



Developing future proof logistics parks

WE ARE MOVING

**DISTRICT 54**

LOGISTIEK VASTGOED

TO THE

# Next Level



Developing next level logistics centres

*About us:*

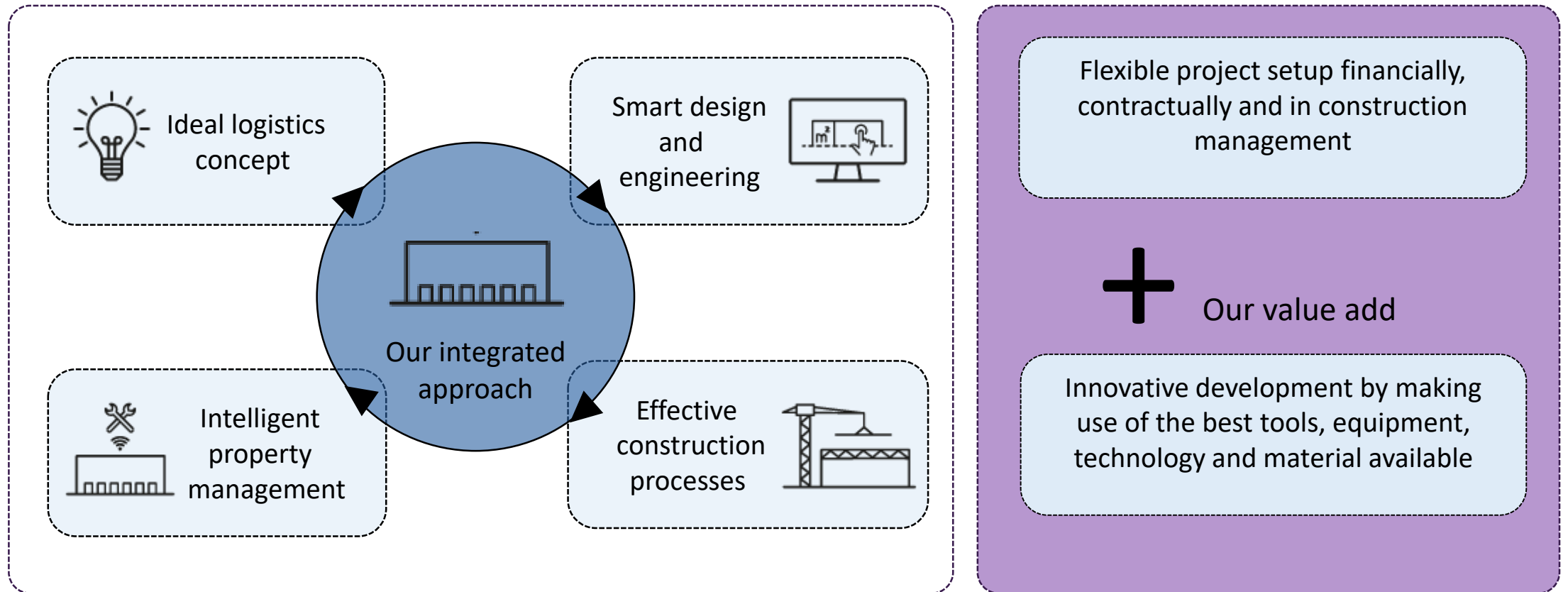
*We develop and invest in next level logistics centres*

*Centres that consider how we use them today and tomorrow.*

*Together we create inspiring work environments designed around agile logistics processes*



