

DISTRIBUTION CENTER  
**NewLogic V**

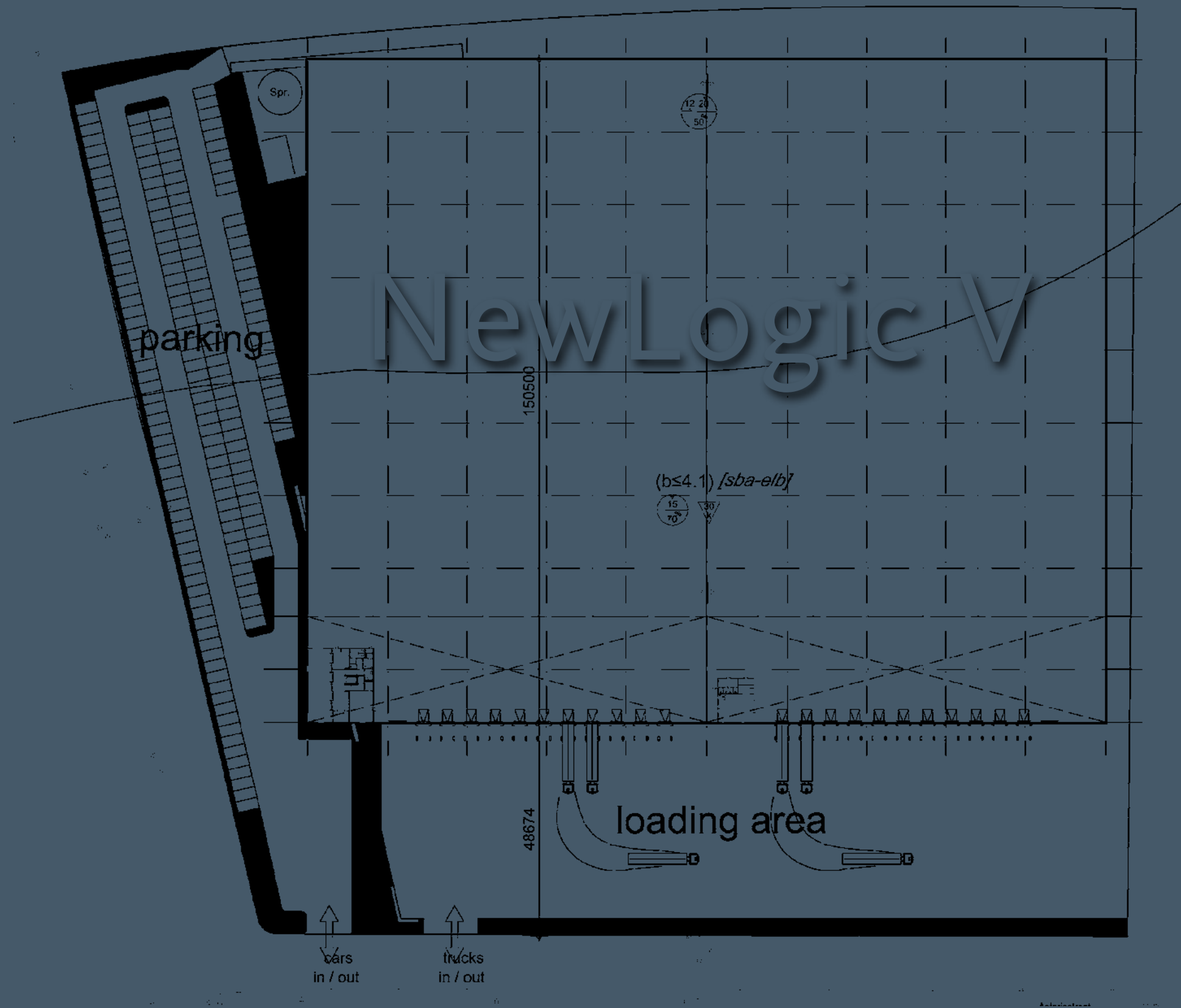
*Inspiring Perfection*



Vossenbergh West II Tilburg - The Netherlands

**DOKVAST**   
*creating sustainable buildings*

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Perfection

The right place to build,  
dedicated to design  
& sustainability

## Introduction

DOKVAST BV is a professional developer and investor in sustainable Logistic Real Estate. In close cooperation with you, we look forward to realize your perfect, future-proof and sustainable Distribution Center at Vossenbergh West II, Tilburg, The Netherlands. To build up and maintain a long-term relationship with our clients, the experienced DOKVAST team ensures perfection by closely monitoring its projects. In addition to functionality and feasibility, particular attention is given to comfort, appearance and sustainability. We are convinced that buildings of the future will and should be energy-neutral, CO<sub>2</sub>-neutral and healthy to work in. DOKVAST's expertise in sustainability is showcased in a number of unique projects including a BREEAM two Outstanding Site. We invite you to have an inspiring look!

**THE DOKVAST TEAM**

# The Netherlands

**The Netherlands** is one of the most densely populated countries in the world, with over 16 million people living in an area of just 41.785 square kilometers. The country is bordered by Germany to the east, Belgium to the south and by the North Sea to the north and west.

The Netherlands is a prosperous country, with a well-educated, flexible, motivated and multilingual workforce. It ranks among the top in the quality-of-life index. The country has an open economy with a strong focus on international trade.

