



ctPark
AMSTERDAM
CITY

ctPark AMSTERDAM CITY

Welcome!

May we welcome you to **CTPark Amsterdam City, the first multi-level XXL logistics city hub in the Netherlands, located on the outskirts of Amsterdam.**

Why did we develop this hub?

The city's demand for fast, flexible, and efficient transportation is growing. At the same time, increasingly strict environmental regulations call for emission-free traffic and easily accessible logistic facilities. The livability of the city is at stake.

In addition, the current outdated supply of logistic spaces does not meet the changed demand from users for high-quality, sustainable last-mile distribution space. Due to nitrogen-related issues and congestion in the energy network, this demand is growing, but there is no suitable new supply. And that is precisely what you need to operate and grow your business sustainably and achieve your ESG goals.

No worries, CTPark Amsterdam City provides the answer.

In our fully sustainable BREEAM Excellent certified and multimodal sorting and logistics center of 120,000 m², specifically designed for urban distribution and production, we offer you all possible facilities to optimize your business operations.

Companies from a wide range of sectors, including the food industry, e-commerce, and the construction sector, can find what they need here. Operating in proximity

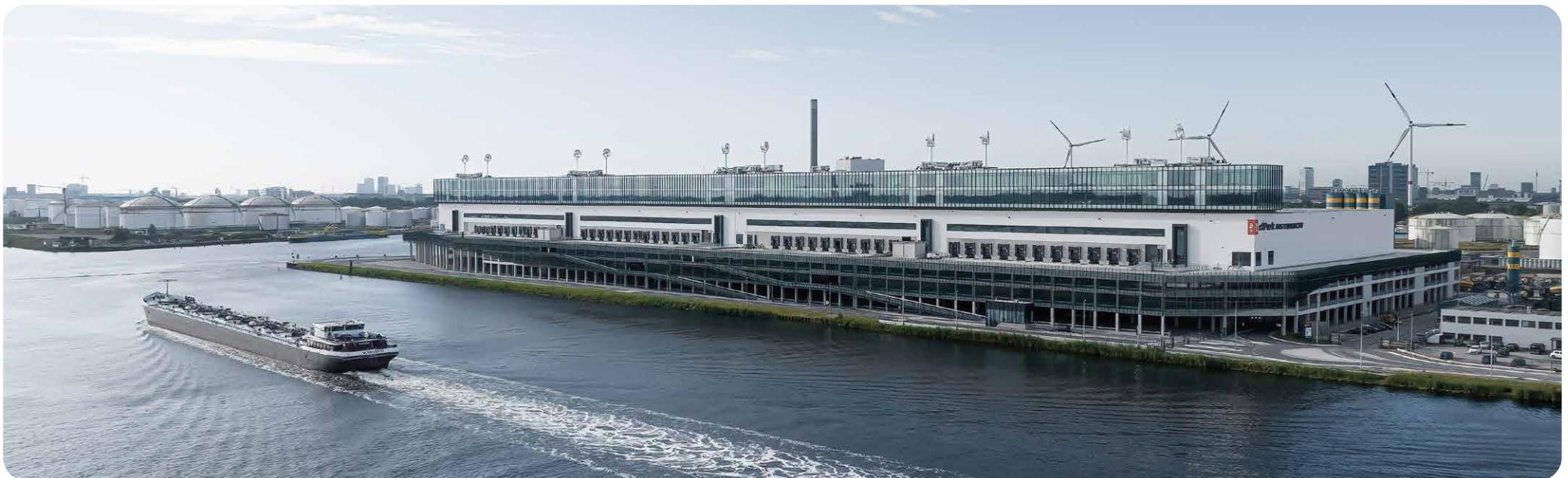
to other businesses encourages collaboration, leading to shared logistics solutions such as combined goods transport to the city and resource pooling, which can result in cost savings. Despite the proximity to other companies, each business retains its own identity and operational autonomy. So, you can fully be yourself in the complex.

The building is completely self-sufficient in its energy management. Electricity is generated through 13,000 solar panels and stored until needed in a smart energy management system that allows you to monitor and manage your energy consumption closely. With the production of your own cost-effective renewable energy, you can charge your equipment and transport vehicles, after which you can transport your goods to end-users in the city within fifteen minutes by boat, electric truck, bus, or e-bike.

We have the location and all the facilities to work with you in achieving the most efficient, sustainable, and profitable way of working. We are ready for the challenges of both the present and the future. Do you want to explore the possibilities that CTPark Amsterdam City offers? Come visit, be inspired, and join us!

See you soon,

The CTPark Amsterdam City team



CTPark Amsterdam City is a fully sustainable BREEAM Excellent and A+++++ certified multimodal sorting and logistics center spanning 120,000 square meters, specifically designed for urban distribution and production.