# Our integrated approach and value add





# Our customers and latest projects



31.000m2 for FrieslandCampina



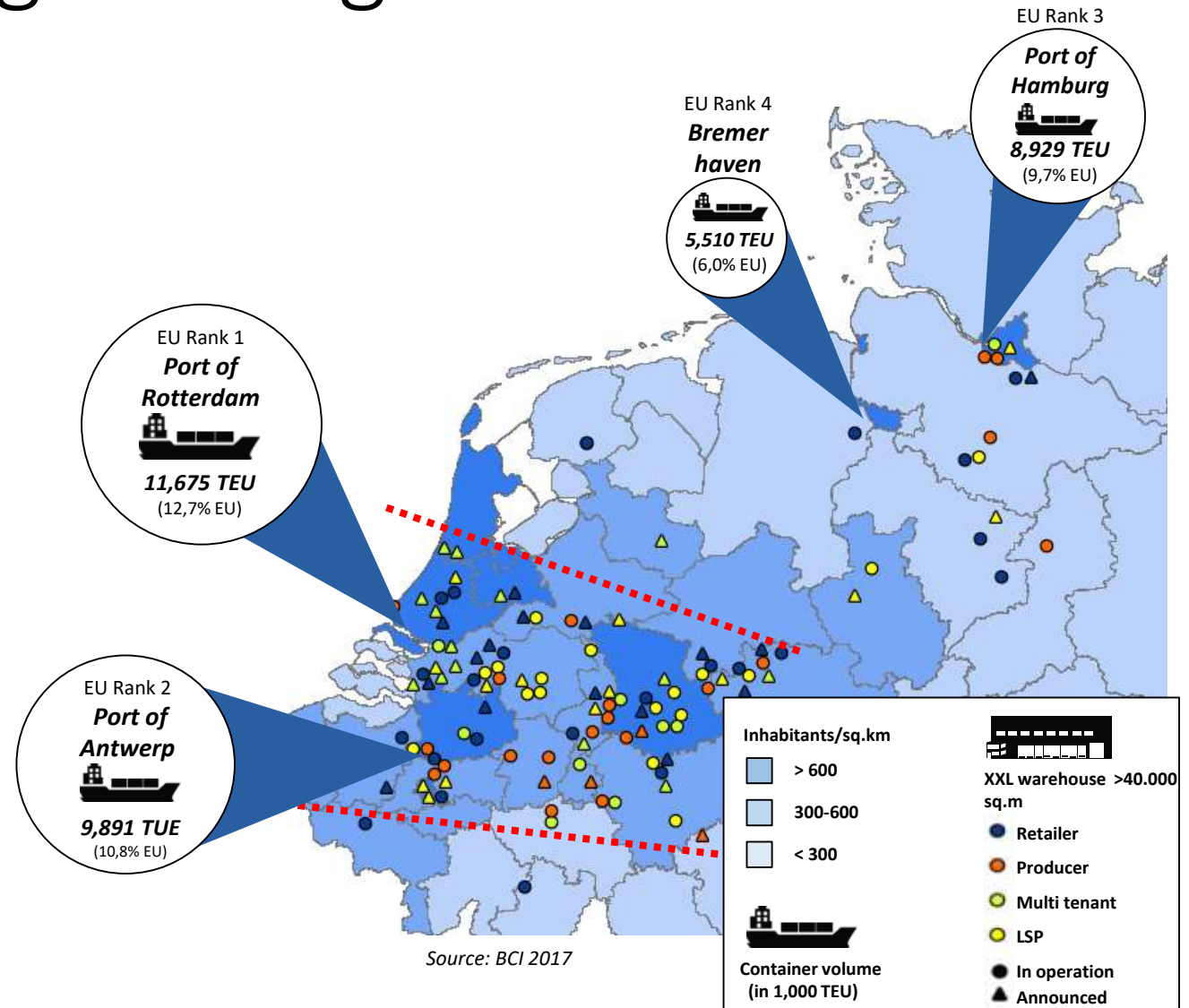
70.000m2 for Lidl



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# What are the challenges in logistics

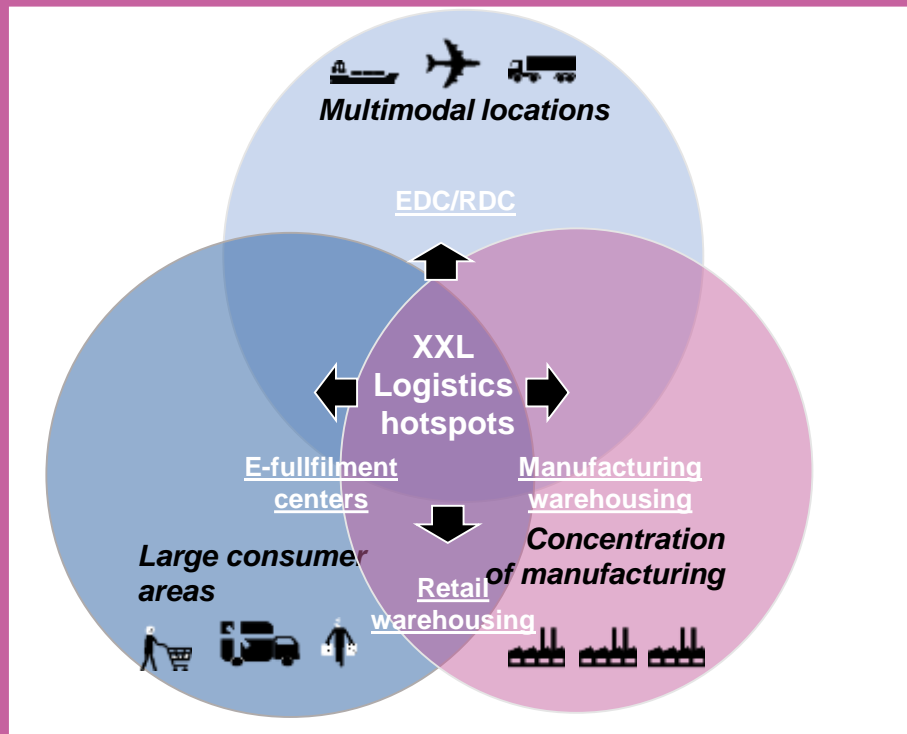
- Growing concentration of activity in corridors due to scaling and growth
- Rapid changing business risks (political, environmental, technological)
- Limited availability of XXL-locations and tight labor markets
- Pressure on CO2 footprint reduction and energy consumption