Given its strategic position, the Netherlands has an important role as the 'Gateway to Europe'. It has excellent infrastructure, with an extensive network of roads and motorways, most of which are toll-free. The country also boasts one of the most efficient rail networks in Europe.

The Netherlands has two 'Main Ports': Amsterdam Airport Schiphol and the Rotterdam Harbour. Schiphol is the fourth busiest airport in Europe and known as a major international hub.

The port of Rotterdam is the largest harbour in Europe and among the busiest in the world. It is served by an extensive network of inland waterways to facilitate transshipment, with waterborne transport (maritime and inland) making a significant contribution to the Dutch economy.

There are several organizations that assist you in familiarizing yourself with the business climate of the Netherlands. They include the Netherlands Foreign Investment Agency [NFIA] and the Agency for International Business and Cooperation [EVD].

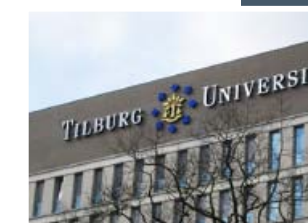
[www.nfia.com](http://www.nfia.com)  
[www.agentschapnl.nl](http://www.agentschapnl.nl)



## Transport



## University



## Hospital



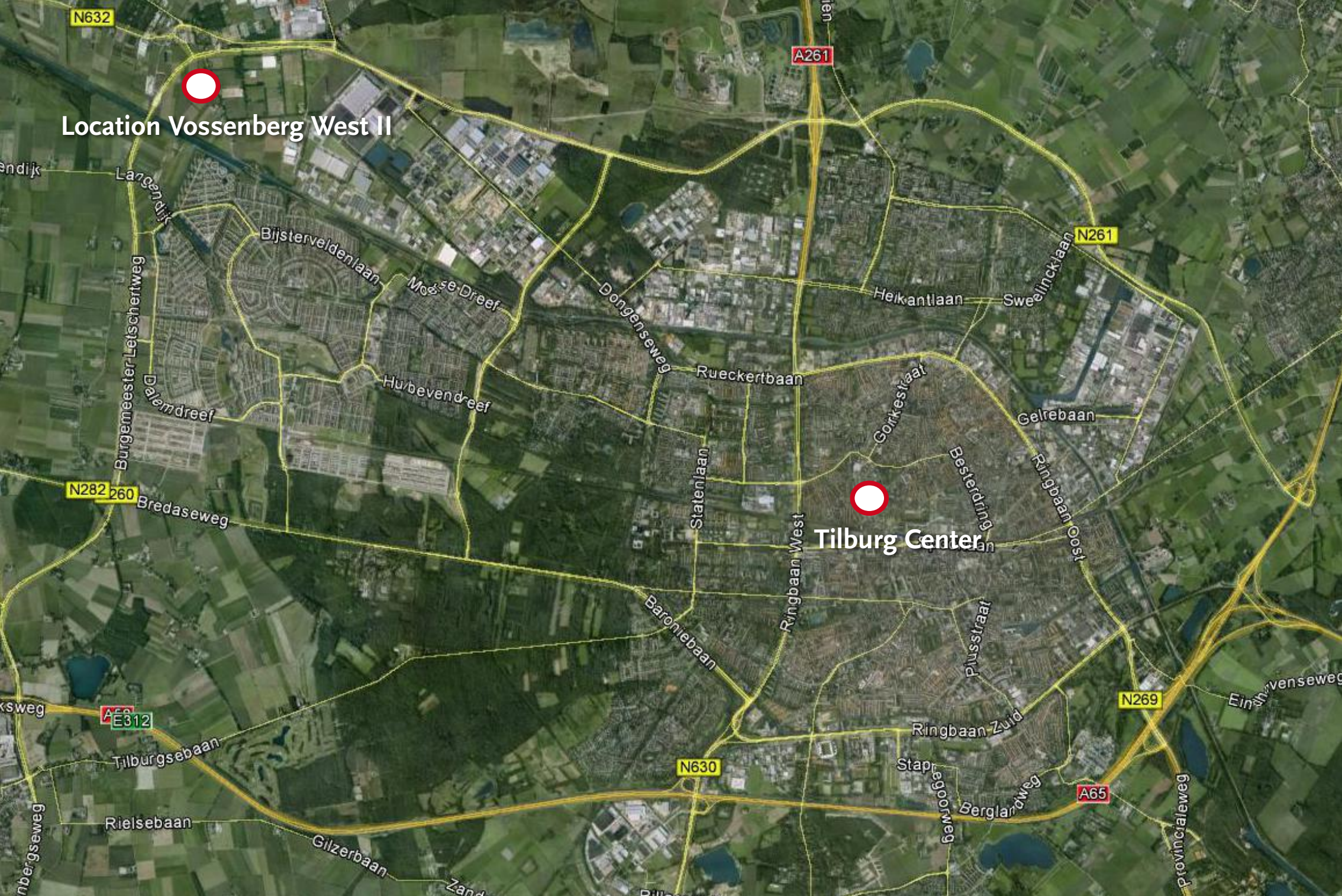
## Leisure



Tilburg has a population of over 200.000 and is therefore one of the larger cities in the Netherlands. It is centrally located in the province of Noord-Brabant, in the region known as Midden-Brabant. The region as a whole has a population of almost half a million, representing all age groups and extremely varied ethnic backgrounds.

