



ctPark
AMSTERDAM
CITY

'Reach Amsterdam from
a unique last-mile location.'

Welcome!

Are you one of the future users of CTPark Amsterdam City? The time is coming soon. Then the Netherlands' first XXL city hub will open.

May we welcome you to our multifunctional building with all possible facilities and permits? Users from the entire range of facilities that the city needs, from the food sector, e-commerce to the construction sector, can be accommodated there.

The complex contains 125,000 m² of storage and 'last mile' distribution space, spread over several floors. On top of that are inspiring office spaces with great views over the city.

The XXL city hub is close to the A10 ring road and has a 360-metre quay alongside the North Sea Canal where ships can load and unload. From the city hub, goods can be quickly transported by boat, electric truck, bus or e-bike to end users in the city.

Each user can be themselves in the complex. But sitting and working close to each other does make working together and transporting products together attractive. And especially if you and your neighbours belong to the same corporate company.

CTPark Amsterdam City is completely self-sufficient in its energy management. Power is generated via 16,000 solar panels and 10 wind turbines on the roof and stored in a smart energy management system. The power can be used whenever needed. The city hub also has (fast) charging facilities for electric trucks and other forms of emission-free traffic.

We are ready for the challenges of today and tomorrow. Would you like to discover the possibilities offered by CTPark Amsterdam City? Come along and get inspired.

See you soon,
The team of CTPark Amsterdam City



'Working together:
emission-free and always
enough renewable energy.'

'Fast and green delivery for everyone. Also in the heart of Amsterdam.'

125.000 M2 OF (SUSTAINABLE) TOTAL SOLUTIONS, INCLUDING:

- Space for collaboration and combining multiple brands.
- 360-metre quay for loading and unloading ships of all sizes.
- Advanced energy management system for energy storage and power supply of 10 megawatts to the power grid.
- Self-generated energy with 16,000 solar panels and 10 wind turbines.
- 1,600 parking spaces for cars and vans and (fast) charging capacity for electric transport.
- 121 loading docks for trucks and 79 loading docks for vans.
- 11,000 m2 of high-quality and flexible rooftop office space with amazing views, a restaurant and a 4,000 m2 rooftop garden.
- Direct access to the city by water and road.
- Network of cycle paths, tunnels and roundabouts to reach the city quickly and safely by e-bike.
- Storage for all kinds of goods, with ADR space for hazardous materials and batteries.
- Willingness to invest from ctPark Amsterdam City for cooling and freezing capacities.
- Room to grow: 80,000 m2 expansion possibilities with mezzanine floors.

Looking for more solutions? Chances are they have already been thought of. Tell us your wishes, we will make it possible.

YOUR BENEFITS

PROGRESSIVE SOLUTIONS

Bundled, emission-free logistics

From CTPark Amsterdam City, you can transport all kinds of goods quickly and emission-free by road and water to the centre of Amsterdam city centre. You can organise your 'last mile' transport smartly by opting for bundled transport with other companies. With any type of transport. From the city hub, all your small parcels but also prefab building materials can reach their destination quickly and bundled by truck, bus, bicycle or boat. And all emission-free!

ENERGY AND SUSTAINABILITY

Self-sufficient

CTPark Amsterdam City sets the tone when it comes to sustainability. Not only by facilitating users in 100% emission-free logistics, but also by generating its own energy with 16,000 solar panels and 10 wind turbines. With the help of an advanced energy management system, energy consumption per user can be closely monitored and managed. For instance, energy that is not used immediately is stored until users need it. There is also a fast-charging system for electric trucks and a car park with 1,600 parking spaces where electric cars and vans can charge.



Leader

With its multimodal set-up and progressive design, CTPark Amsterdam City is a global frontrunner in sustainable logistics. You are actually looking into the future!

ALL THE SPACE AND FACILITIES FOR OPTIMAL OPERATIONS AND SUSTAINABLE GROWTH

CTPark Amsterdam City includes 125,000 m² of storage and 'last mile' distribution space.

As a company, you have complete freedom to choose the space you need. The storage spaces are 10.5 metres high, flexible in layout and spread over multiple floors. All kinds of goods can be stored. For the storage of hazardous materials and batteries, there is an ADR area. Looking to the future, the storage area can be expanded by 80,000 square metres. Surrounding the complex are 200 unloading and loading docks for trucks and vans.

Furthermore, there is a 360-metre quay where ships of any size can load and unload. But there are also 1,600 covered parking spaces with charging spots for electric cars and vans. And there are fast charging spots for electric trucks. We offer you more than enough space for all your activities and emission-free transport, for now and the future.