- Strategically located in the largest catchment area in the Netherlands, with a reach of 2.5 million people within 30 minutes and 7 million within an hour's drive.
 - Direct access to the city with the option of emission-free combined transport over both water and road (A10 and A5).
 - Network of bike paths, tunnels, and roundabouts for quick and safe access to the city by e-bike.
 - Public transportation options (including buses from Sloterdijk and a ferry to Zaandam).
 - Energy cost savings through sustainable design.
 - Locally generated green energy from 13,000 solar panels, producing over 5 million kWh per year.
 - Advanced energy management system, energy storage, and a robust connection to the electricity grid.
 - 1-megawatt-hour battery for energy storage.
 - Fast-charging station with 12 DC/fast chargers for electric trucks, vans, and cars.
 - 2 covered parking levels with 1,600 parking spaces for cars and vans, equipped with 200 AC chargers. One level is specifically suitable for buses and vans.
 - Both traditional cross-dock facilities (opposite docks) and cross-docking transversely possible.
 - 121 loading docks for trucks and 79 loading docks for vans. All loading docks can be equipped with charging facilities for electric vehicles.
 - 360-meter-long quay for loading and unloading inland vessels of any size with charging facilities for electric boats.
 - A truly multimodal building contributing to the modal shift.
 - Units starting from 2,500 square meters that can be flexibly arranged or expanded for future growth.
 - Storage, assembly, and production for all types of goods, with ADR space for hazardous substances and batteries.
 - Room to grow: 80,000 square meters of expansion possibilities with mezzanine floors.
 - 11,000 square meters of high-quality and flexible A+++++ certified office space on the roof with incredible views, a restaurant, and a 4,000 square meter rooftop garden.
- If you're looking for more solutions, there's a good chance we've already thought of them. Tell us your wishes, and we'll make it happen.

Emission-Free Transport Over Road...

Bike Network

CTPark Amsterdam City is easily and safely accessible by any means of transport. To ensure the smooth flow of all traffic streams, significant adjustments have been made to the infrastructure around the complex, with a particular focus on bike traffic. Bikes are efficient for short delivery distances, maneuvering easily in busy city traffic and reaching places where cars cannot go. Therefore, an extensive bike network has been established around the complex, including bike paths, tunnels, and roundabouts. This ensures the center of Amsterdam is accessible safely and quickly via electric bikes and cargo bikes, without intersecting traffic streams.



Public Transport - Own Bus Stop from Sloterdijk Station

CTPark Amsterdam City draws in hundreds of individuals every day, whether they're commuting for work or visiting one of its companies. Ensuring efficient access to the city hub is paramount. Alongside ample covered parking, we've established reliable public transport links. Our complex boasts its own bus stop, servicing routes to and from Sloterdijk train station, while also being within walking distance from the ferry to and from Zaandam. This setup enables swift and effective access to CTPark Amsterdam City.



...and Water

A green step towards sustainability

Our commitment to sustainability is reflected in offering emission-free transport over water. In collaboration with local partners, we facilitate bundled transport through the emission-free zone in Amsterdam. These waterways not only provide an environmentally friendly transportation option but also reduce traffic congestion in the city. In doing so, we contribute to cleaner air for everyone.

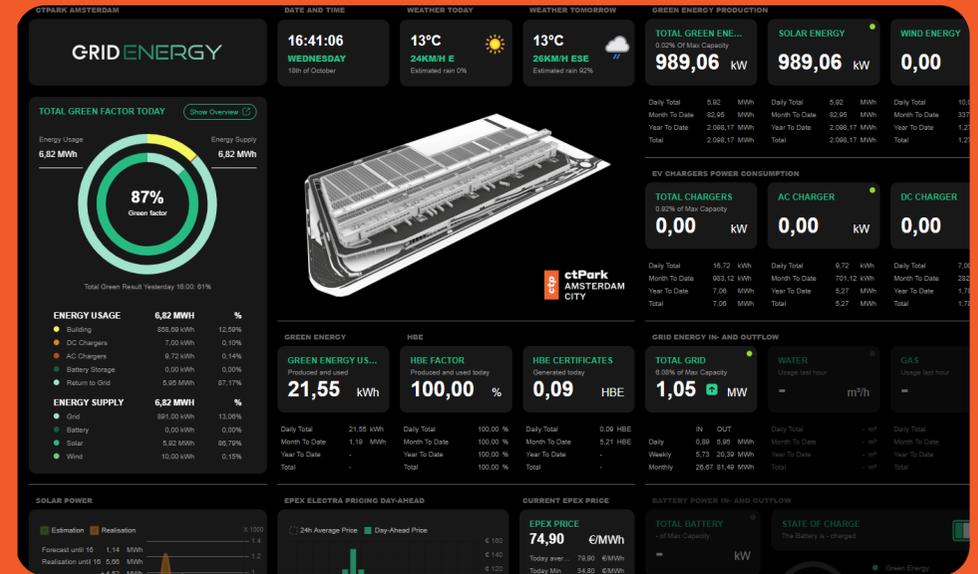


Energy and sustainability

Self-Sufficient

CTPark Amsterdam City sets the standard in sustainability, not only by facilitating users in 100% emission-free logistics but also by generating its own energy through 13,000 solar panels, producing more than 5 million kWh per year.

An advanced energy management system allows close monitoring and management of energy consumption per user. With the production of their own renewable energy, users can charge their equipment and transport vehicles. The use of self-generated renewable energy can lead to direct cost savings on users' energy bills. The ability to store excess energy in a 1-megawatt-hour battery is a smart way to handle energy peaks and make it available when needed.



BREEAM EXCELLENT

Achieving or even exceeding sustainability goals? That's what we do at CTPark Amsterdam City. The complex is constructed from recycled materials, earning it the BREEAM Excellent sustainability certificate.

Energy Label A+++++

Additionally, the office has the most environmentally friendly Energy Label A+++++. This label indicates how energy-efficient the office part of our building is. It considers insulation and installations for heating, cooling, hot water, ventilation, humidification, and lighting.

