



LAST-MILE CITY DISTRIBUTION

Goodman Utrecht II Logistics Centre
Protonweg 4-15, 3542 AJ Utrecht, The Netherlands

Investing in your future

6 ha of land ready to develop

This multi-level development located on Businesspark Lage Weide in Utrecht offers a unique opportunity for your business to thrive. This business is located right next to the city centre of Utrecht which results in perfect accessibility and reduced delivery times to consumers.

50,000 sqm warehouse space

2,500-16,000 sqm units on one floor

10 MVA power connection available

800+ daily truck movements (based on nitrogen)



The perfect location for multimodal operations



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As Utrecht is located right in the middle of The Netherlands, the plot is located on one of the most strategic positions for national production and distribution. The plot offers a range of transport possibilities as it is on an intersection of water-, rail- and roadways.


[ONLINE MAP](#)



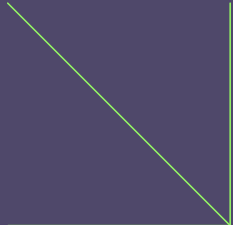
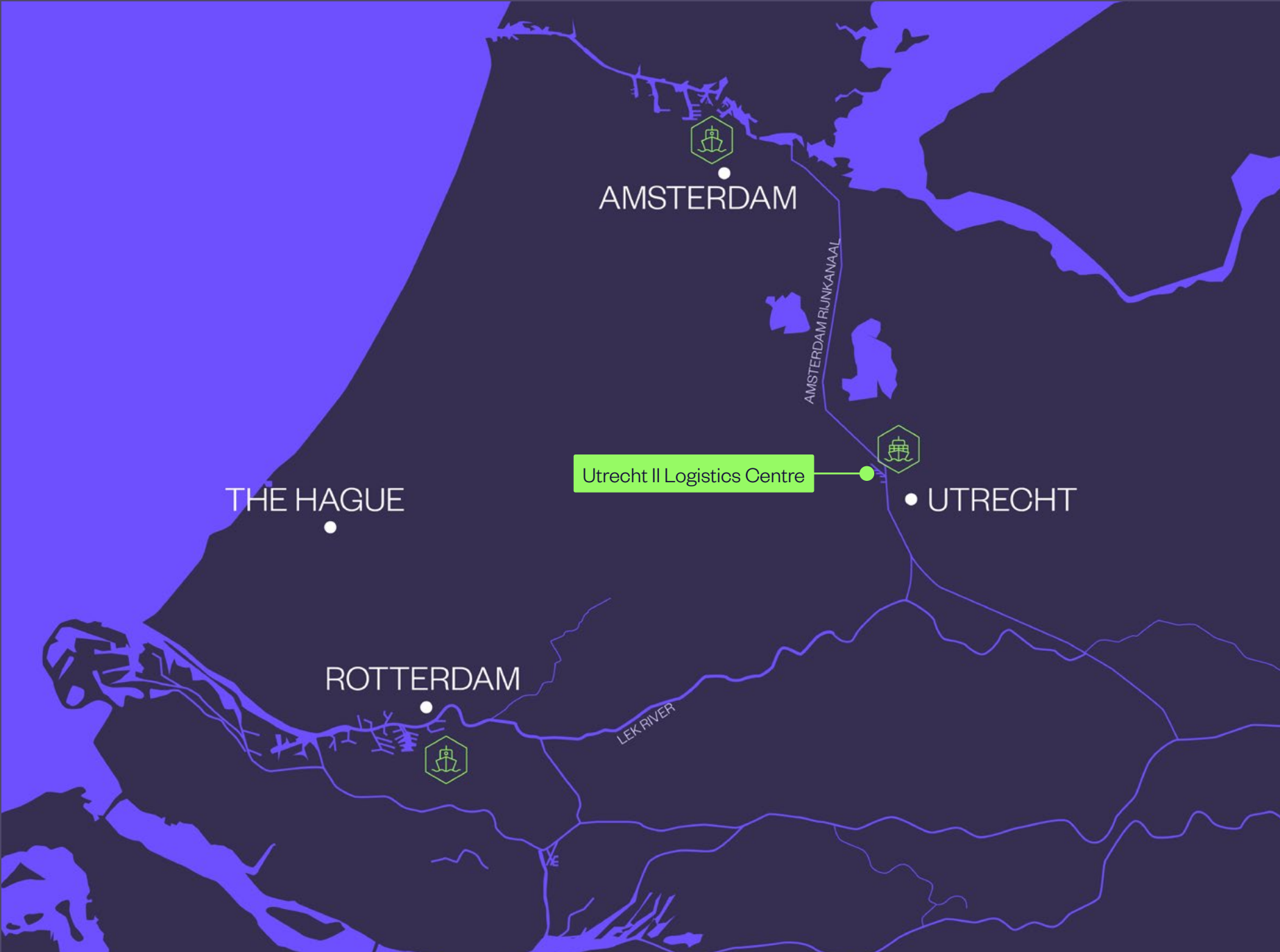
Connected through water