Do you have any specific requirements? Tell us what you need.

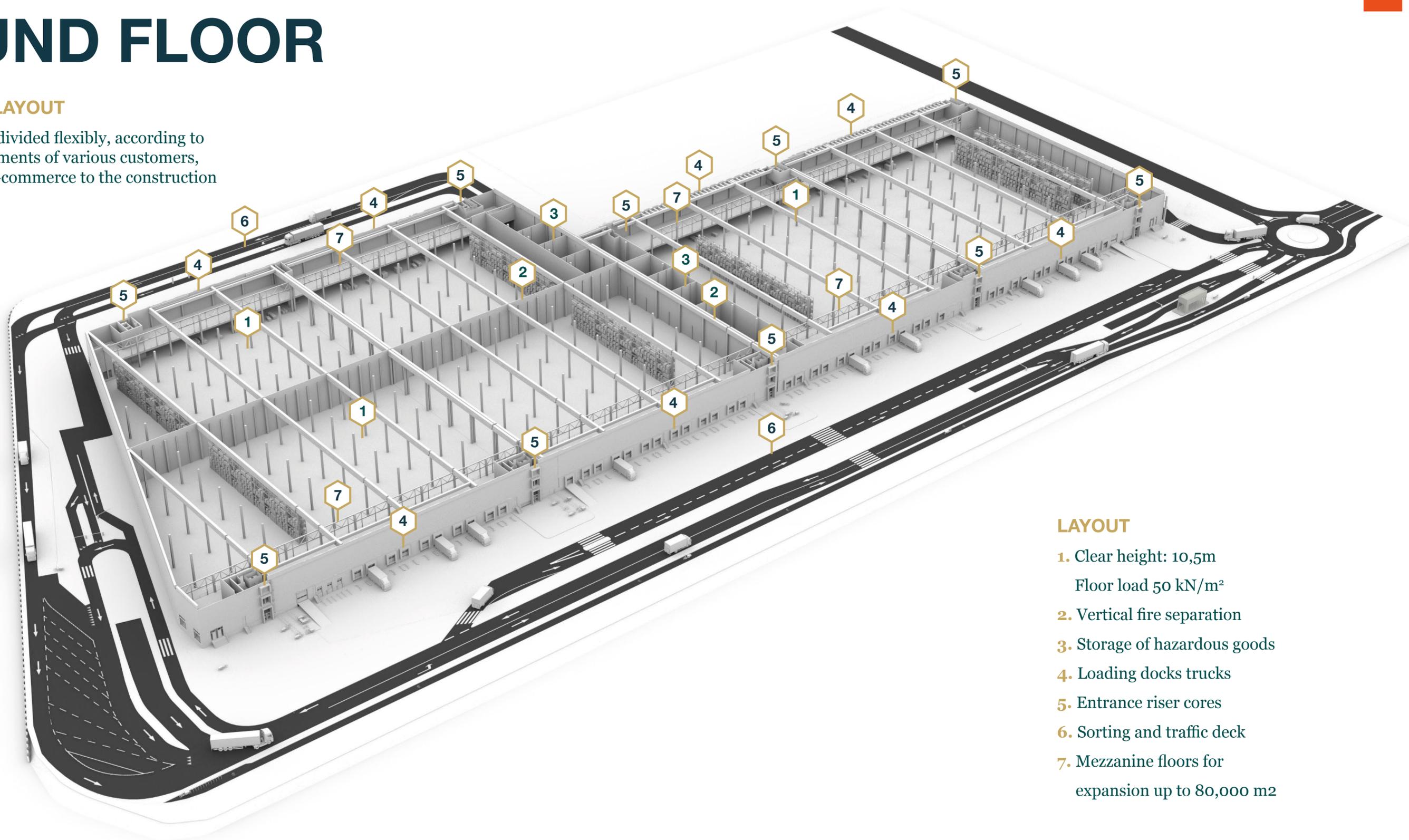
'All the space for your business
close to the centre
of Amsterdam.'