# What is the impact on logistics centres



Hotspots will keep growing

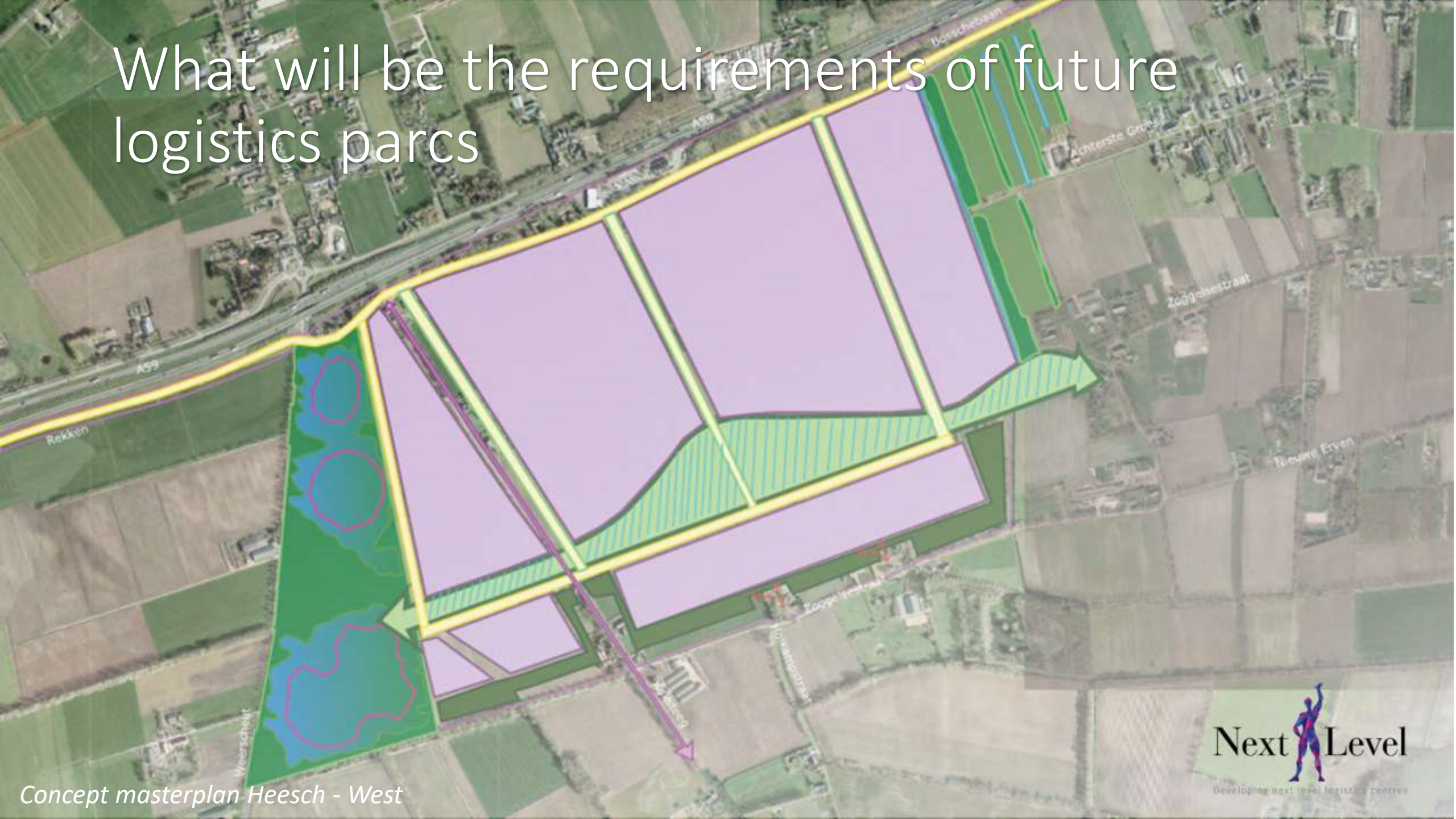


Larger buildings and more modular

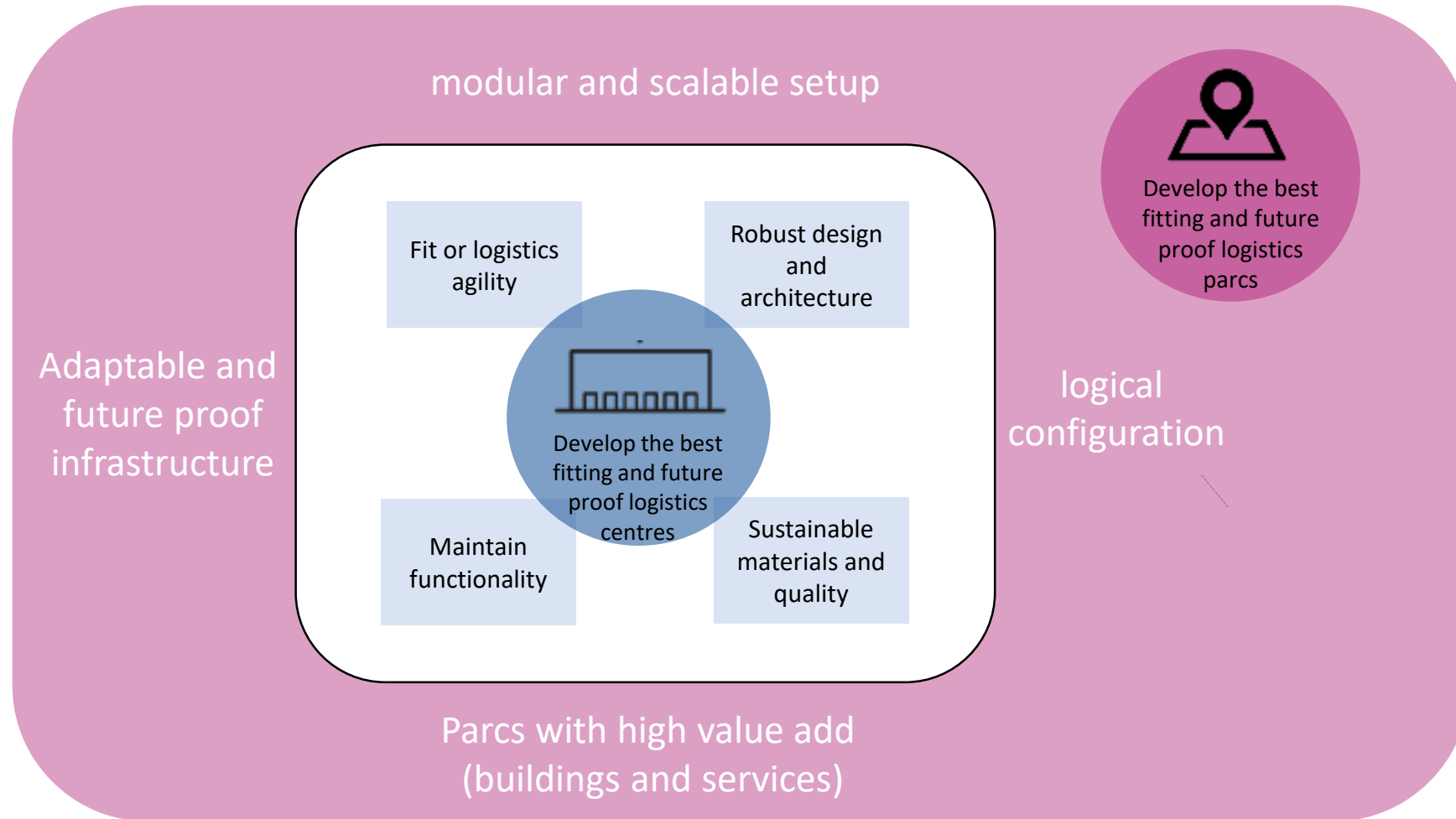
Type warehouse	Current standards with mechanisation	Future standards with robotics
Manufacturing	High bay	Standard grade A building
EDC/RDC	Build to suit	Standard grade A building
Retail	Build to suit	Standard grade A building
E-Commerce	Standard Grade A building with large mezzanines	Standaard grade A building met grote mezzanines