 **65 km to**
Port of Rotterdam

 **29 km to**
Port of Amsterdam

 **Next to**
barge terminal Utrecht

 **7 km over water**
to the Utrecht city centre



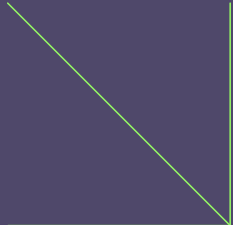
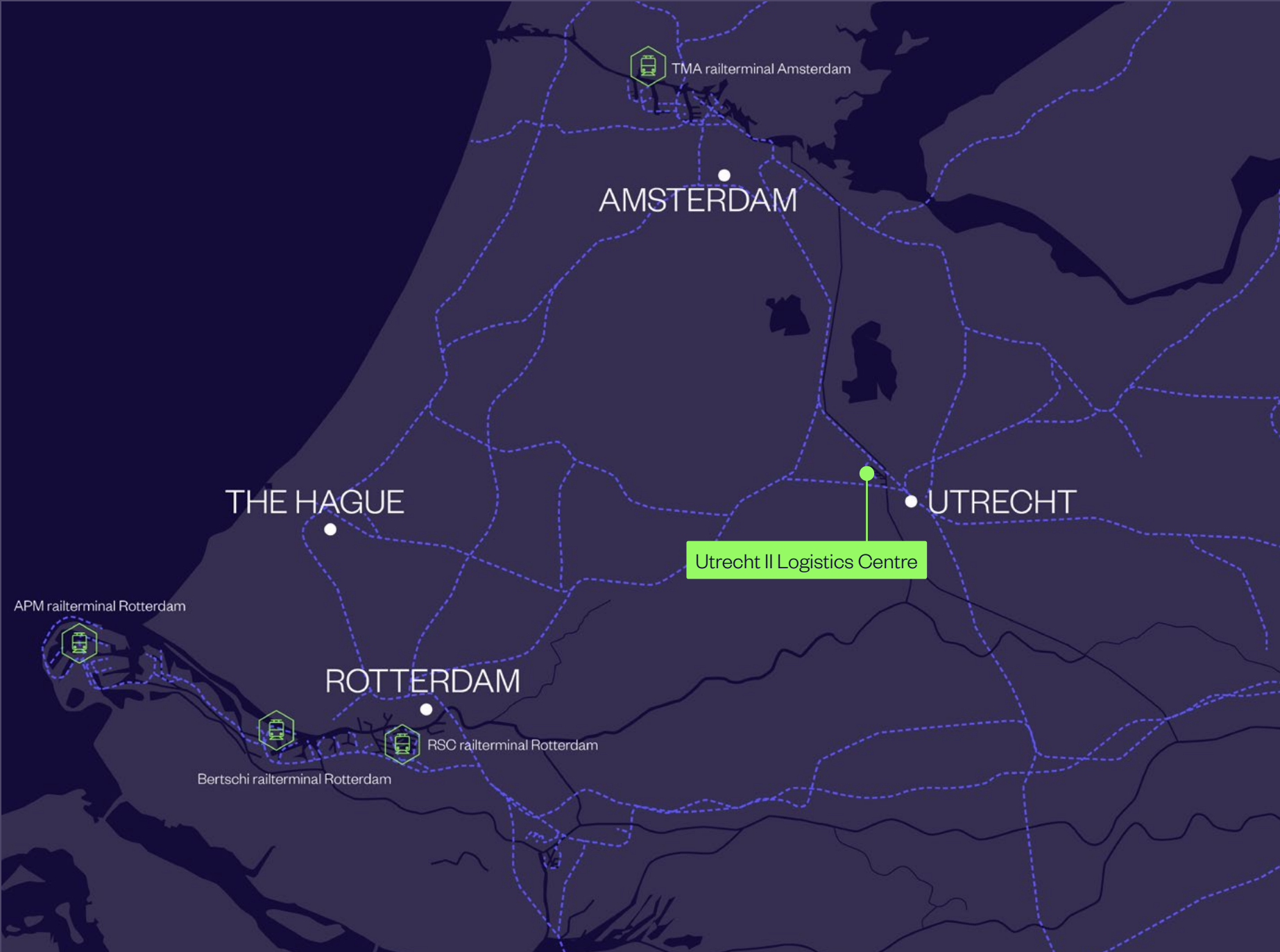
800 meters of quay on site



