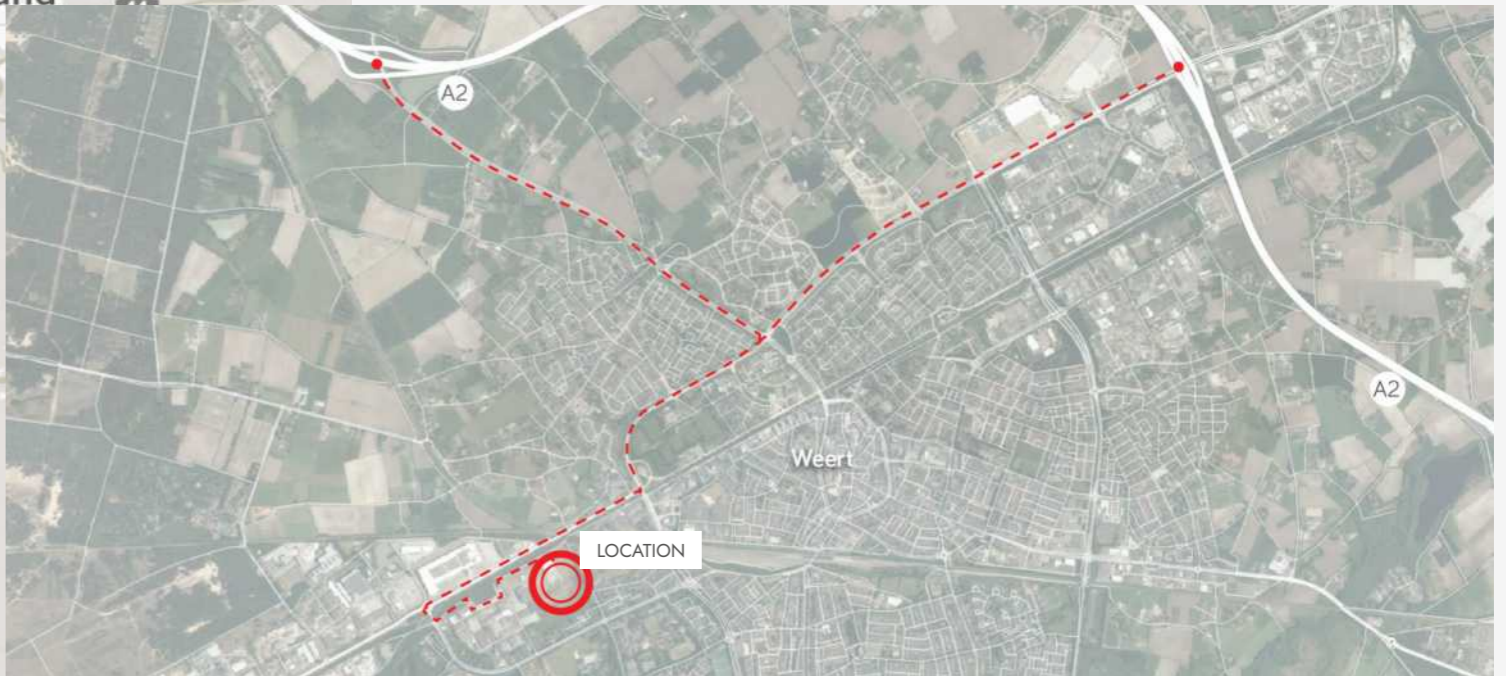
PUBLIC TRANSPORT

There is a bus stop only 500 meters from the Kazernelaan. Bus line 173 (Weert – Eindhoven via Budel/Maarheeze) stops here. Renowned companies such as Lidl, DHL, XPO, Broekman and Movianto are located in the immediate vicinity.