In the late nineteenth century, Tilburg prospered as a centre of the textiles industry. As this sector diminished in importance, the city and surrounding region developed an extremely diverse local economy. It is that diversity which has proven the secret to renewed success, as is now apparent from the number of national companies locating here. Many international companies have also chosen to establish a strong presence in or near Tilburg. They include FujiFilm Tesla, Sony, Jansen-Cilag, IFF, Bosch, Syncreon, Coca-Cola, Ericsson, DB Schenker.

The region may be said to offer something for everyone, with ample opportunities for work, study, culture, recreation, entertainment and shopping. Companies opt to locate in Tilburg for many reasons, notably the excellent accessibility, high quality housing and business accommodation and excellent educational facilities. Of course, many cities claim to offer the same. We would therefore like to invite you to come and see for yourself. You will be more than welcome!



The location Vossenberg West II as compared to the center of Tilburg

Industrial Area Vossenberg West II Tilburg



## Access & Infrastructure

The industrial zone Vossenberg West II is easily accessible by road as well by canal. Highway A58 Breda/Eindhoven is one of the main transportation highway in western Europe.

The Wilhelmina canal plays an important role in water-based transport in the Netherlands as it connects the Port of Rotterdam with the industrial city of Tilburg. Since 1916 this waterway has been one of many efficient methods of transporting cargo from the North Sea to Tilburg. On average the canal is 2.30 meters deep and 25 to 30 meters wide. This makes Tilburg easily accessible by ships of 650 tonne (II Class). However, the government will start construction in October 2013 to widen the canal, making the city accessible for ships as large as 1350 tonne (IV class).

## Companies on Vossenberg West II



**Design DC NewLogic V - Office**



**Design DC NewLogic V - Landmark**



**FAÇADES - DOCKS**

**FAÇADES - BACK OF BUILDING**



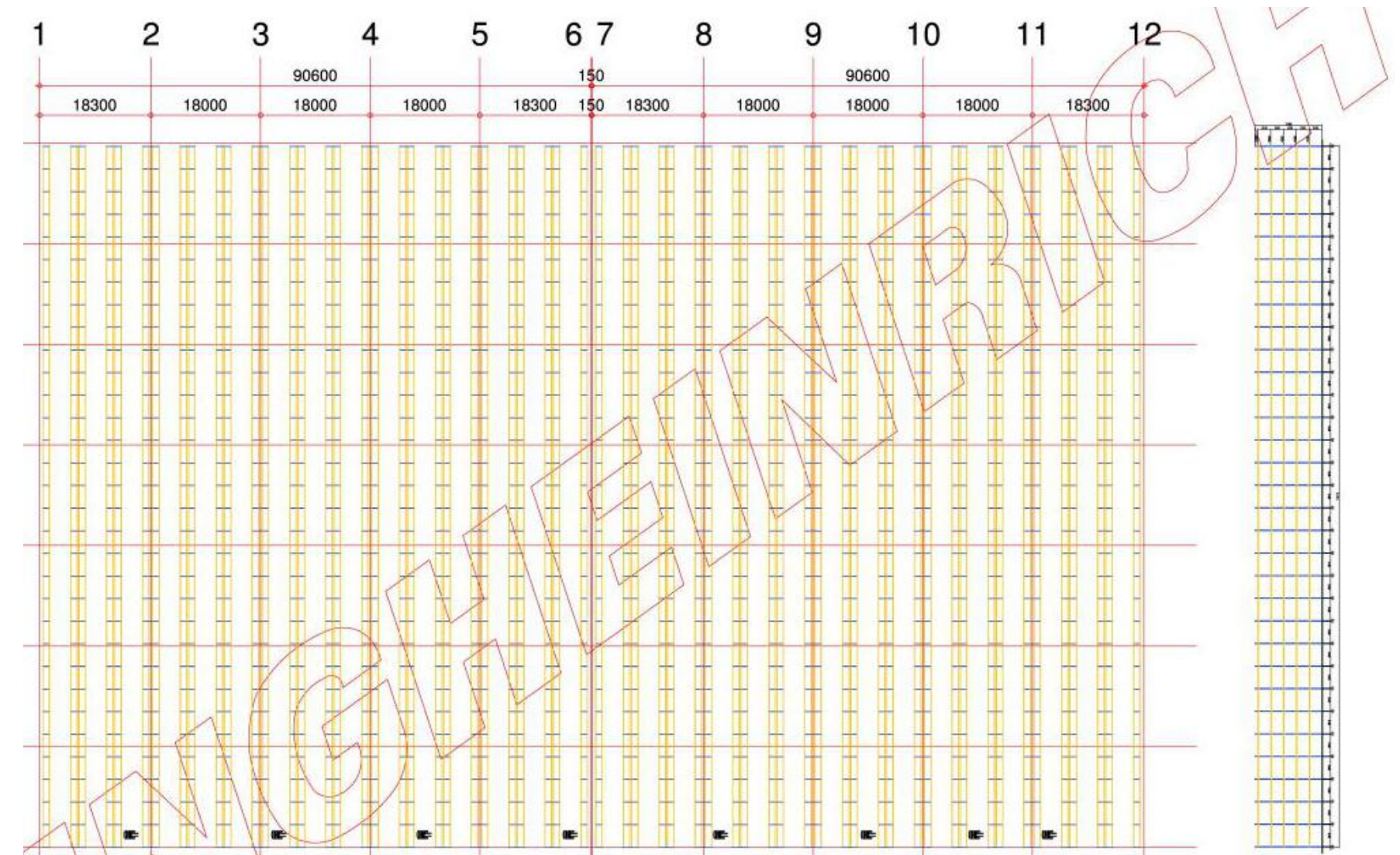


## Terrain Lay Out

TOTAL BUILDING SURFACE	27.297 m <sup>2</sup>
TWO WAREHOUSES EACH	13.635 m <sup>2</sup>
MEZZANINE/OFFICE FLOOR	4.352 m <sup>2</sup>