Electric loading & unloading

12 DC Fast Chargers

The complex features a dedicated fast-charging station with 12 fast chargers for electric trucks. These fast chargers are designed to quickly recharge E-trucks after unloading or loading goods, ensuring electric trucks can get back on the road as soon as possible. These chargers are also available for electric vans and cars that may need them. Additionally, fast chargers are positioned at the loading docks, allowing trucks to charge their batteries during the loading and unloading of goods. This contributes to the efficiency and sustainability of the complex and the transport activities taking place.

600 Parking Spaces for Cars and Vans with 200 AC Chargers

At CTPark Amsterdam City, all possible transportation flows can easily come and go. It's important that everyone can park at the city hub conveniently, and you and your visitors can arrive and depart comfortably. The XXL logistics city hub has more than enough parking spaces, with a total of 1,600 covered parking spaces distributed over two parking levels. These parking spaces are equipped with an ample number of charging points for both electric cars and electric vans.



DOCKS

200 Loading Docks

Surrounding CTPark Amsterdam City are 200 loading docks, providing sufficient capacity for all users. These loading docks are a crucial part of an efficient and safe flow of goods. They enable trucks and other vehicles to load and unload goods quickly, easily, and efficiently. They can be adapted to accommodate various vehicle and truck sizes, allowing for the transportation of a wide range of goods. The use of loading docks provides control over incoming and outgoing goods, enhancing the planning and management of goods flows. All loading docks are accessible from one direction to ensure optimal traffic flow. Both traditional cross-dock facilities (opposite docks) and cross-docking transversely are possible.



360-Meter Private Quay:

Sea Container Delivery Possible

The 360-meter-long quay at CTPark Amsterdam City provides ample space for vessels of any size. Sea containers with goods from the ports of Rotterdam and Antwerp can be unloaded directly.

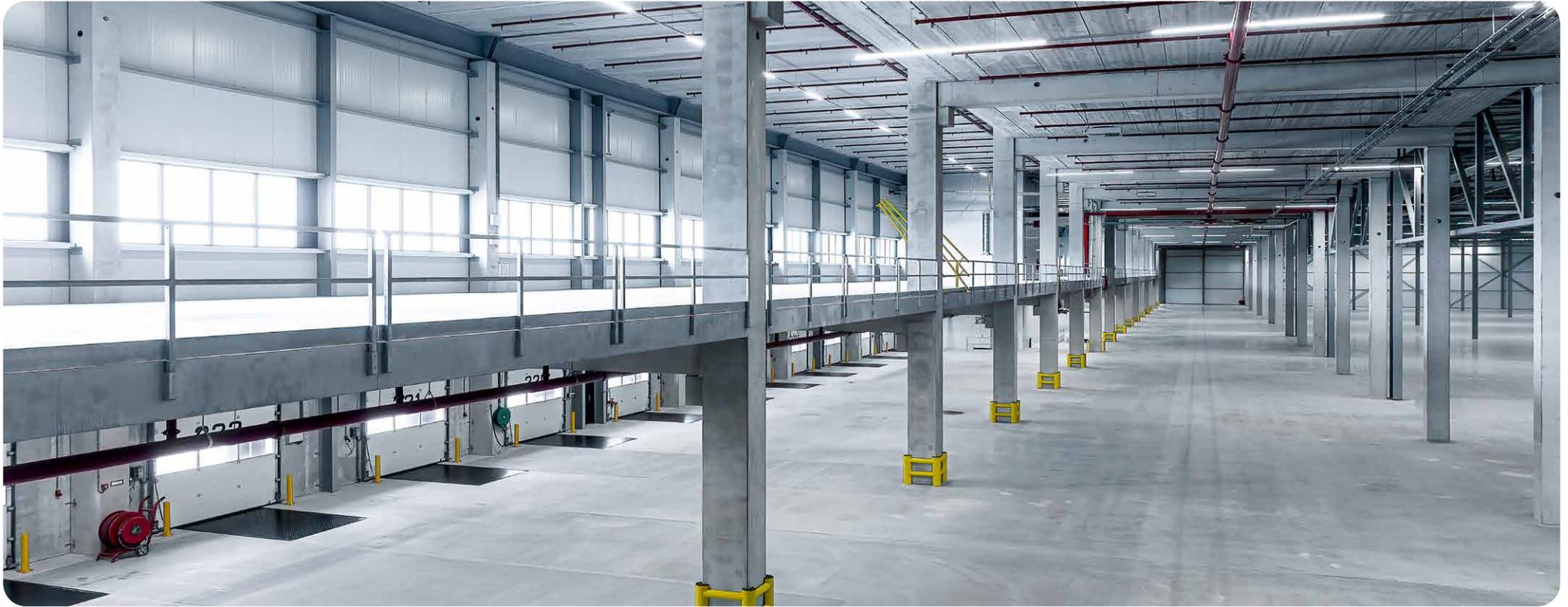
Electric Transport Over Water to the City

The 360-meter-long pier serves not only as a freight dock for sea containers but also provides direct access to the city by water for transporting goods by boat. Fast chargers are available at the quay for charging electric boats. Whether by water or road, your goods can be brought to the center of Amsterdam within fifteen minutes, emission-free. They can also quickly reach Schiphol or cities like Haarlem and Zaandam.

2 Cargo Bike Lifts

CTPark Amsterdam City is equipped with two large cargo bike lifts that can reach any floor of the complex. Each lift accommodates four cargo bikes and personnel. This allows cargo bikes to reach your warehouse directly, where you can load them with packages or other goods. An electric cargo bike is an ideal means of transport in a busy city like Amsterdam. It's not only green but also a convenient alternative to cars. The route to and from the city is often much faster by cargo bike in heavy traffic than by car or bus.