GROUND FLOOR

FLEXIBLE FLOOR LAYOUT

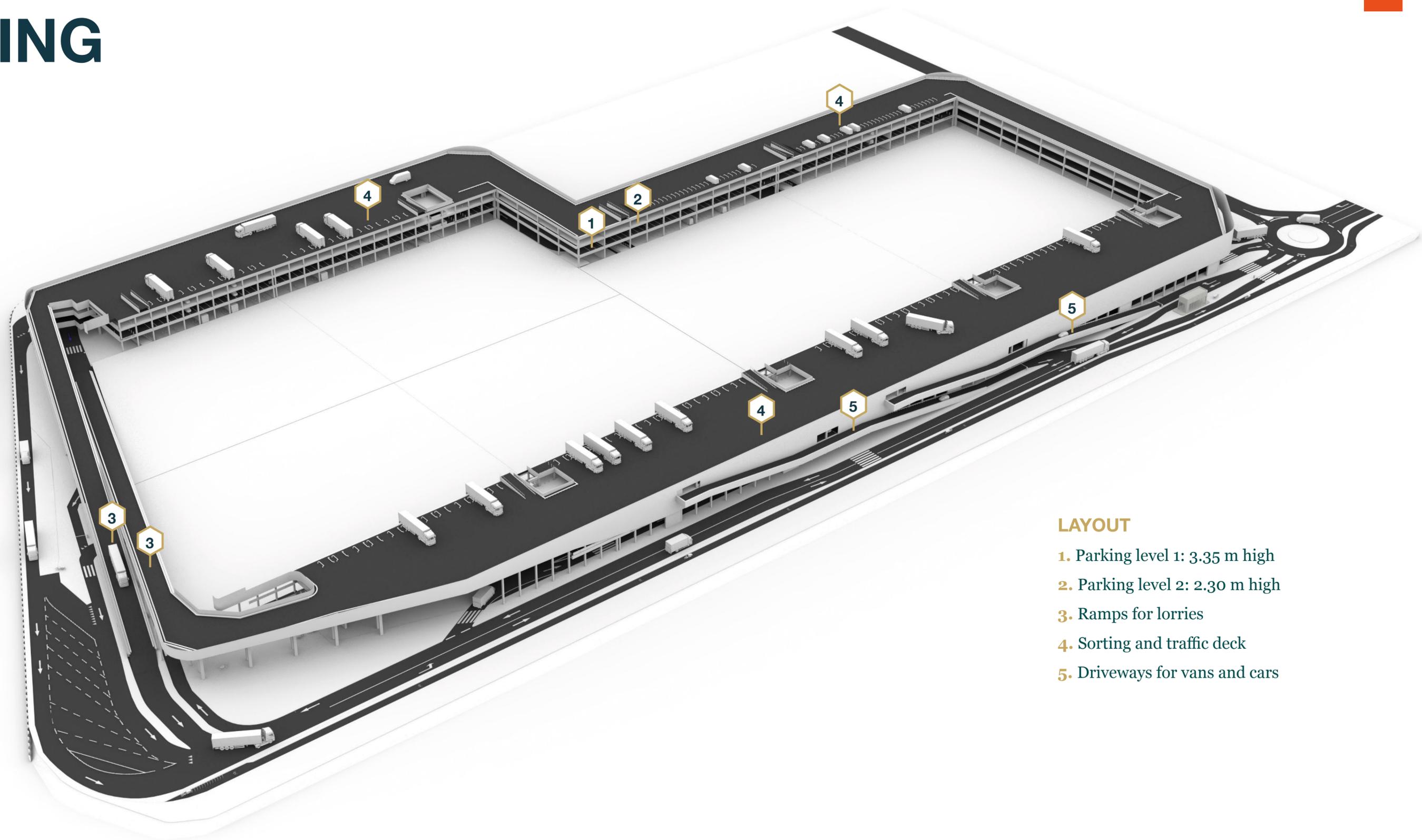
The warehouse can be divided flexibly, according to the wishes and requirements of various customers, from the food sector, e-commerce to the construction industry.



LAYOUT

1. Clear height: 10,5m
Floor load 50 kN/m²
2. Vertical fire separation
3. Storage of hazardous goods
4. Loading docks trucks
5. Entrance riser cores
6. Sorting and traffic deck
7. Mezzanine floors for expansion up to 80,000 m²