TOTAL TERRAIN SURFACE	45.896 m <sup>2</sup>
TOTAL PARKING PLACES	185 pcs.
MAX. BUILDING HEIGHT	13,7 meters

## FLOORPLAN RACK POSITION



## Logistics Lay Out Racking

Number of pallet places: a total of 60 rows of racking  
 One row has 31 beams  
 A total of 7.440 PP per layer - based on europallets  
 A total of 44.640 PP based on 6 levels stacking

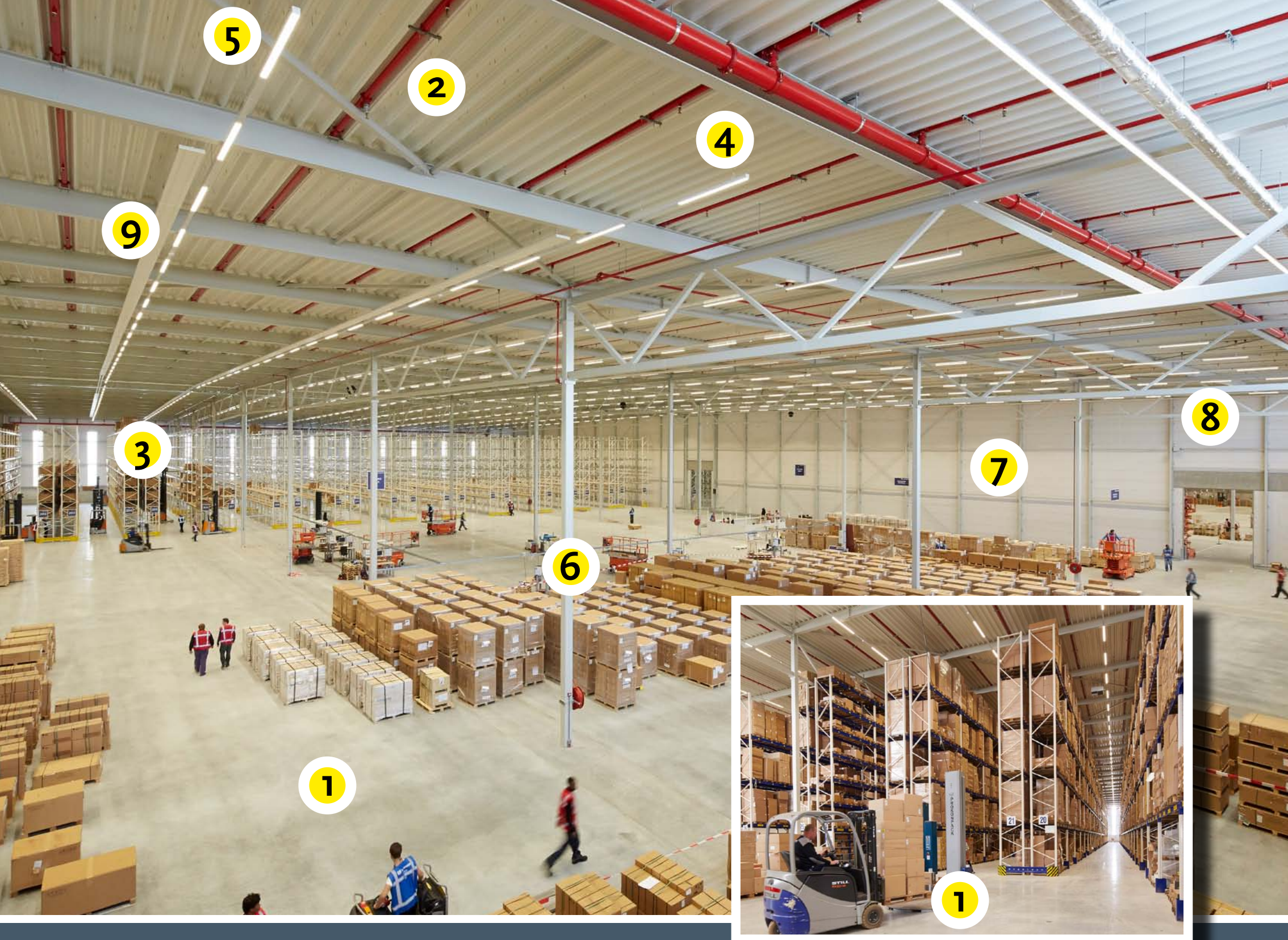




## DOCKING AREA

### technical descriptions

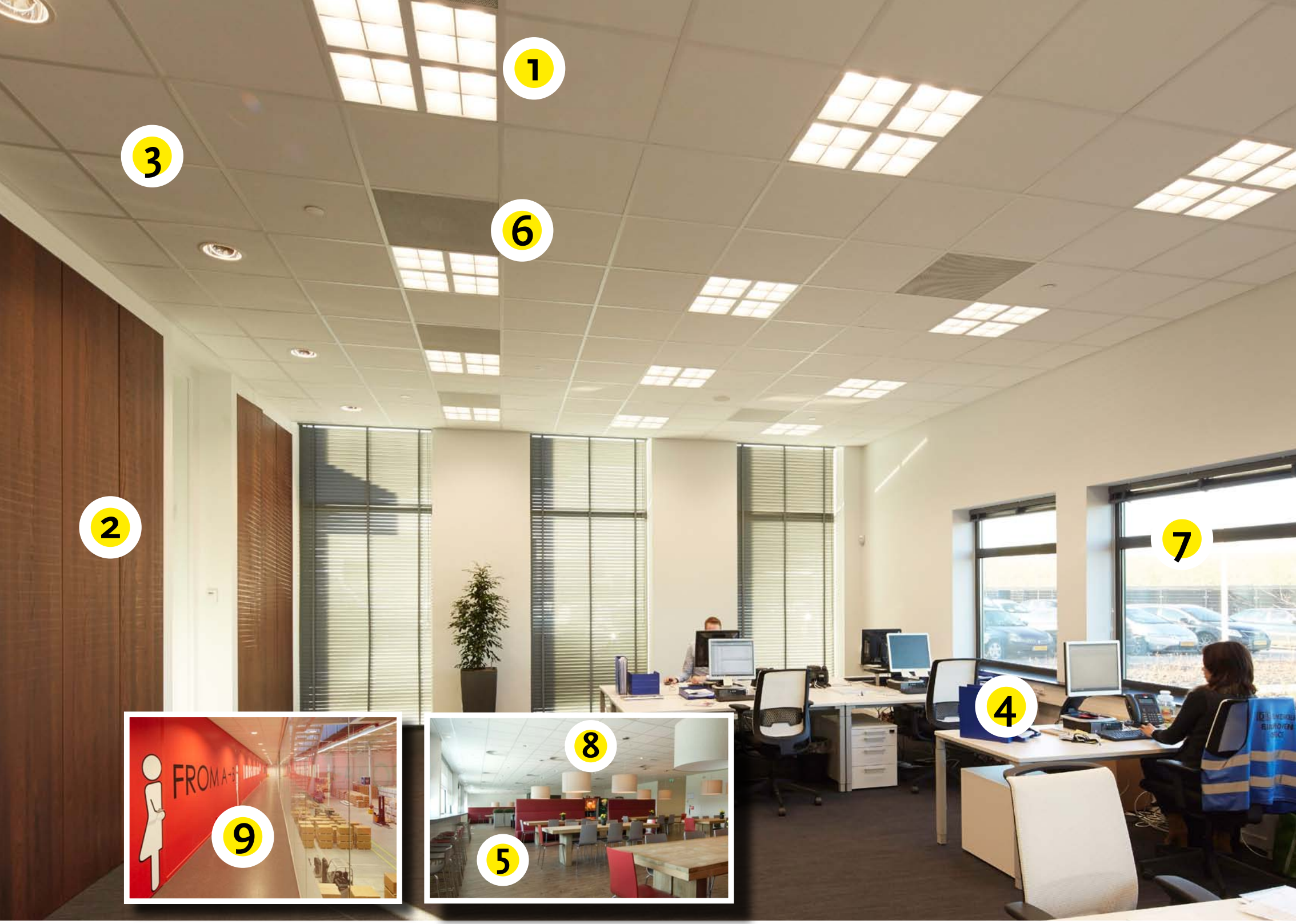
1. Concrete floor at docking area
2. Prefab concrete plinth with PIR insulation
3. Deformable shelters
4. Electric overhead doors with panorama window and high insulation
5. Leveller with maximum load of 80 KN & telescopic lip
6. Dry penant sprinkler head for docking over night
7. LED lighting
8. Steel sandwich panels with FM aproved high value per insulation
9. Polycarbonate windows for more natural daylight
10. Fencing according to TAPA



## WAREHOUSE

technical descriptions

1. Flat floor in according DIN 18.202 - zelle 4
2. ESFR sprinkler installation in compliance with FM regulation, K25 sprinklerhead
3. Polycarbonate windows for natural daylight
4. White coated steel roof - max. height: 13.700 + floor [max. storage height 12.200]
5. LED lighting
6. Construction grid suitable for wide and narrow aisles and suited for solar panels
7. Cellular concrete walls fire resistant for longer than 150 minutes
8. Separate steel structure for each warehouse [fire compartment]
9. Sustainable heating system with energy low consumption



## OFFICE AREA

technical descriptions

1. LED lighting in accordance with Health & Safety regulations [ARBO]
2. Build in cabinets
3. Acoustic system ceiling - height 3.500 mm + floor
4. Low sill for better working environment
5. Metal stud walls with a first layer of plywood
6. Variable air volume system and CO<sub>2</sub> detection (A/C in each room)
7. Coated aluminium window frames with triple glazing
8. Canteen
9. Hallway to changing rooms

# Sustainability



BREEAM - NL RATING	SCORE
PASS <small>IV 30%</small>	★
GOOD <small>IV 45%</small>	★★
VERY GOOD <small>IV 55%</small>	★★★
EXCELLENT <small>IV 70%</small>	★★★★★
OUTSTANDING <small>IV 85%</small>	★★★★★



BREEAM sets the standard for best practice in sustainable building design, construction and operation.