# What will be the requirements of future logistics parcs



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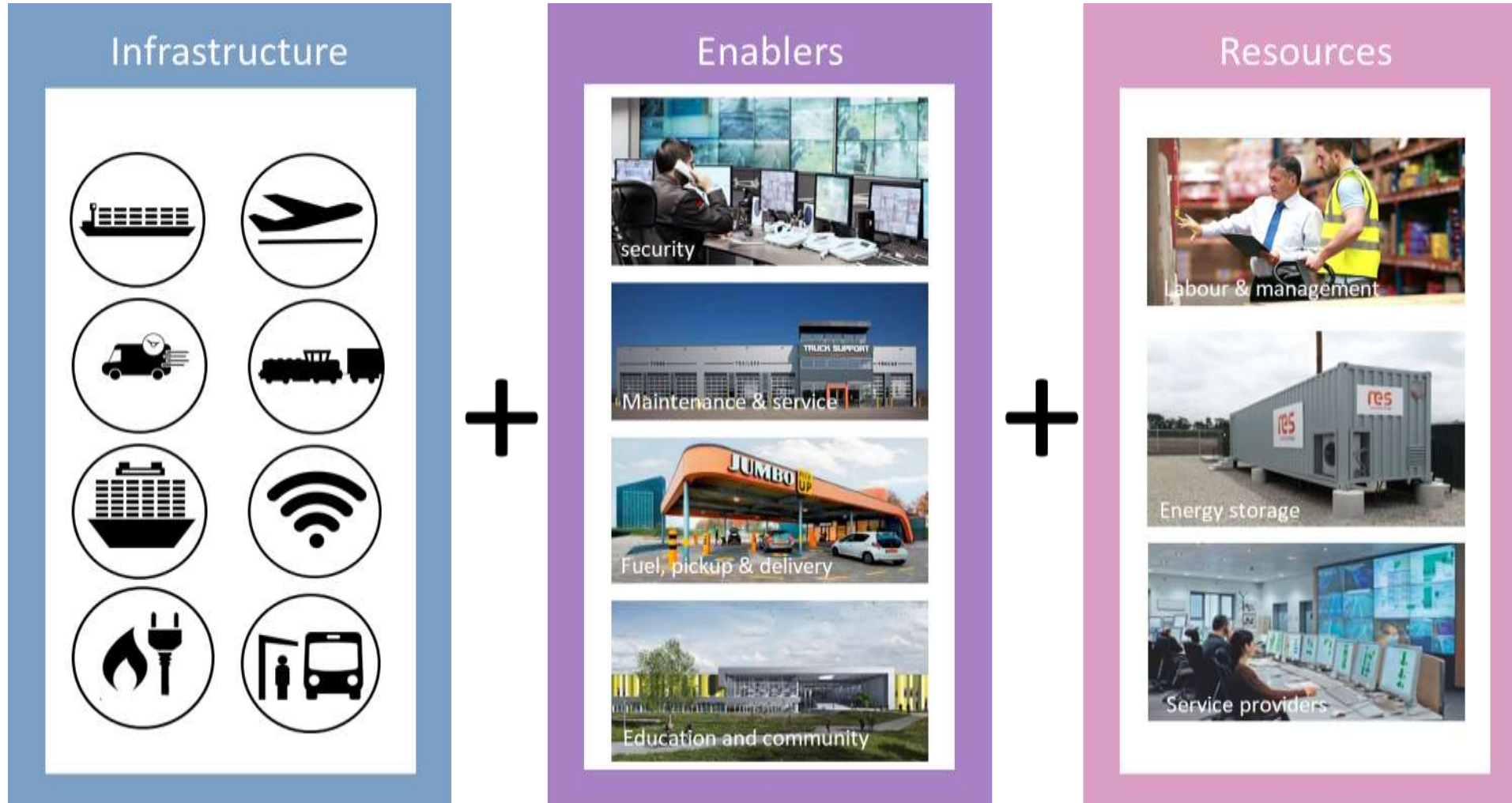




# How to create smart and cost effective crossovers



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# Preconditions for new developments: Food for thought



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Create a  
modular setup



Develop  
pre-conditions  
for creative  
solutions



Anticipate  
future  
innovations



# Key take-aways

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- Active zoning plan management: keep zoning plans up-to-date!
- Focus on long term value add and functionality of the logistics parc
- Work together with all stakeholders to create better plans



*"The best  
way to predict the future  
is to create it yourself"*





# Thank you for your attention

[www.next-level.eu](http://www.next-level.eu)