Connected through rail

 **65 km to**
port of Rotterdam terminal

 **65 km to**
port of Amsterdam terminal



Train loading platform in front of the site



Connected through roads



1.6 km to the A2 motorway



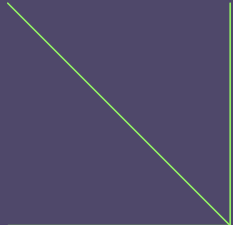
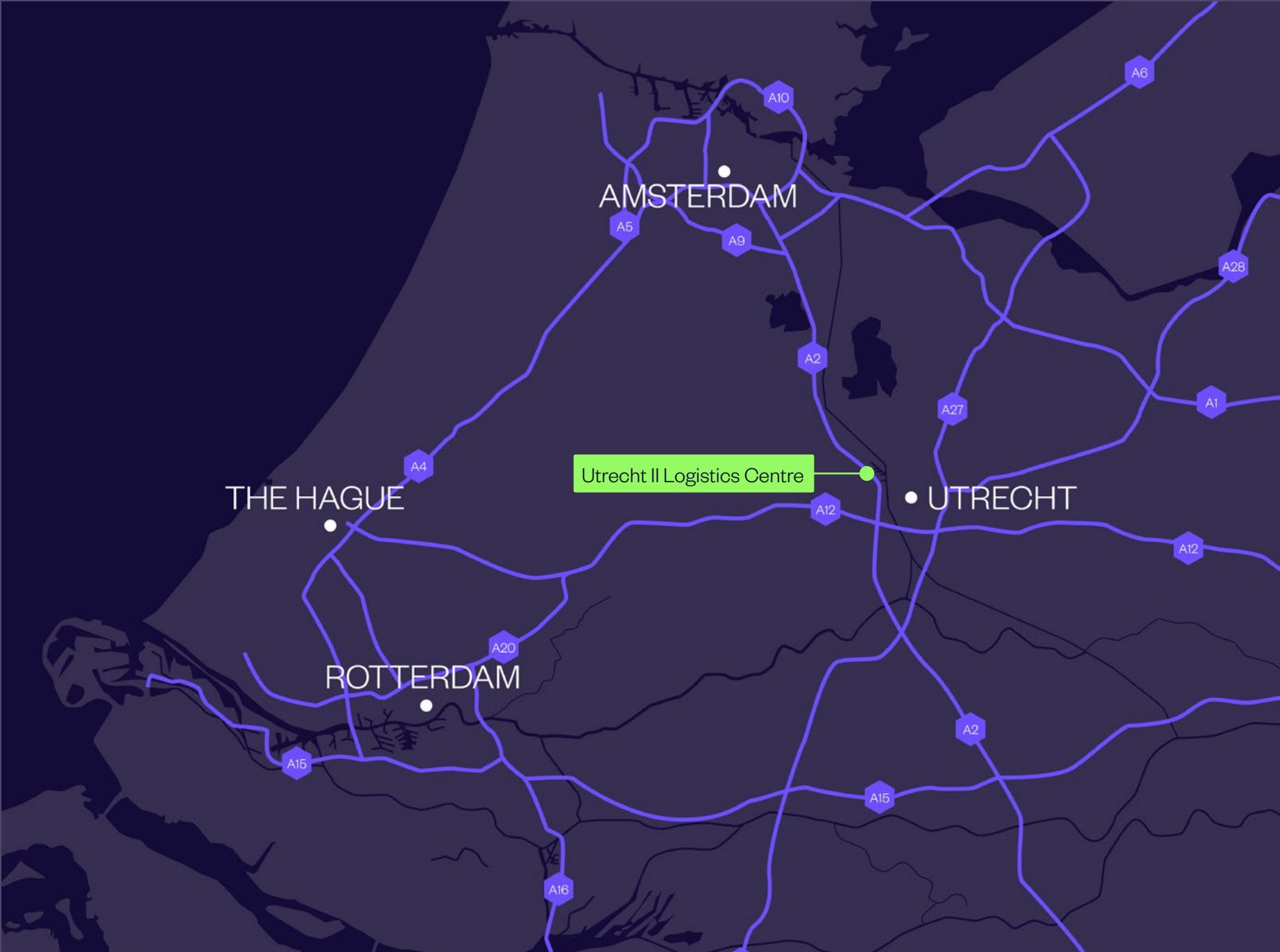
2.5 km to the city centre of Utrecht



30 minutes drive to Schiphol Amsterdam airport

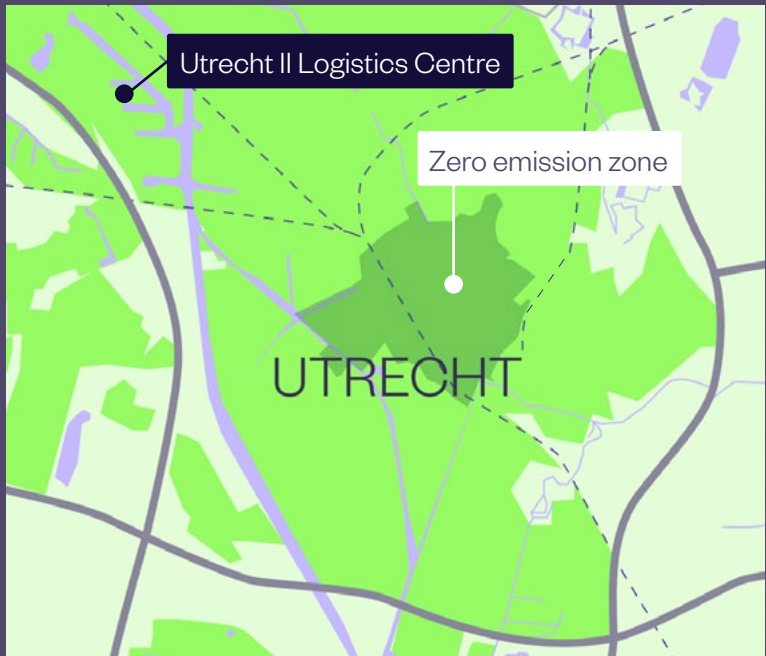


1 hour drive to port of Rotterdam



800+ motorized transport movements allowed on site.