# BREEAM®

BREEAM is the world's foremost environmental assessment method and rating system for buildings. 250.000 buildings have a certified BREEAM assessment rating and over a million registered for assessment since it was first launched in 1990. BREEAM sets the standard for best practice in sustainable building design, construction and operation. It has become one of the most comprehensive and widely recognized measures of a building's environmental performance. It encourages designers and clients to consider designs that promote low carbon and minimize energy demands before considering energy efficiency and low carbon technologies.

A BREEAM assessment uses recognized measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.

A certificated BREEAM assessment is delivered by a licensed organization, using assessors trained under a UKAS accredited competent person scheme, at various stages in a buildings life cycle. This provides clients, developers, designers and others with: market recognition for low environmental impact buildings, confidence that tried and tested environmental practice is incorporated in the building, inspiration to find innovative solutions that minimize the environmental impact, a benchmark that is higher than regulation, a system to help reduce running costs, improve working and living environments, a standard that demonstrates progress towards corporate and organizational environmental objectives.

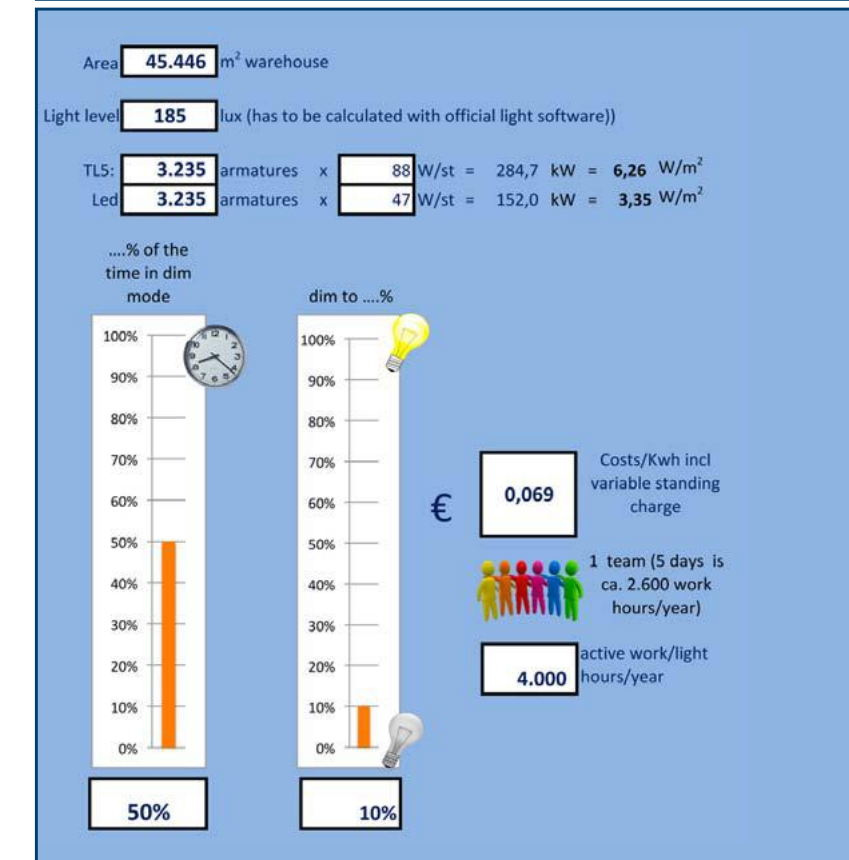
To obtain a BREEAM rating, DOK VAST invests in a range of facility features items including:

- LED lighting
- Above-average insulation
- Wind tight building
- Alarm system with intelligent connections to other building installations

These features significantly reduce the operational costs for the client. Depending on usage, the costs saved are in the range of € 2,- to € 3,- per square meter and as a result these figures can reduce the rental price per square meter.



TL5	Led	Led dim
285 kW	152 kW	84 kW
1.138.720 kWh	608.180 kWh	334.499 kWh
€ 78.572 per jaar	€ 41.964 per year	€ 23.080 per year
<b>Savings</b>	<b>€ 36.607 per year</b>	<b>€ 55.491 per year</b>



# Energy & Maintenance



# Dok Vast Building Dashboard App

Dok Vast has developed a unique Building Dashboard App that provides clear and understandable information on the use and financial effects of the various sustainable savings measures. The app makes it possible to view the daily meter readings for electricity, gas and water per unit, department or the entire building. Within the Building Dashboard, a distinction is made between the use by the building and the systems/equipment that the tenant has installed. This makes it clear which energy saving measures produce returns for the owner and the tenant.



*The homepage gives an overview of the total usage and year prognose of electricity, gas and water.*



*There are separate usage overviews of electricity, water and gas. You can view the usage per year, month or day! Different sections and/or installations of the building can be turned on or off, to get a more detailed overview of your usage.*

*Installations of the building create their own tickets when they encounter a malfunction in their system. However it is also possible to create your own ticket when you encounter a default in the building, which has not been registered. Every created ticket will be send to Dok Vast to be processed for reparation. The app will keep you updated about the current status of the tickets, no more need to worry!*



*The app also contains all the relevant information about the building and premises. It is possible to share a selection or complete folders to who it may concern.*



Maintenance, repair requests and malfunctions can be reported easily via the Building Dashboard on the iPad. In most cases, a ticket is created automatically in the event of a malfunction. It is also easy to send a repair request manually via the app, accompanied by a photo if required. Since Dok Vast has direct access to all the information, the technicians can resolve problems quickly and properly. Another advantage of the Building Dashboard is that the tenant always has all the photos and documents, such as design drawings and maintenance contracts, at his/her immediate disposal.