EINDHOVEN	↔ WEERT	🚗	30 KM / 30 MIN
VENLO	↔ WEERT	🚗	40 KM / 40 MIN
TILBURG	↔ WEERT	🚗	75 KM / 60 MIN
DUISBURG (RUHR AREA)	↔ WEERT	🚗	90 KM / 75 MIN
ANTWERP	↔ WEERT	🚗	110 KM / 75 MIN
ROTTERDAM	↔ WEERT	🚗	140 KM / 110 MIN

STRATEGIC LOCATION



SITUATIONAL DRAWING

UNIT A

CA. 12,410 M ² WAREHOUSE	13 DOCKS
CA. 1,070 M ² MEZZANINE	1 OVERHEAD DOOR
CA. 1,290 M ² OFFICE SPACE	71 PARKING SPACES

UNIT B TOTAL

CA. 65,150 M ² WAREHOUSE	66 DOCKS
CA. 5,334 M ² MEZZANINE	3 OVERHEAD DOORS
CA. 3,930 M ² OFFICE SPACE	471 PARKING SPACES



UNIT B01

CA. 23,730 M ² WAREHOUSE	25 DOCKS
CA. 1,932 M ² MEZZANINE	1 OVERHEAD DOOR
CA. 1,320 M ² OFFICE SPACE	

UNIT B02

CA. 24,765 M ² WAREHOUSE	25 DOCKS
CA. 1,947 M ² MEZZANINE	1 OVERHEAD DOOR
CA. 1,320 M ² OFFICE SPACE	

UNIT B03

CA. 16,655 M ² WAREHOUSE	16 DOCKS
CA. 1,455 M ² MEZZANINE	1 OVERHEAD DOOR
CA. 1,290 M ² OFFICE SPACE	

UNIT A + B TOTAL

CA. 77,560 M ² WAREHOUSE	79 DOCKS
CA. 6,404 M ² MEZZANINE	4 OVERHEAD DOORS
CA. 5,220 M ² OFFICE SPACE	542 PARKING SPACES

WAREHOUSE A



BREEAM EXCELLENT

EVO Park Weert will be BREEAM Excellent certified. BREEAM (Building Research Establishment Environmental Assessment Method) is the world's leading method for assessing the sustainability of projects in the built environment. These sustainability targets will exceed the legal minimum.

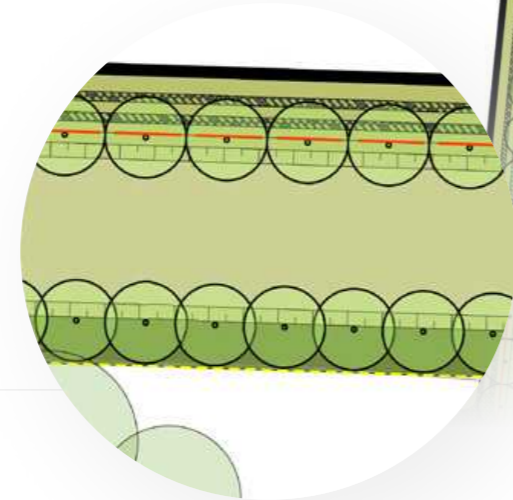
In today's market with the "war on talent," it is essential for companies to attract the right employees. With the BREEAM Excellent certification as recognition, EVO Park Weert will contribute to create a healthy and safe working environment for the well-being of employees regardless of their background, religion and physical capabilities.

GREEN BUFFER ZONE

The site is situated between the canal and a residential area, all the more reason to pay extra attention to be a good fit with its surroundings. The largest warehouse is therefore located with its back to the houses, so that residents experience as little impact as possible from the logistics park. This warehouse will have a back facade in shades of green, for which the architect was inspired by a forest edge. Between the warehouse and the local residents will be a 25-meter-wide green buffer zone that has been designed by a landscape architect with native trees, plants and water features.