Building



120,000 sqm Storage and Production Space

Take a giant leap into the future. Give your company all the space it needs at CTPark Amsterdam City. The XXL logistics city hub houses a total of 125,000 square meters of storage space. We offer our users all the space they need to conduct their business activities. Companies can rent spaces starting from 2,500 square meters, which are flexible in layout. In our city hub, you can cross-dock all kinds of goods, store, produce, assemble, repackage, package, and distribute for shorter or longer durations. Everything you can think of is possible with us. You can directly connect every logistics link and ensure your company has all the space it needs for the future.

Mezzanine and 80,000 sqm Expansion Possibilities

CTPark Amsterdam City is prepared for the future. In addition to the existing 120,000 square meters of storage space, there is room for growth with 80,000 square meters of mezzanine floors. The ceilings of the storage spaces are 10.5 meters high. Mezzanine floors can create additional storage space without occupying extra floor space. They can be placed over the entire area of the business space, allowing goods to be stored at various levels, optimizing storage spaces.

Production Space

Having your own production space in CTPark Amsterdam City is a cost-effective solution for companies looking to optimize their production while considering their ecological footprint. By producing small quantities of products in your own business space, you can quickly and flexibly respond to your customers' needs. This also reduces potential inventory costs. By using advanced technologies such as automation and robotics and collaborating with partners in the city hub, you can further optimize your production processes. We can assist you by setting up production spaces where products can be manufactured or assembled. We can also help you find potential collaboration partners.



Cooling, Freezing, and ADR Space

At CTPark Amsterdam City, you can store and process all kinds of goods, including hazardous substances, batteries, and chemicals. The complex is equipped with ADR rooms for the safe storage of these items. Additionally, cooling and freezing spaces can be set up for goods that require a constant low temperature, such as food or medicines. These can also be realized in the cross-dock areas. If you have specific needs in this area or require other solutions, let us know. We have all the necessary permits and can provide various facilities, and we're happy to collaborate on solutions that suit your needs.



Office

Inspiring Office Space with Amazing Views

Imagine this: You park your car in the covered parking garage. The elevator takes you upstairs to your new office—a spacious and bright environment. Through the large, high windows, you have a view of the Amsterdam port and your own logistics chain. In the adjacent restaurant and the 4,000 sqm rooftop garden, you offer your employees a healthy, green working environment with clean air.

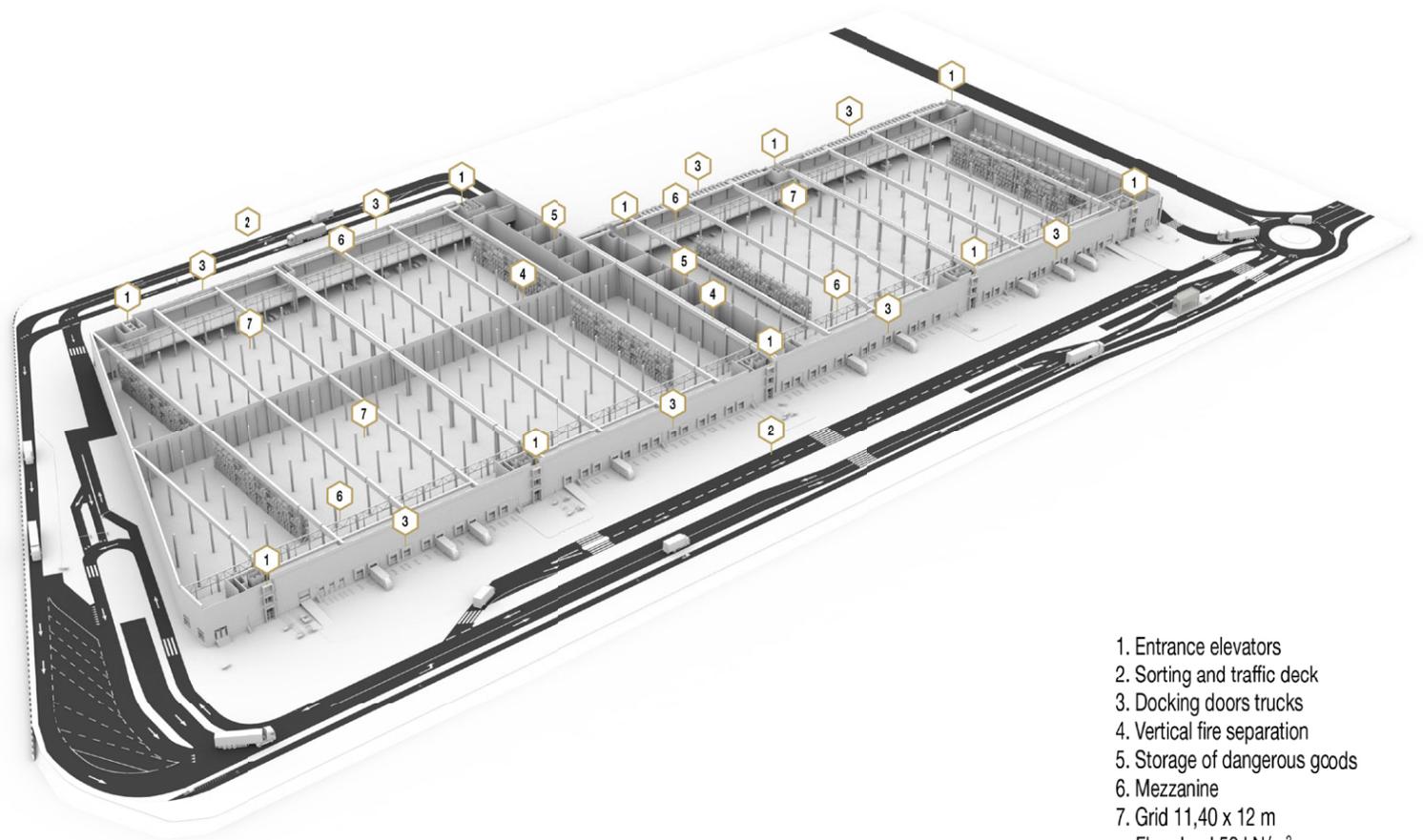
The rooftop garden is a place where people can meet for a business appointment, lounge, or even exercise after work. Greenhouses are also set up to cultivate various fruits and vegetables, which can be immediately incorporated into the restaurant's dishes after harvest.

