INVEST & DEVELOP IN THE EUROPEAN GATEWAY
Do you want to grow and develop in the largest container hub of Europe? Would you like to invest in logistics property and large-scale distribution? At a place where you can take advantage of high-frequency deep-sea, short-sea and multimodal connections, amid state-of-the-art terminals? Distripark Maasvlakte West offers all the space, development opportunities and hypermodern facilities that you need. In short: the perfect conditions for development and growth. Get to know this premium logistics location at the Gateway to Europe.

**OPTIMAL SUPPLY CHAIN**
Investing in Distripark Maasvlakte West means investing in an optimal supply chain. The port of Rotterdam is the fastest and most reliable port in Europe and internationally renowned for its best port infrastructure and innovative strength. For many shipping companies Rotterdam is the first and last port of call. All this ensures 2 to 5 days supply chain lead time advantages when transporting cargo to and from Europe. Importing goods to Europe via Rotterdam is also interesting from a tax perspective. In the Netherlands, payment of VAT can be deferred until the time the VAT return is filed resulting in considerable cash flow advantages.

**UNLIMITED DEVELOPMENT OPPORTUNITIES**
With an area covering more than 100 ha, Distripark Maasvlakte West is the only green field location for warehousing in the port of Rotterdam. The area is perfectly suited for the development of large-scale distribution. Plots of various size can be allocated to your business. No restrictions have been imposed on the height of buildings. Projects will be professionally supervised. In other words, unlimited opportunities for property developers, investors, shippers and logistics service providers to invest, grow and develop.

**HIGH-FREQUENCY CONNECTIONS**
Rotterdam is the best connected port in Europe. Around 500 deep-sea, short-sea, feeder and scheduled ro-ro services connect the port of Rotterdam to over 1000 ports throughout the world. Hundreds of weekly inland shipping and railway services provide excellent connections between Rotterdam and Europe’s largest economic centres. In less than 24 hours, you can reach 500 million European consumers. The choice of various high-frequency transport services and operators ensures rapid, reliable and cost-efficient supply chains.

**MULTIMODAL CONNECTIONS**
Distripark Maasvlakte West is connected by road, rail and water. The site is situated alongside the A15 and close to the dedicated freight railway line between the Maasvlakte and the European hinterland. With the extension of this Betuweroute in Germany, the European corridors will even have stronger and more frequent connections in the future.

**CHEMICAL, AGRICULTURAL AND HIGH-VALUE GOODS**
Thanks to its location at the heart of one of Europe’s largest chemical clusters and ample safety contours, Distripark Maasvlakte West is perfectly suited for the distribution of chemical products, including hazardous goods. There are over 45 leading chemical production companies and refineries operating in the immediate vicinity. High-frequency barge, road and railway services connect Distripark Maasvlakte West to the largest chemical clusters in the European hinterland.

The strong cold-storage cluster at the Maasvlakte, the development of Coolport in the Eemhaven, and strong cold-storage cluster in the Merwe-Vierhavens make Distripark Maasvlakte West an appealing location for the agricultural distribution industry. Thanks to the exceptional services to other international ports, there has been a sharp increase in the flow of agricultural goods through the port of Rotterdam. The port of Rotterdam excels in handling of and services for transport of reefer containers.

Thanks to the solid security policy, a vast number of high-value goods are handled each year in the port of Rotterdam. Distripark Maasvlakte West in particular is the ideal location for this product group. Drivers can reach the warehouse quickly and they are able to leave their vehicles at a modern and highly secure truck parking facility, Maasvlakte Plaza.
Port of Rotterdam Authority

The objective of the Port of Rotterdam Authority is to enhance the port’s competitive position as a logistics hub and world-class industrial complex. Not only in terms of size, but also with regard to quality. The Port Authority is therefore leading the transition to sustainable energy and it is committed to digitalisation in order to make the port, and the supply chain, more efficient. The core tasks of the Port Authority are to develop, manage and exploit the port in a sustainable way and to deliver speedy and safe services for shipping.

Are you looking for space offering unparalleled opportunities for large-scale distribution?

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AT THE HEART OF THE EUROPEAN GATEWAY

In close proximity of Distripark Maasvlakte West you find state-of-the-art deep sea, barge and railway terminals as well as numerous empty depots. These allow you to benefit from short supply and distribution routes. The customer-oriented and professional customs office is located in the immediate vicinity. Maasvlakte Plaza offers comfort to drivers and security for their trucks. This hypermodern truck parking facility, which has more than 350 parking spaces and is accessible 24 hours a day, offers every convenience, such as a restaurant, gas station and service point for containers.

QUALIFIED STAFF

Due to the proximity of the city of Rotterdam, employers can make use of a huge pool of highly-educated and motivated workers. The range of logistics and other courses offered at various levels of educational institutions are second to none. Aiming to optimise accessibility, the Port of Rotterdam Authority has been working to improve public transport to and from the Maasvlakte. As such, Distripark Maasvlakte West offers excellent accessibility by public transport, car, scooter or bicycle.

PERFECT CONDITIONS FOR DEVELOPMENT AND GROWTH

• At the heart of Europe’s largest container hub.
• In the midst of state-of-the-art terminals and depots.
• Ample space for development and large-scale distribution.
• Unlimited development opportunities.
• High-frequent, deep-sea, short sea and multimodal connections.
• All major European economies can be reached in less than 24 hours.
• Hypermodern truck parking facility nearby.
• Availability of qualified staff.