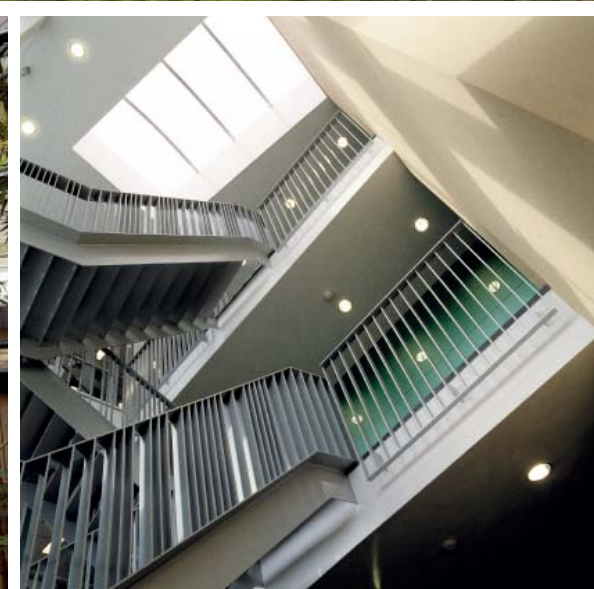
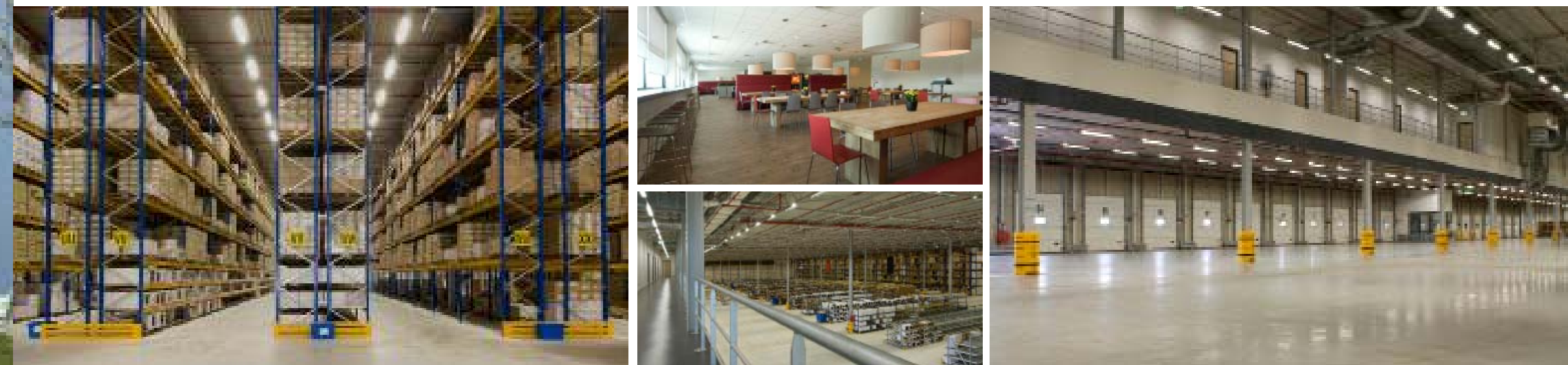
*Our app was used for the first time for the New Logic II (Tesla) project. A Building Dashboard will be provided with all of Dok Vast's future large-scale projects.*



Reference



Reference



**DOBOTEX**  
De Brand, 's-Hertogenbosch

TERRAIN 8.590 m<sup>2</sup>  
OFFICE 1.121 m<sup>2</sup>  
VAS 2.000 m<sup>2</sup>  
WAREHOUSE 5.293 m<sup>2</sup>

**DOBOLOGIC | BAKKER | SCHENKER**  
Katsbogten, Tilburg

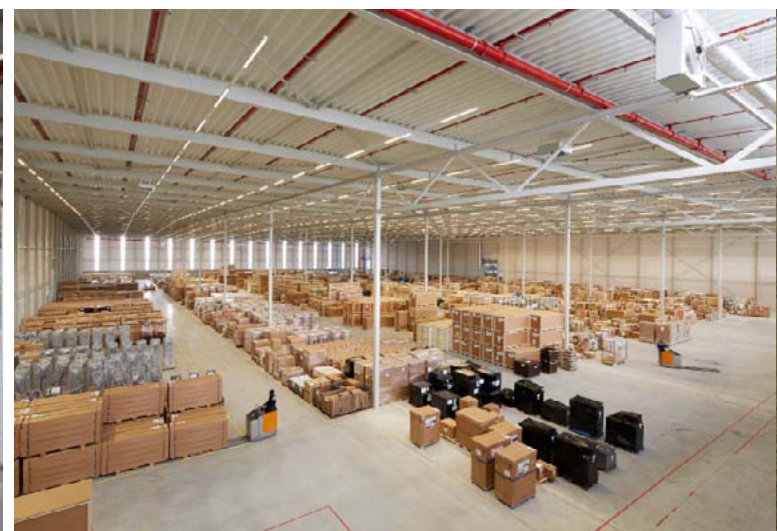
TERRAIN 63.715 m<sup>2</sup>  
OFFICE 1.825 m<sup>2</sup>  
VAS 4.300 m<sup>2</sup>  
WAREHOUSE 38.000 m<sup>2</sup>