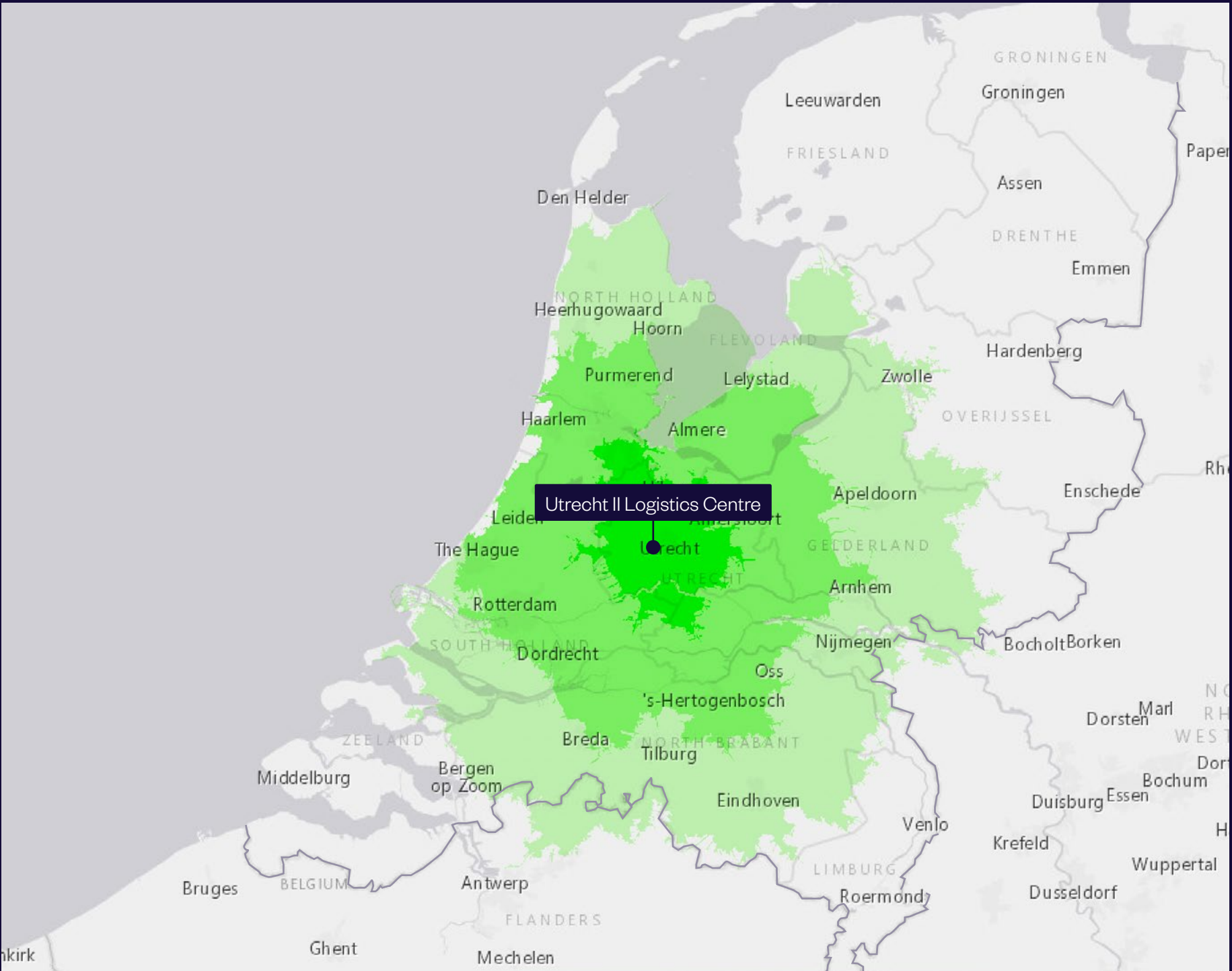
At the border of the future zero emission zone of Utrecht.



Demographics

Goodman Utrecht II Logistics Centre

30, 60 and 90 min drive-times



Reach within 90 minutes drive time:

13.5 m total population
(= 76% of the Dutch population)

6.1 m total households

2.21 people Avg. household size

€315.5 bn total purchasing power

Total spend on:

€34.8 bn food and beverages

€4.9 bn electronics and IT

€7.2 bn personal care

Sources: ESRI and Michael Bauer Research from 2022

Labour reach

Goodman Utrecht II Logistics Centre

Utrecht is located in the Randstad which is the most densely populated area of The Netherlands. With its central location in the nation and its high population density, Utrecht is the perfect spot to attract employees for your business operations.



Pool of low- and high educated employees

6.5 m

potential employees (aged 20-65) within 60 minutes driving time, being 36% of the total Dutch population

39,000 students

Universiteit Utrecht (second Largest of NL)

35,000 students

Hogeschool Utrecht

Utrecht Science Park

Biggest science park of the NL. Focuses on Health, Life Sciences and sustainability

Most competitive region

of Europe, based on recent ROI index

Optimal work conditions:

11 min

drive by bus from Utrecht Station (bus stop in front of the site)

20 min

walk from Leidsche Rhijn station

Sustainability

GreenSpace+ our pathway towards building and operating circular, net-positive spaces —inside our properties and beyond.