Do you want to work in this unique location? Where you, your colleagues, and visitors feel inspired and motivated to make the most out of themselves and the workday? To come together and collaborate on innovative logistics solutions? To improve together and celebrate successes?

Contact us!

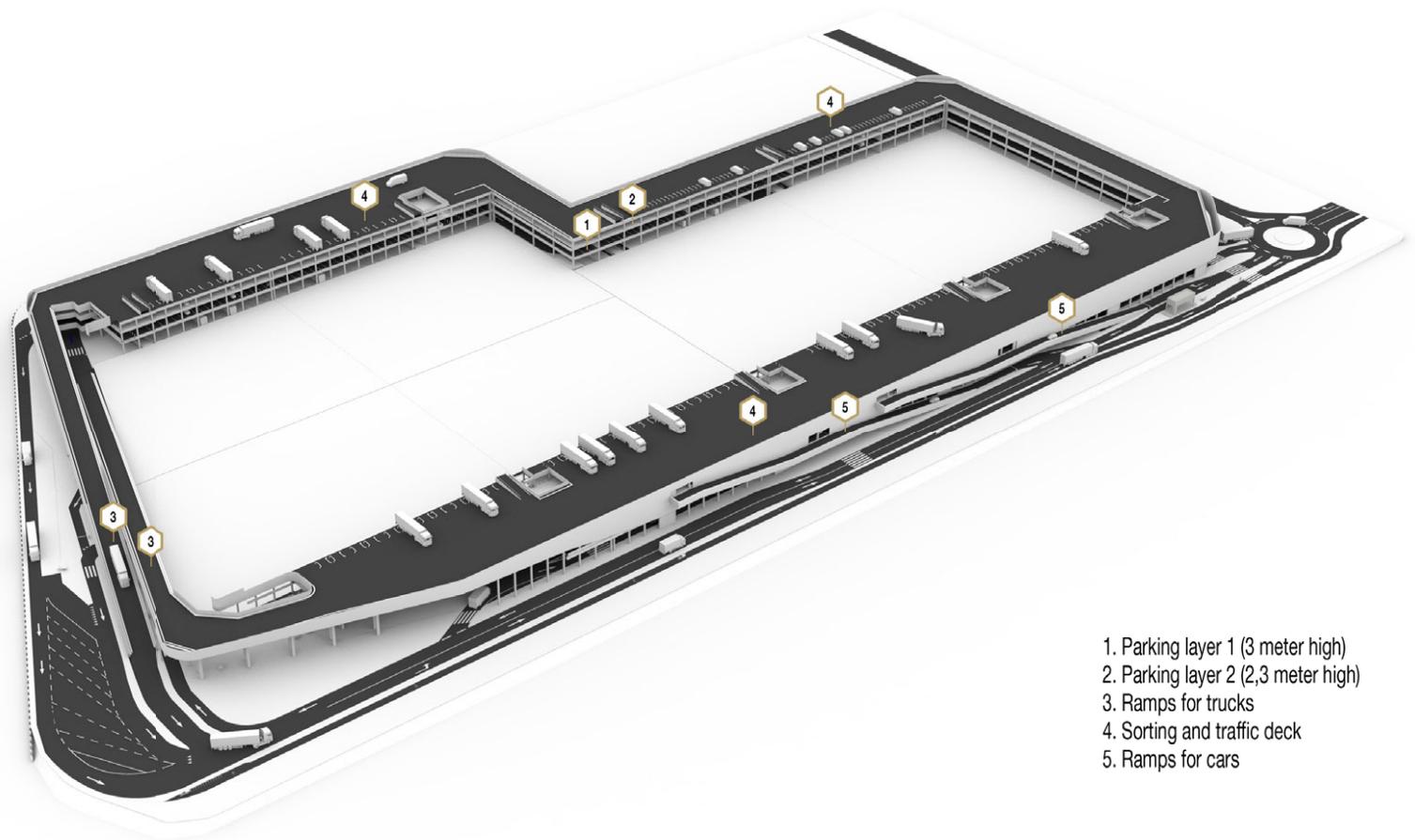


Ground level



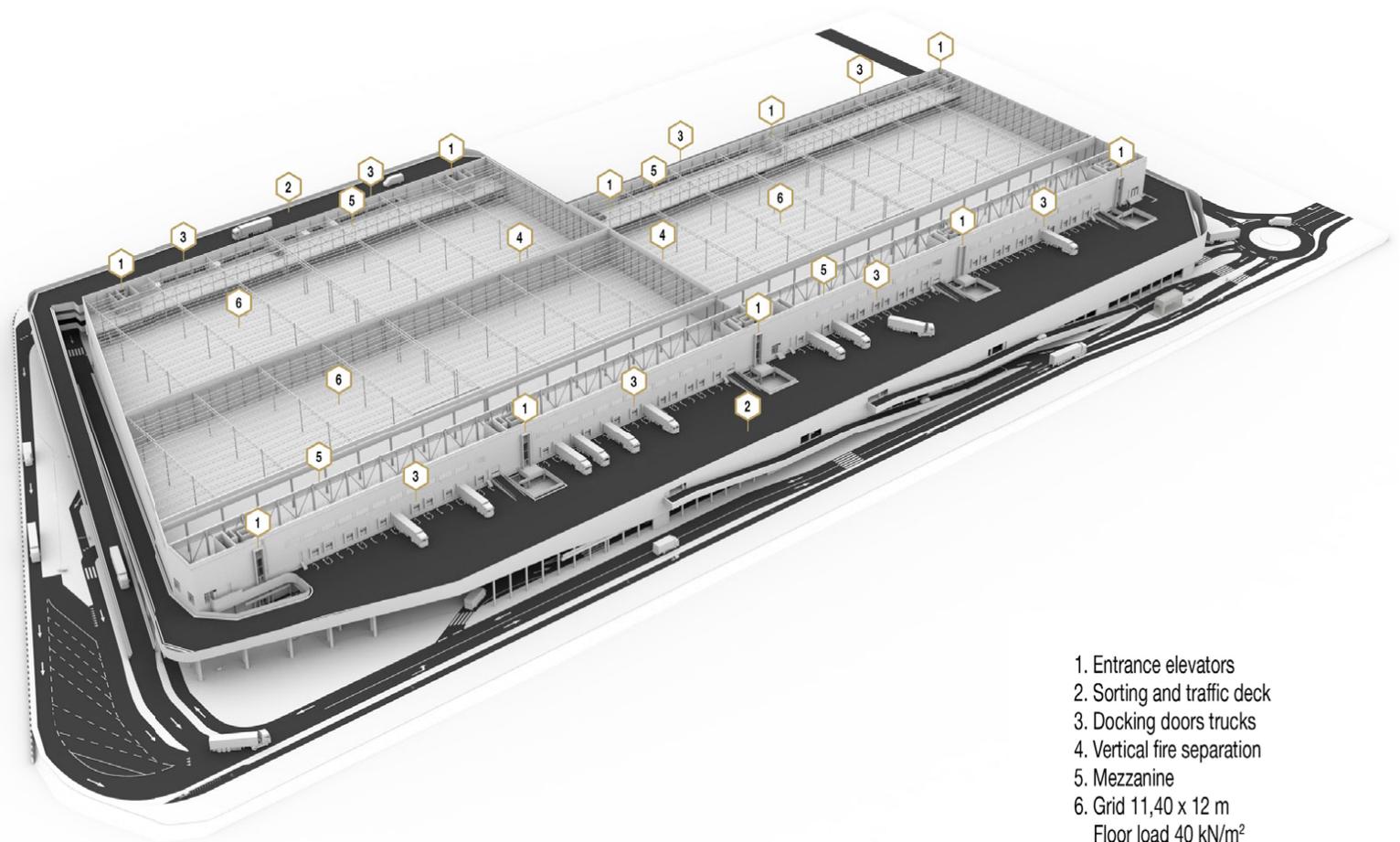
1. Entrance elevators
2. Sorting and traffic deck
3. Docking doors trucks
4. Vertical fire separation
5. Storage of dangerous goods
6. Mezzanine
7. Grid 11,40 x 12 m
Floor load 50 kN/m²
Stacking height 10,50 m'