BREEAM®

GREEN BUFFER ZONE
Along the rear and side walls



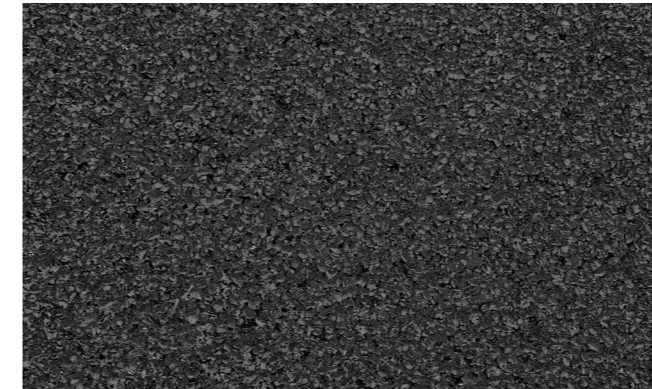
WADI
For collecting rainwater



MATERIAL SELECTION



01
SOLAR PANELS ON WAREHOUSE ROOF



02
FINISHING OF CONCRETE
FACADE PARTS OF BLACK GRAVEL

03
SEDUM ROOF ON OFFICE



04
WOODEN CLADDING



05
GLASS BALUSTRADES



06
FACADE CLADDING MICRORIB,
EPHYRA PRISM COLORCOAT

TECHNICAL SPECIFICATIONS

WAREHOUSE

10.2 M - 12.2 M

FREE HEIGHT

45kN/M² - 50kN/M²

FLOOR LOAD AT 10.2M - 12.2M FREE HEIGHT

79

LOADING DOCKS (1 LOADING DOCK PER 980 M²)

18 X 23 M

COLUMN STRUCTURE

75kN - 80kN

POINT LOAD AT 10.2M - 12.2M FREE HEIGHT

4

OVERHEAD DOORS AT GROUND LEVEL

WAREHOUSE B



- > A free height of 10.2 m and 12.2 m;
- > A column structure of 18 m x 23 m;
- > A concrete plinth around the building of 1 m and 5 m at the docks;
- > 1 loading dock per 980 m² warehouse (total of 79 docks);
- > 79 dock levellers of 2.5 m x 2.0 m suitable for trucks. Each loading dock is equipped with an electrically 3.0 m x 3.0 m electrically operated overhead door and an electric hydraulic leveller with a load capacity of 9,000 kg (static) and 6,000 kg (dynamic);
- > 4 electrically operated overhead doors at ground level (4 m x 4.5 m);
- > The floor load of the warehouse at 10.5 m free height is 45 kN/m² with a maximum point load of 75kN;
- > The floor load of the warehouse at 12.2 m clear height is 50 kN/m² with a maximum point load of 80kN;
- > The flatness of the warehouse floor complies with DIN18202 Table 3, Zeile 4;
- > The floor load in the expedition area (first 24 metres from the façade) is 25 kN/m²;
- > The flatness of the floor in the expedition area complies with DIN18202 Table 3, Zeile 3;
- > A certified ESFR sprinkler system which complies with FM Global standards / NFPA;
- > Fire hose reels, fire alarm and evacuation system;
- > LED lighting (200 Lux at + 1m at the date of completion) equipped with dynamic switching;
- > Collision protection in the expedition area.

TECHNICAL SPECIFICATIONS

MEZZANINE

1 **5kN/M²**

TILTING GATE PER UNIT

FLOOR LOAD

12 M **6 M**

DEPTH

CLEAR HEIGHT UNDER THE MEZZANINE

- > A mezzanine floor above the expedition area;
- > The mezzanine is fitted with a balustrade and 1 tilting gate per unit;
- > The floor load of the mezzanine is 5 kN/m²;
- > Translucent panels for daylighting;
- > 12 m depth;
- > Free height under the mezzanine at least 6 m.