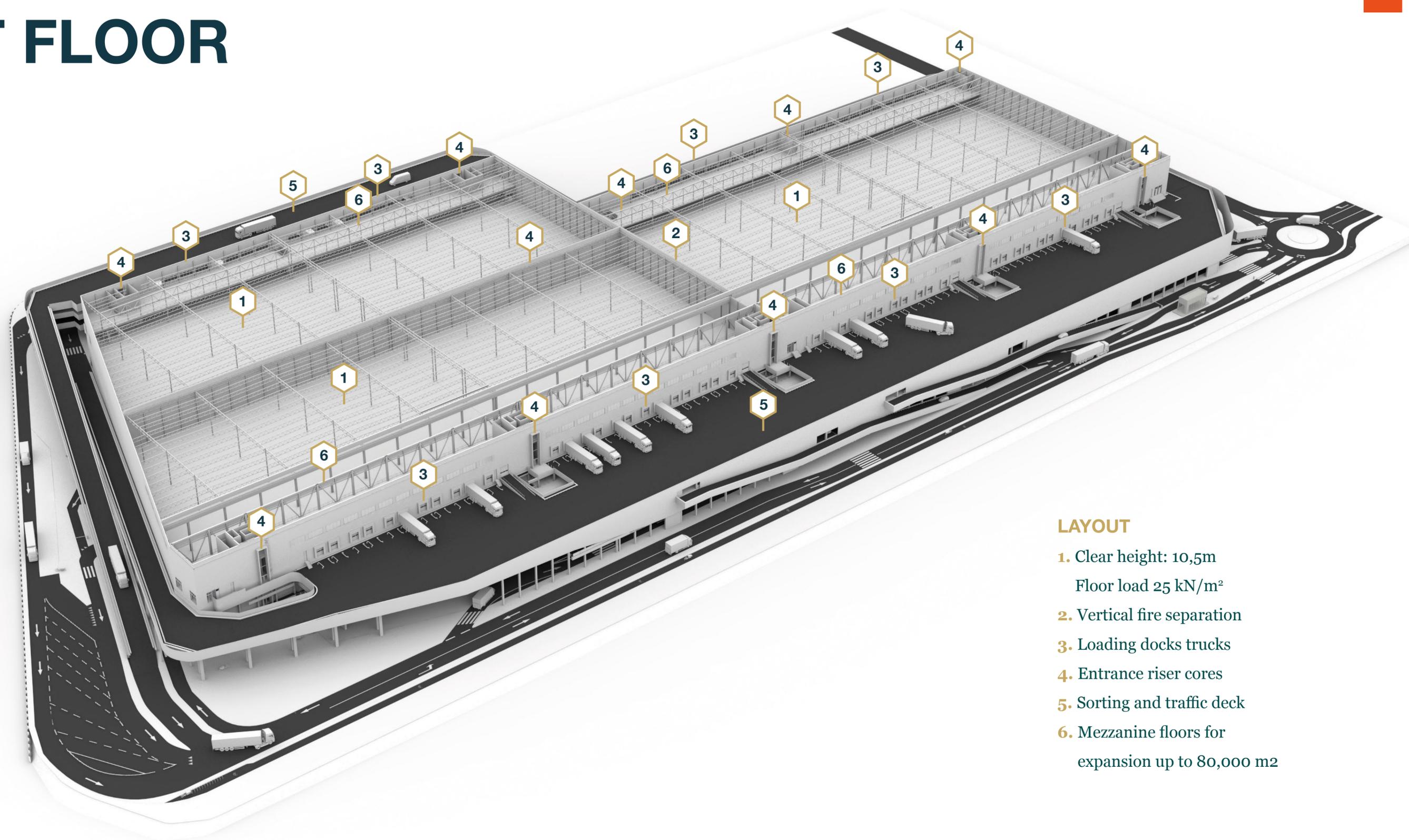
PARKING



LAYOUT

1. Parking level 1: 3.35 m high
2. Parking level 2: 2.30 m high
3. Ramps for lorries
4. Sorting and traffic deck
5. Driveways for vans and cars