Parking deck



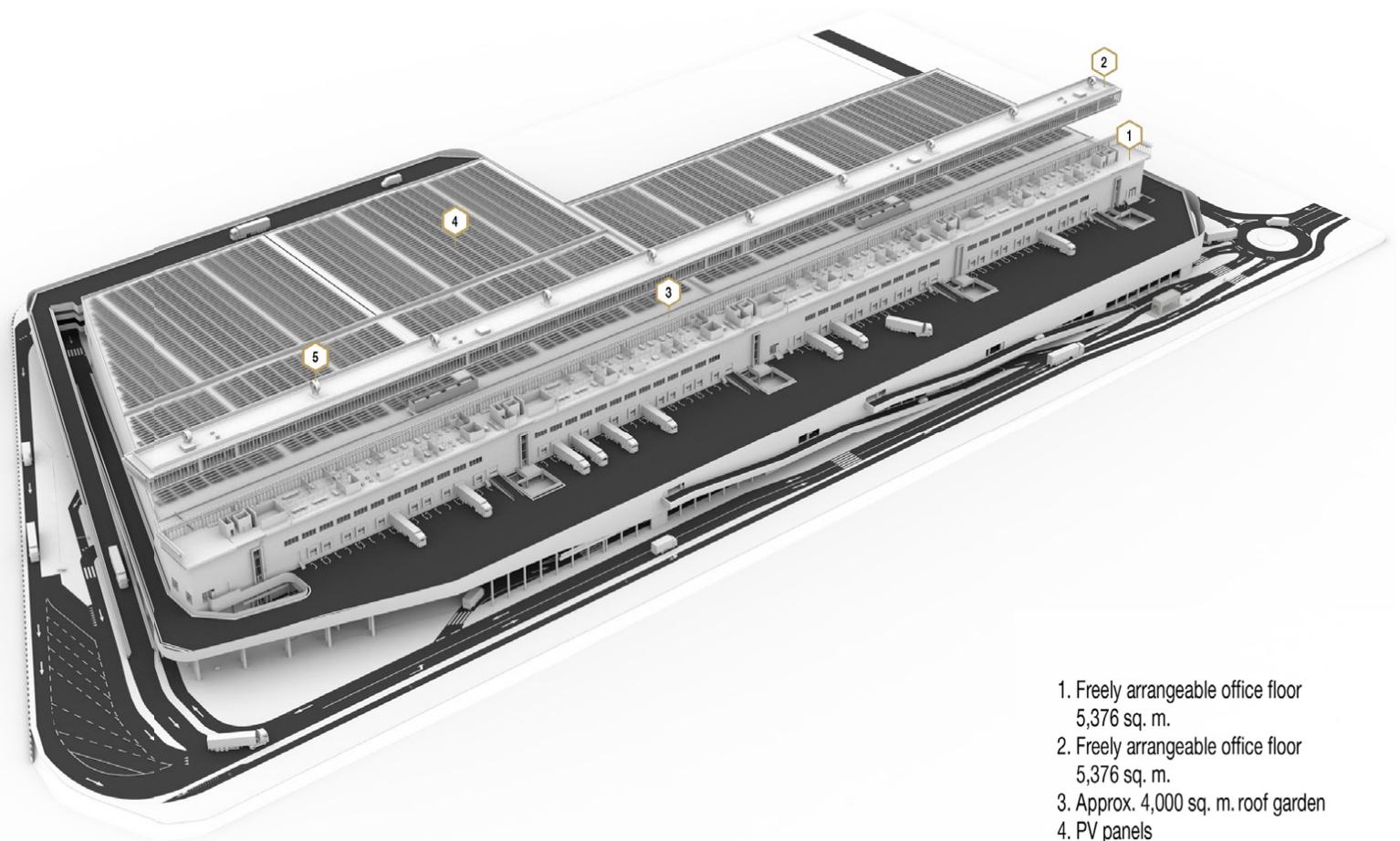
1. Parking layer 1 (3 meter high)
2. Parking layer 2 (2,3 meter high)
3. Ramps for trucks
4. Sorting and traffic deck
5. Ramps for cars

First floor



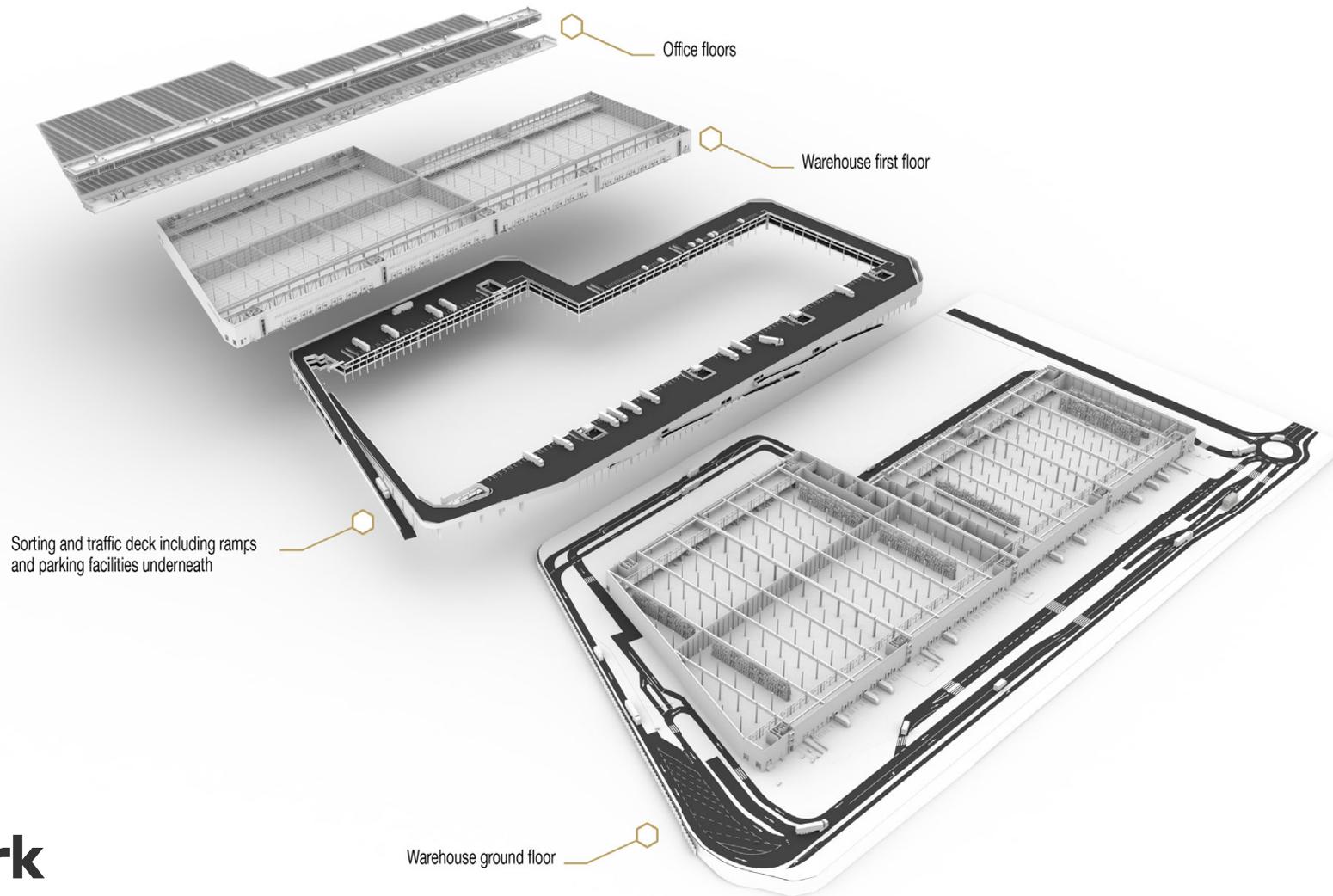
1. Entrance elevators
2. Sorting and traffic deck
3. Docking doors trucks
4. Vertical fire separation
5. Mezzanine
6. Grid 11,40 x 12 m
Floor load 40 kN/m²
Stacking height 10,50 m¹