GREENSPACE+

Beyond carbon neutrality

When we think of the toll we've already taken on this planet, we recognise that net-zero isn't good enough. That's why we've launched GreenSpace+ as our pathway towards building and operating circular, net-positive spaces. We take care of making them green, so that our partners can focus on making them their own.



Energy
We're constantly looking for ways to optimise and minimise our energy usage.



Circularity
We're committed to transforming our way of constructing and reaching a point where we can proudly claim to build, own and manage circular buildings.



Low carbon materials
We are actively reducing embodied carbon emissions of our developments and promoting global carbon neutrality through innovative designs, lifecycle assessments, and strategic partnerships.

Beyond four walls

Space means so much more than what happens within the walls of our buildings. It's also the ecosystems they sit within. The soil that they stand on top of. And the communities they operate within. Because the space we're talking about, everyone shares — now and in the future.



Brownfields
We are committed to developing 100% brownfield sites in the future in order to reuse finite materials, preserve biodiversity and natural habitats, reduce our construction emissions, and more.



Biodiversity
We recognise that carbon is only one piece of the sustainability puzzle — in order to restore our relationship with nature, we also need to protect and enhance biodiversity.



Wellbeing
We aim to design and develop human-friendly environments that create a positive experience and sense of community for people.

[GO TO WEBSITE](#)

Technical specifications



Goodman Utrecht II Logistics Centre: more than just a warehouse

Warehouse

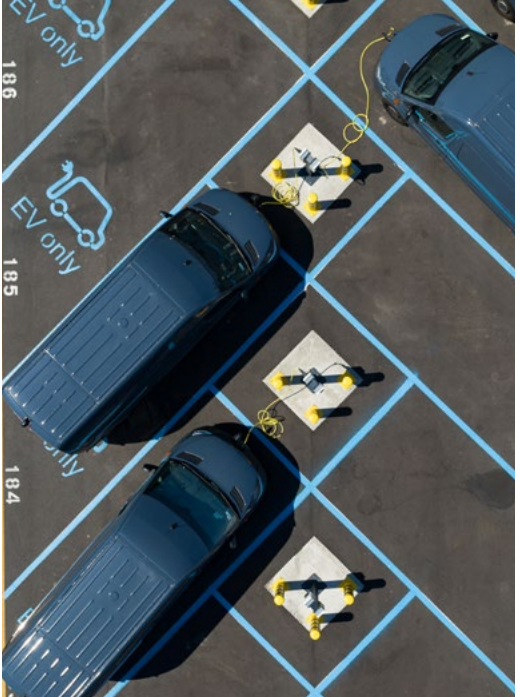
- + 48,900 sqm BVO total
- + 3 levels of business space
- + All levels accessible with trucks via dedicated one-way ramps
- + Units as of 2,500 sqm
- + 10 MVA power connection
- + 5,000 kg/Nox/year.

Office

- + High-end panoramic offices on the top floor (40 m high)
- + Warehouse/expedition offices available in all units
- + Warehouse office connects with top floor offices via dedicated elevators.