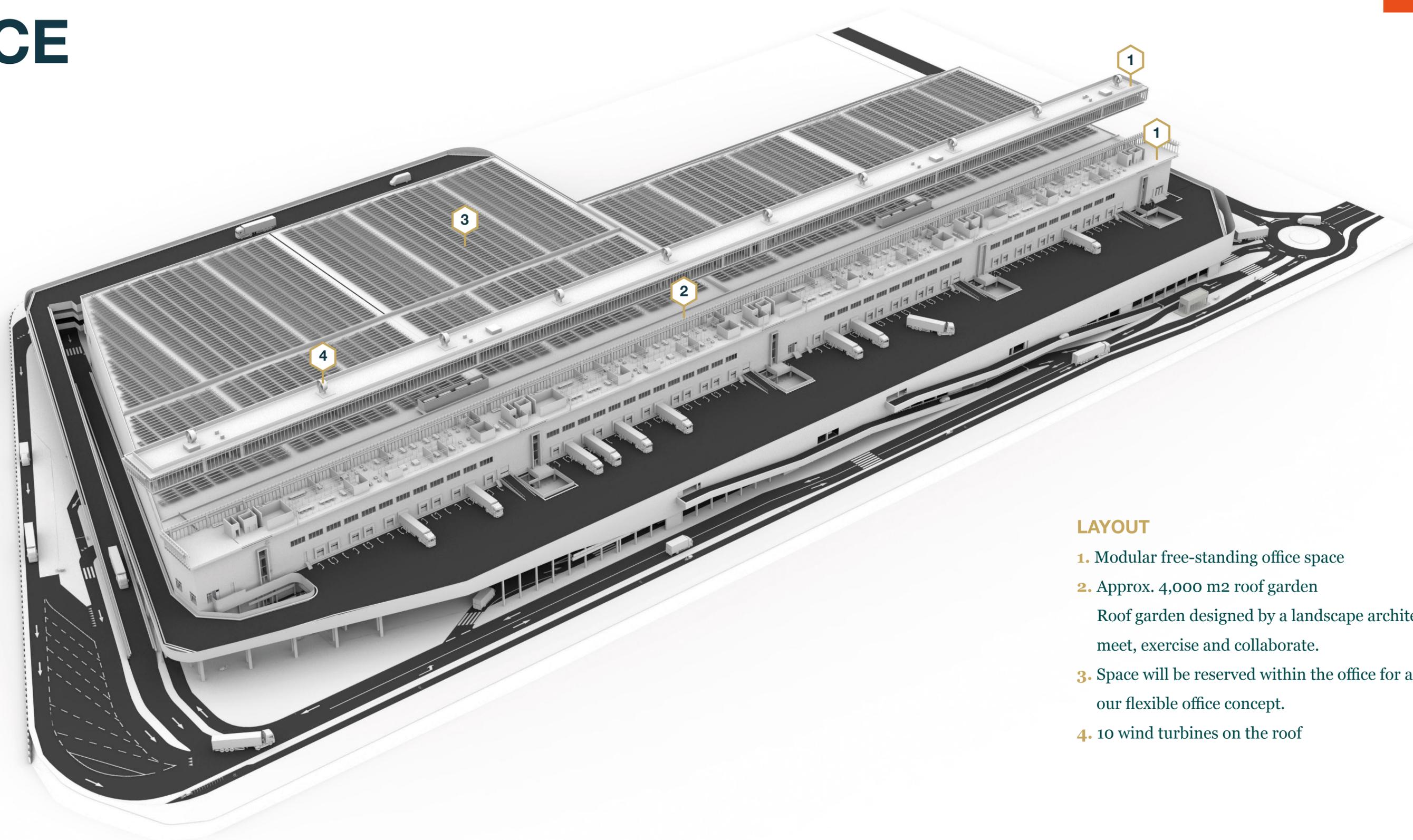
FIRST FLOOR



LAYOUT

1. Clear height: 10,5m
Floor load 25 kN/m²
2. Vertical fire separation
3. Loading docks trucks
4. Entrance riser cores
5. Sorting and traffic deck
6. Mezzanine floors for
expansion up to 80,000 m²

OFFICE



LAYOUT

1. Modular free-standing office space
2. Approx. 4,000 m² roof garden
Roof garden designed by a landscape architect to meet, exercise and collaborate.
3. Space will be reserved within the office for a ClubCo, our flexible office concept.
4. 10 wind turbines on the roof

DESIGNED TO GET YOUR GOODS TO AMSTERDAM FAST

CTPark Amsterdam City is strategically located in the Amsterdam port area. Close to the A10, A8 and A5 ring roads. Within 15 minutes, you can be in the heart of Amsterdam by e-bike or electric truck, car or bus. The cityhub is also right on the North Sea Canal and you can quickly reach the city centre by boat. From spring 2023, CTPark Amsterdam city hub will open for use, to supply your customers in Amsterdam and surrounding cities electrically, quickly and efficiently from now on.



'CTPark Amsterdam City is centrally located to supply Amsterdam and surrounding cities quickly, efficiently.'

DELIVERY BY ROAD AND WATER

We all feel the ambition and need to go emission-free in the coming years. The layout of your logistics process contributes to this. CTPark Amsterdam City is right on the North Sea Canal, close to several ring roads and surrounded by a specially constructed cycle network. As a result, you can reach Amsterdam city centre in no time by electric truck, bus, e-bike and water!



CANAL CRUISERS

You could be the first company to supply its branches and customers in Amsterdam, Haarlem and Zaanstad with the help of emission-free canal cruisers.