Office



1. Freely arrangeable office floor
5,376 sq. m.
2. Freely arrangeable office floor
5,376 sq. m.
3. Approx. 4,000 sq. m. roof garden
4. PV panels
5. Wind turbines

Exploded view



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WHERE YOU NEED TO BE

10 countries

TRACK RECORD OF SUCCESS

11.8 million sqm

GLA

SPACE FOR YOU TO GROW

23.4 million sqm

landbank

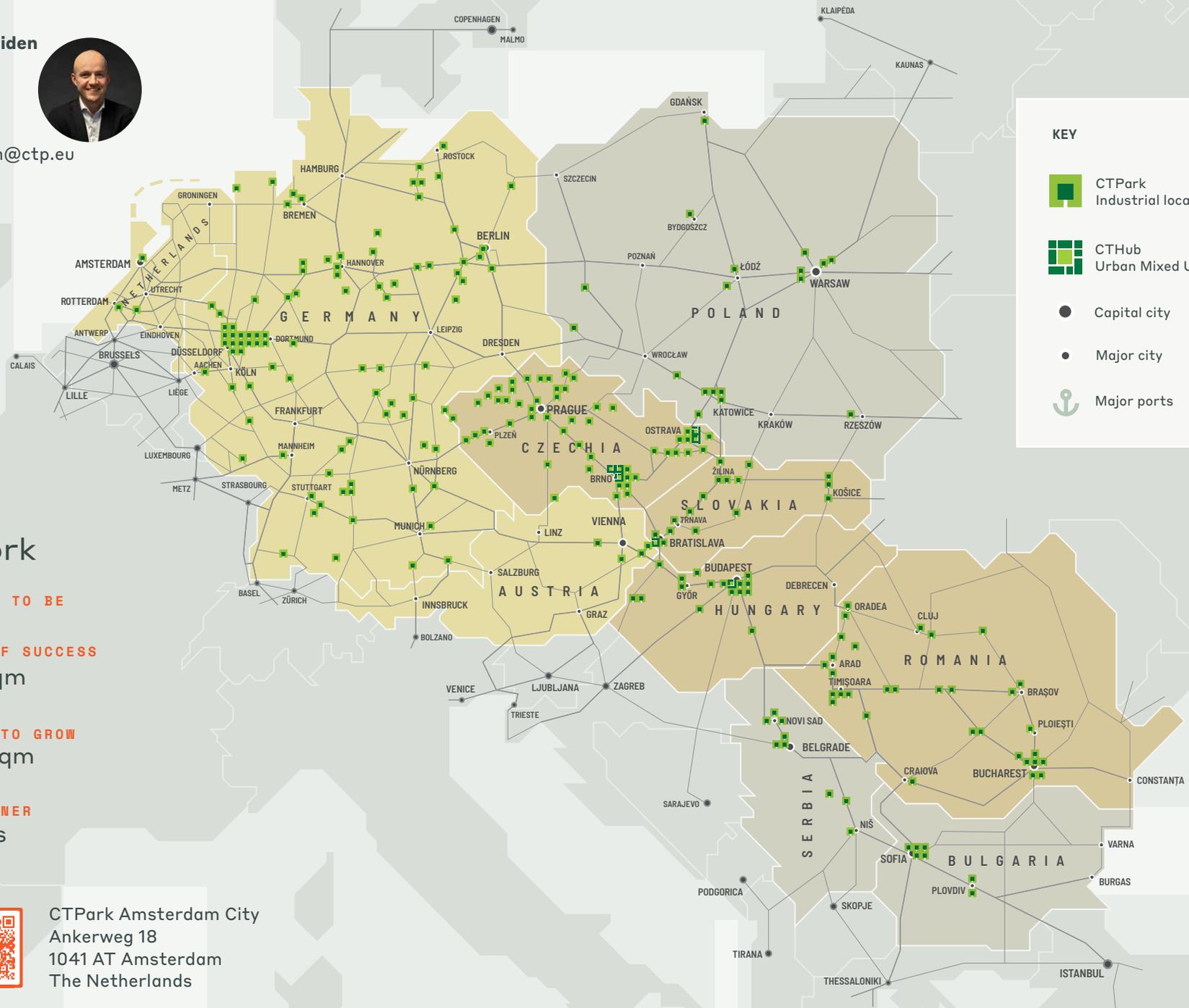
LONG TERM PARTNER

>1,000 clients

by
CTP.



CTPark Amsterdam City
Ankerweg 18
1041 AT Amsterdam
The Netherlands



KEY

CTPark Industrial location

CTHub Urban Mixed Use

Capital city

Major city

Major ports