# Reference



# Reference



**RHENUS LOGISTICS**  
Ekkersrijt, Son [Eindhoven]

TERRAIN 80.000 m<sup>2</sup>  
OFFICE 1.100 m<sup>2</sup>  
VAS 5.500 m<sup>2</sup>  
WAREHOUSE 53.000 m<sup>2</sup>



**DB SCHENKER**  
Vossenbergh West II, Tilburg

TERRAIN 69.411 m<sup>2</sup>  
OFFICE 1.413 m<sup>2</sup>  
VAS 3.795 m<sup>2</sup>  
WAREHOUSE 42.897 m<sup>2</sup>



# Reference



# Reference



**NEW LOGIC II**  
Vossenbergh West II  
Tilburg

**TERRAIN** 72.956 m<sup>2</sup>  
**OFFICE** 1.800 m<sup>2</sup>  
**VAS** 4.393 m<sup>2</sup>  
**WAREHOUSE** 44.856 m<sup>2</sup>



**PUMA-DOBOLOGIC**  
Zevenheuvelenweg  
Kraaiven - Tilburg

**TERRAIN** 72.673 m<sup>2</sup>  
**OFFICE** 1.480 m<sup>2</sup>  
**VAS** 5.390 m<sup>2</sup>  
**WAREHOUSE** 44.856 m<sup>2</sup>





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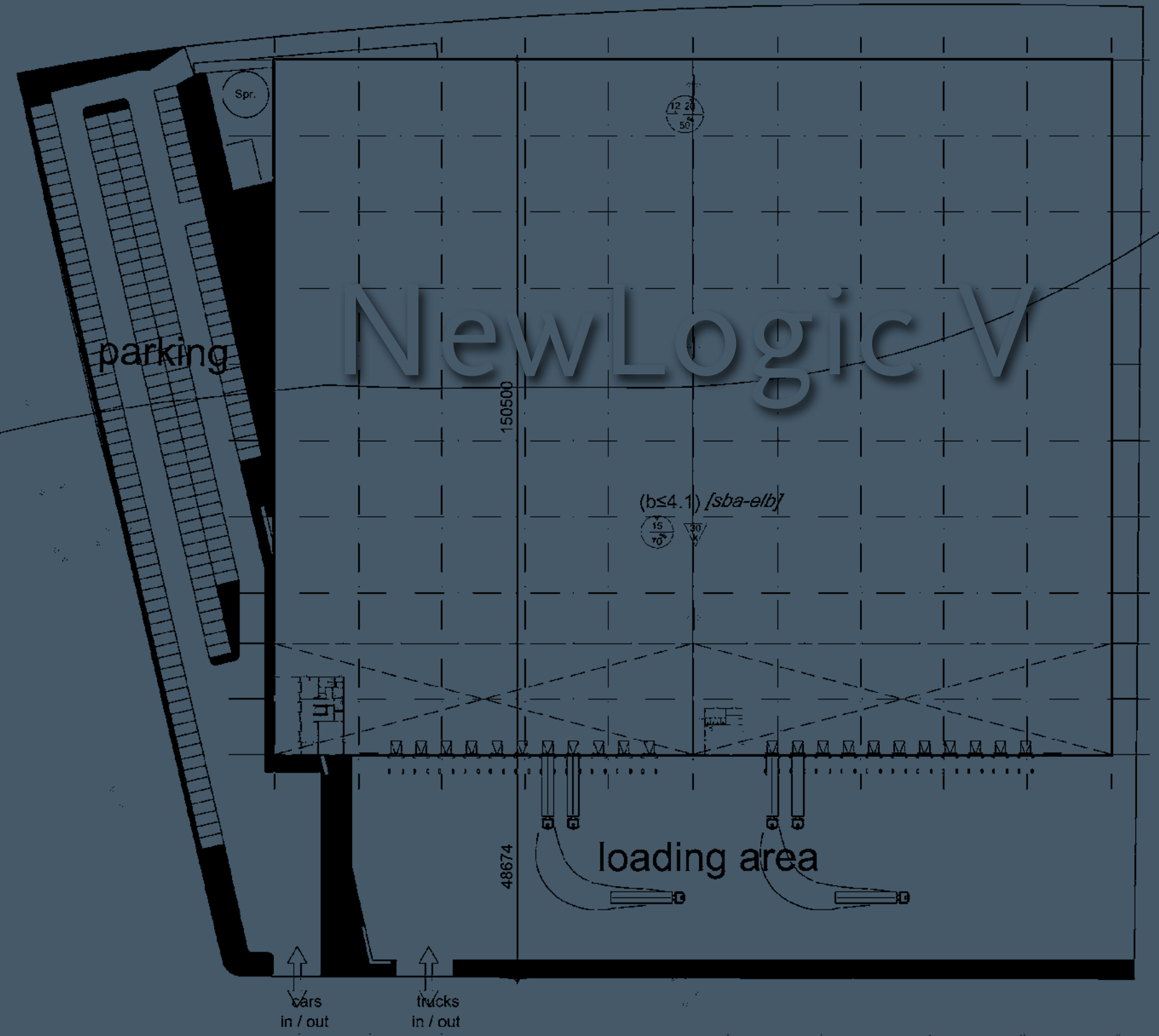
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