INLAND WATERWAY

The 360-metre quay in front of CTPark Amsterdam City has enough space for ships of any size. Sea containers with goods from the ports of Rotterdam and Antwerp can be unloaded there directly. And from there, transported further by electric canal cruiser. To guarantee emission-free logistics by water, the quay is equipped with DC rapid chargers.



Roundabout Ankerweg



Tunneling Hemweg

EASY AND SAFE ACCESS

CTPark Amsterdam City is easily and safely accessible for all types of traffic. An extensive bicycle network has been constructed around the complex with bike paths, tunnels and roundabouts. This makes the centre of Amsterdam safe and quick to reach by electric bicycle and cargo bike, and traffic flows do not cross each other.

HOW LONG TO THE HEART OF AMSTERDAM?

Electric car, truck or bus - 8 minutes

E-bike or cargo bike - 15 minutes

Canal cruiser - 7 minutes

'Go for it:
emission-free to the heart
of the city centre from
CTPark Amsterdam City.'



ALL THE FUNCTIONALITIES TO BE AT THE FOREFRONT OF LAST MILE LOGISTICS...



SPACE FOR PRE-PROCESSING PRODUCTS

The concrete mezzanine floors above the loading docks are ideal for pre-processing products or even creating entire dark kitchens. That saves a lot of expensive and commercially usable square metres in the city centre! Not enough space on the mezzanine? It can be extended over the entire area of the commercial space!



POSSIBILITY FOR COOLING AND FREEZING FACILITIES

CTPark Amsterdam City is willing to invest in specific requirements for an optimal fit. For example, cooling and freezing facilities can be realised. Also in the cross-dock area.



COLLABORATE EFFICIENTLY

As a company, you can keep your own identity and conduct your own business activities. Working together under one roof makes it easy to seek cooperation with other companies in the cityhub. And it is even easier if you and your neighbours all belong to the same concern.

...TODAY AND TOMORROW.



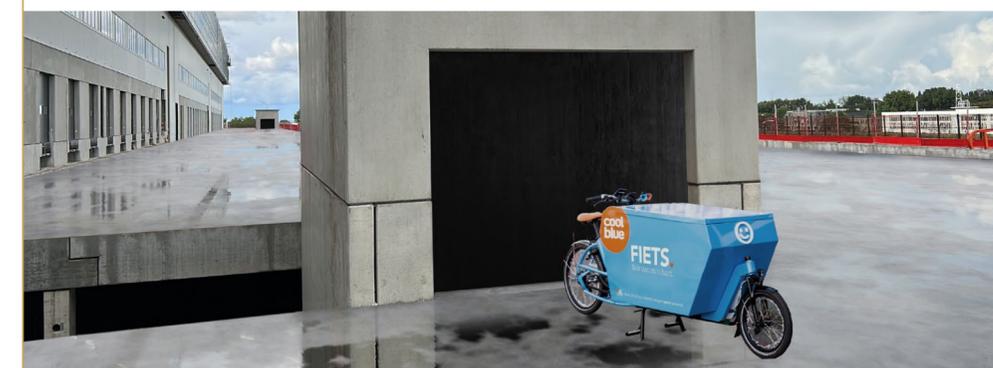
BREAAM EXCELLENT

Achieve or even exceed sustainability targets? CTPark Amsterdam City is built from recycled materials. That is why it has been awarded the sustainability certificate BREAAM Excellent.



ADR AREA

The special ADR rooms allow storage and handling of hazardous substances (e.g. aerosols or batteries).



CARGO BIKE LIFTS

CTPark Amsterdam City is equipped with two large cargo bike lifts. Each lift can carry 4 cargo bikes plus staff to provide optimal access to the building on all floors.

INSPIRING WORKSPACE WITH AMAZING VIEWS

Imagine. You park your car in the covered car park. The lift takes you upstairs to your new office. A lot of space and light. The large, high windows give you a view of the Amsterdam port and your own logistics chain. The nearby restaurant and the roof garden offer plenty of room for relaxation after work. Would you also like to work at this unique location? Where you, your colleagues and visitors feel inspired and motivated to get the best out of themselves and their working day. To come together and work together on innovative logistics solutions. To get better together and celebrate successes.





'A place where colleagues
and visitors feel inspired and
motivated.'

EVEN MORE ADVANTAGES:

- At CTPark Amsterdam City, you rent space and get a fixed sustainable energy price with it.
- If you have certain questions or wishes, feel free to ask.
- You can move into the cityhub next spring, or sooner if necessary.