OFFICE UNIT

3 **1**

FLOORS

ELEVATOR PER OFFICE UNIT

1 **500 LUX**

PANTRY PER FLOOR

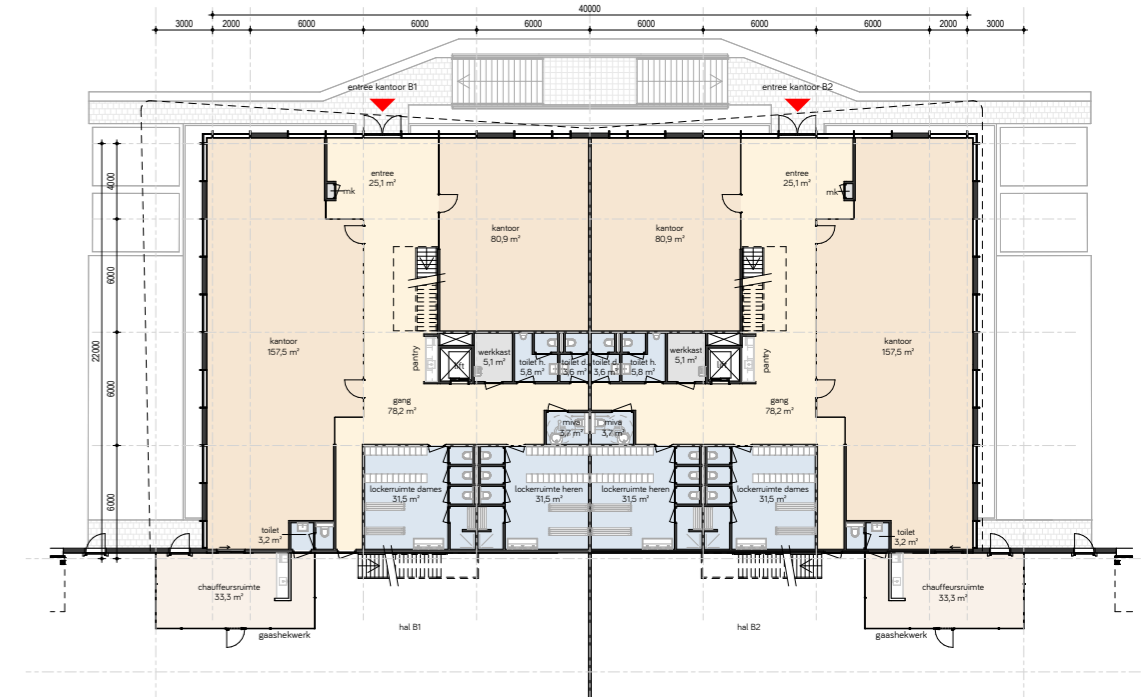
LED-LIGHTING AT +1 M

- > A high-end office space spread over three floors equipped with suspended ceilings, wall and (PVC/carpet) floor finishing;
- > Additional office space can be created on the mezzanine floor;
- > Heating, ventilation and cooling of the offices with a 3-pipe VRF system;
- > 1 pantry per office floor, equipped with dishwasher, refrigerator and boiler;
- > The floors of the sanitary facilities and locker rooms are fitted with ceramic tiles;
- > LED lighting (500 Lux at +1 m at the date of completion date) equipped with dynamic switching;
- > Cable ducts fitted with a double wall socket (1 per workstation) and 2 built-in sockets per 15 sq m;
- > 1 elevator per office unit.

OFFICE UNIT B1 AND B2



LAY-OUT OFFICE SPACE



TERRAIN

- › Separate traffic flows for trucks and cars;
- › Loading area with a depth of 35 metres suitable for ECO combis/longer heavy vehicles;
- › Electrically operated sliding gates;
- › 2 m high bar fence galvanized and black plastic coated;
- › High efficiency LED intelligent lighting system (10 Lux at + 1m at the date of completion);
- › Charging stations for electric car charging (2 x 11 kW).



01

SEPARATE TRAFFIC FLOWS

02

ELECTRICALLY OPERATED SLIDING GATES



03

CHARGING STATIONS FOR
ELECTRIC CAR CHARGING



SUSTAINABILITY

- › BREEAM Excellent certified;
- › Built in accordance with BENG (almost energy neutral) performance requirements;
- › Ecologically sound planting;
- › Sufficient ventilation for a healthy indoor and working environment;
- › Temperature control per interior space;
- › Encouraging responsible sourcing of building materials (ISO 14001);
- › The entire building will be gas-free;
- › Heating by means of a heat pump system;
- › Heating, ventilation and cooling of the offices by means of a 3-pipe VRF system;
- › LED lighting fitted with dynamic switching;
- › Charging stations for electric car charging (2 x 11 kW).
- › The necessary solar panels according to BENG requirements will be installed for the tenant. The output will compensate for electricity consumption in the offices;
- › The construction of the entire roof will be prepared for solar panels. Under conditions terms and conditions to be agreed, the tenant can optionally make use of this.



WAREHOUSE A

Developer:



Brokers:



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