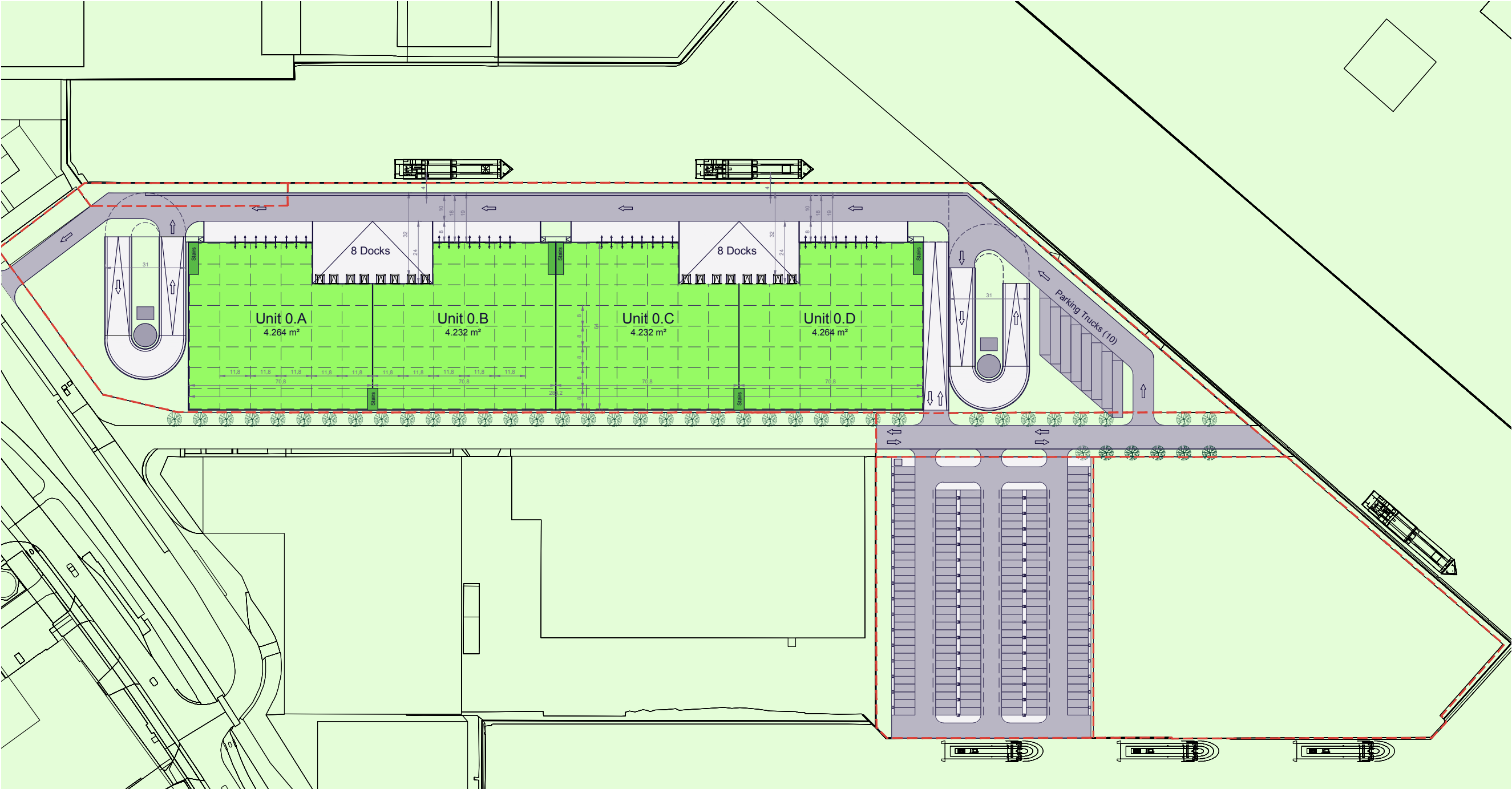
Exterior

- + 800 m of quay facilities
- + 8 truck parking spaces
- + 360 car parking spaces
- + 190 van parking spaces.