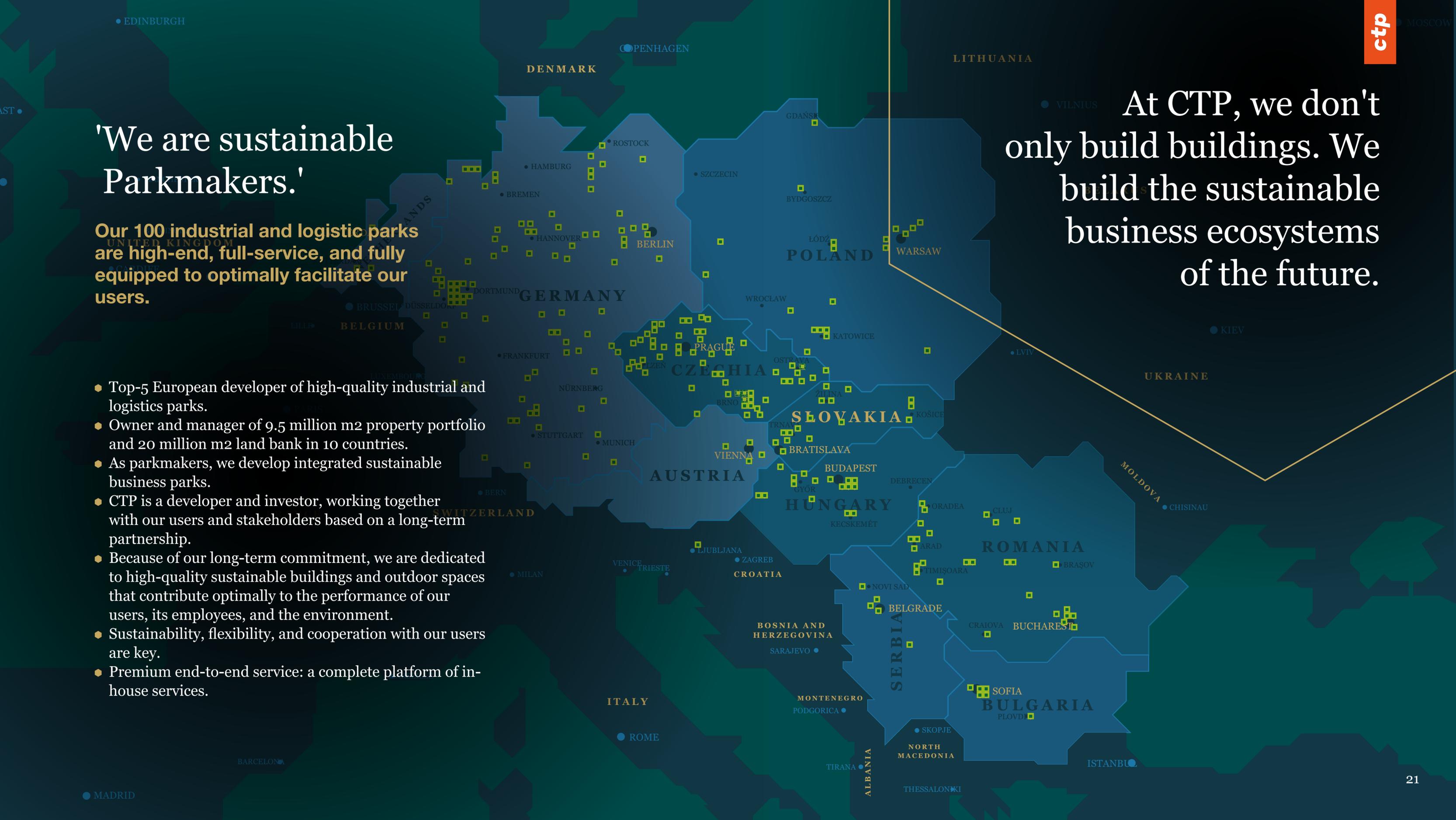
WE LOOK FORWARD TO SEEING YOU!

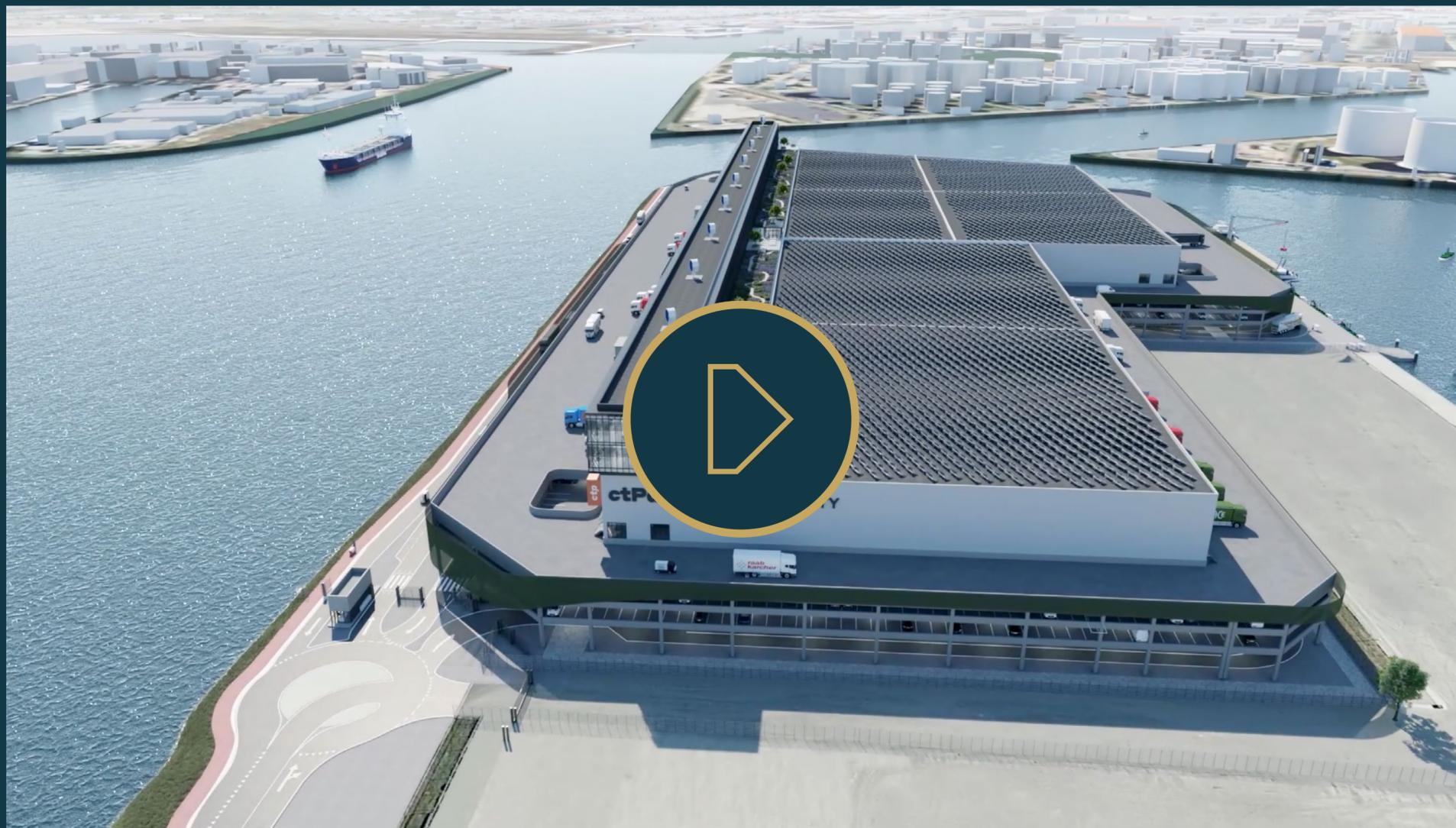
'We are sustainable Parkmakers.'

Our 100 industrial and logistic parks are high-end, full-service, and fully equipped to optimally facilitate our users.

- Top-5 European developer of high-quality industrial and logistics parks.
- Owner and manager of 9.5 million m2 property portfolio and 20 million m2 land bank in 10 countries.
- As parkmakers, we develop integrated sustainable business parks.
- CTP is a developer and investor, working together with our users and stakeholders based on a long-term partnership.
- Because of our long-term commitment, we are dedicated to high-quality sustainable buildings and outdoor spaces that contribute optimally to the performance of our users, its employees, and the environment.
- Sustainability, flexibility, and cooperation with our users are key.
- Premium end-to-end service: a complete platform of in-house services.

At CTP, we don't only build buildings. We build the sustainable business ecosystems of the future.





Peek into the future?
Press play.

LINK OPENS IN A NEW WINDOW



ctPark

AMSTERDAM CITY

INDUSTRIAL

■■■ real estate partners

Are you curious about the possibilities for your business?
We would be happy to tell you about them in detail. Please contact Robert Tiemens:
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