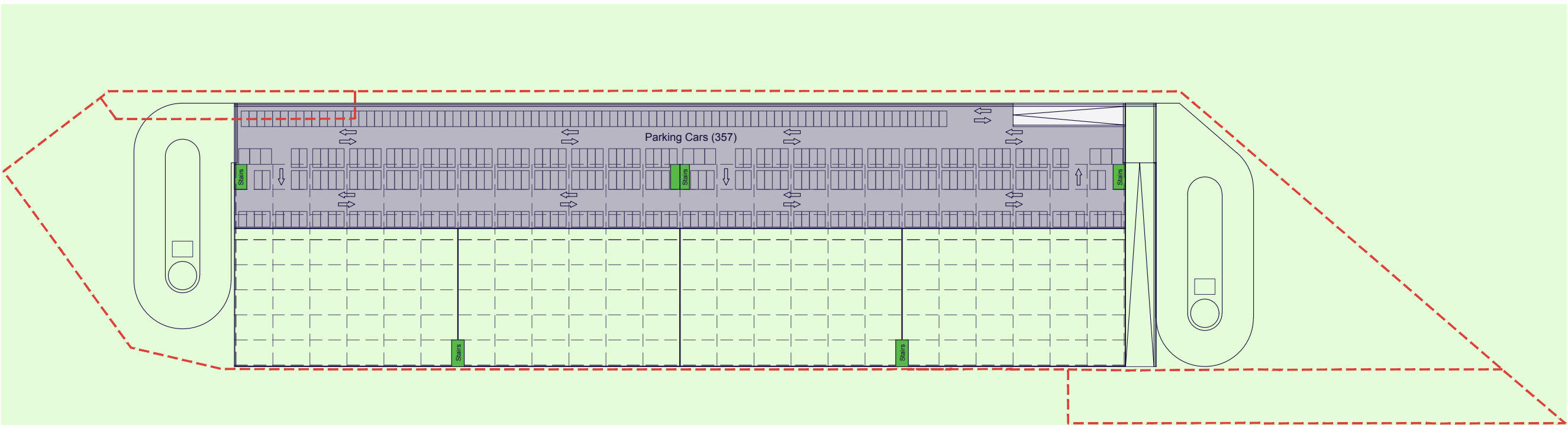
Site plans

Level 0.0

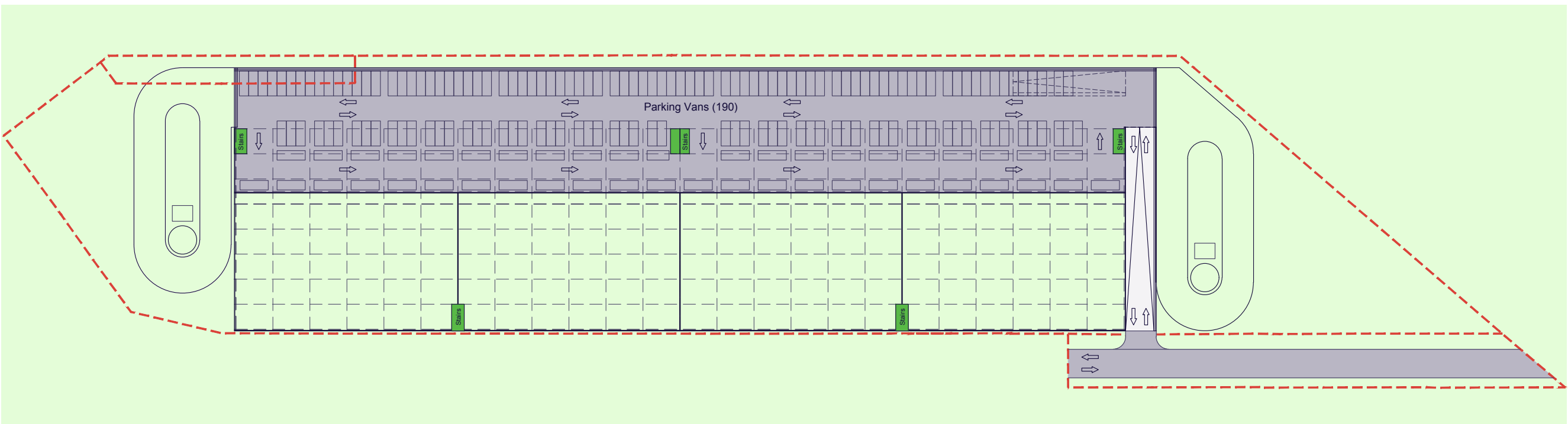


Site plans

Level 0.2

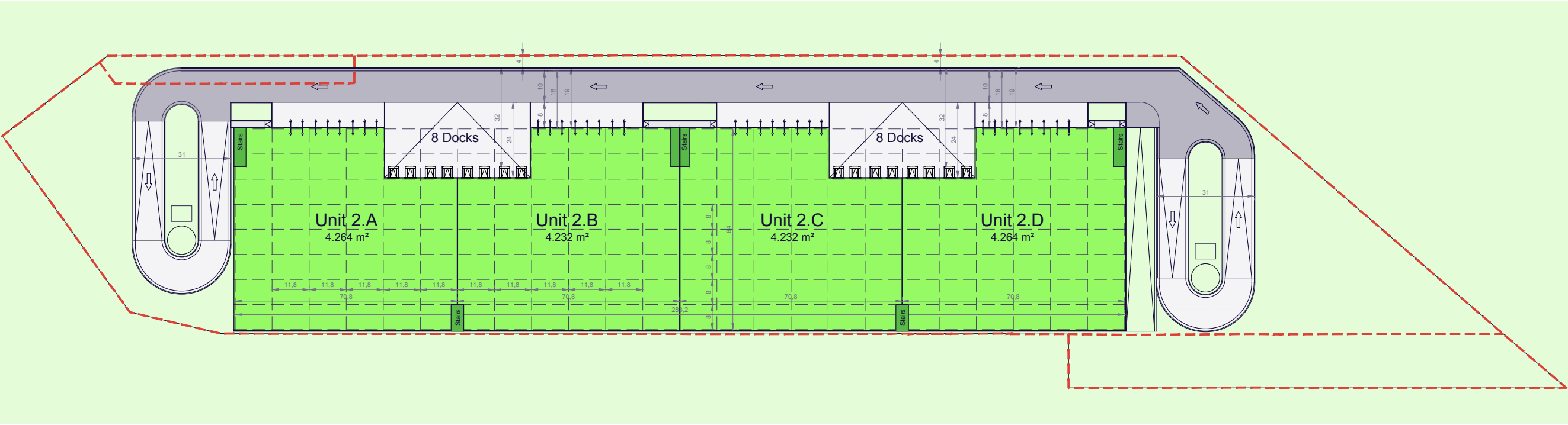


Level 0.1

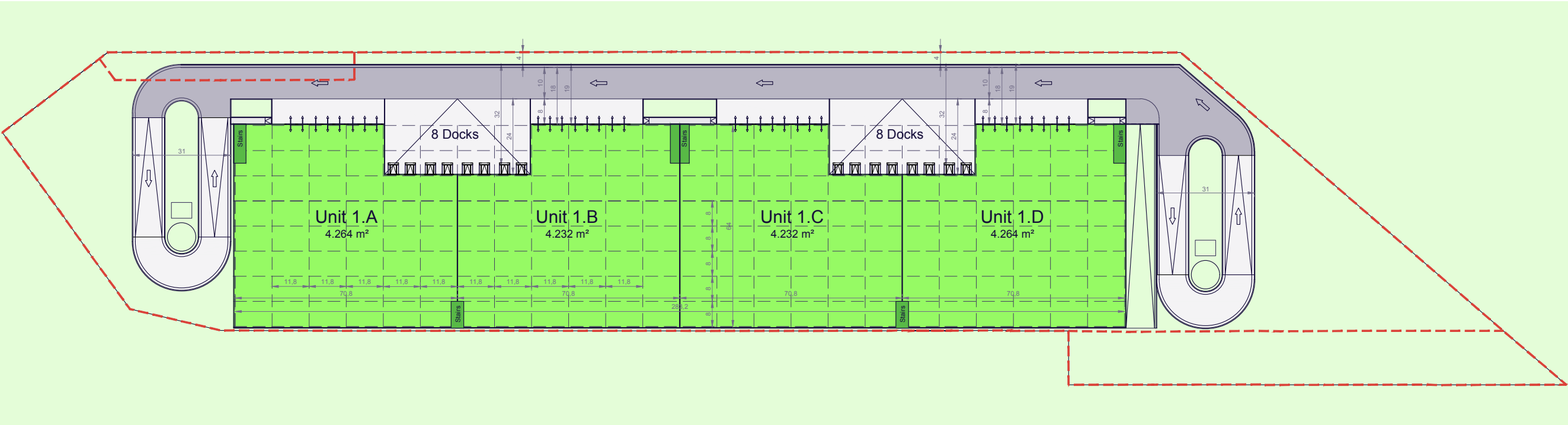


Site plans

Level 2.0

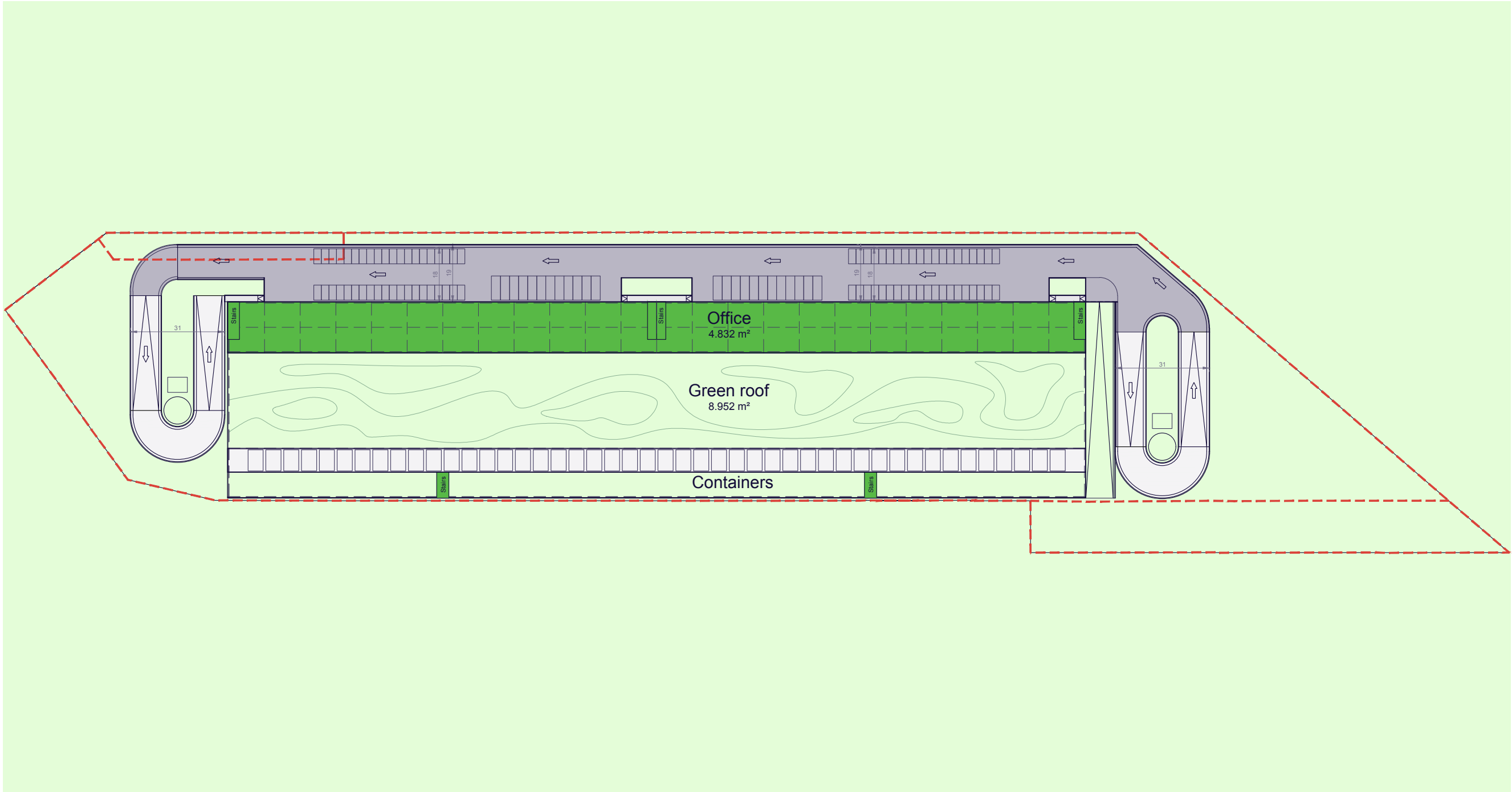


Level 1.0



Site plans

Level 3.0



Why Goodman?

We create future-proof logistics space to allow our customers to reach their greatest ambitions, by developing sustainable real estate that minimises impact or positively impacts communities and our planet. Making space for greatness.

We have a team of talented people creating value for our stakeholders:

- + Passionate and highly skilled people
- + We deliver and make things happen
- + Collaborative and inclusive approach
- + Forward thinking and focus on quality
- + Purpose driven with shared values.

Contact us



Olav Laurensse
Business Development
Olav.Laurensse@goodman.com

T. +31 20 70 93 935
M. +31 629 222 940

Zuidplein 164
Tower H, Level 20
1077 XV Amsterdam
The Netherlands

www.goodman.com/nl



Charlotte Coene
Technical Development
Charlotte.Coene@goodman.com

T. +32 2 451 42 43
M. +32 491 06 97 29



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