



**SwissLife**  
Asset Managers



*first availability*  
**Q1 2027**

*Logistics*

# Tilburg I

*Gooikensdam 10, NL – 4905 Oosterhout*

Within the logistics asset class at Swiss Life Asset Managers, we are a developer, investor and portfolio manager of state-of-the-art logistics real estate – including our new property “Tilburg I”, which combines high ESG standards with premium features.

## *Highlights*

*Logistics*

**Project type**



*23,000 sqm*

**Property area**



*14,300 sqm*

**Warehouse**



*A59/2 km*

**Connection**



*500 sqm*

**Office and social area**



*1,600 sqm*

**Mezzanine**

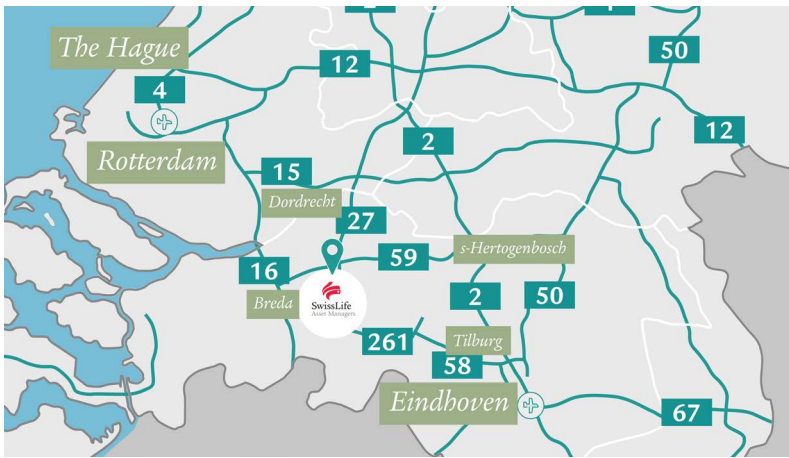
## Location and surroundings

### Logistics hub with excellent connections, including port and motorway access

The property is centrally located in the Noord-Brabant logistics region and thus in one of the most important logistics corridors in the Netherlands. Thanks to its very good connections and proximity to the major seaports of Rotterdam and Antwerp, the location offers the ideal

prerequisites for national and international goods flows. Particularly worthy of mention are the direct access to the A59 motorway as an important transport hub, its location on central transport corridors and its well-developed logistics infrastructure with storage, distribution and industrial space that supports efficient supply chain processes.

### Macro location



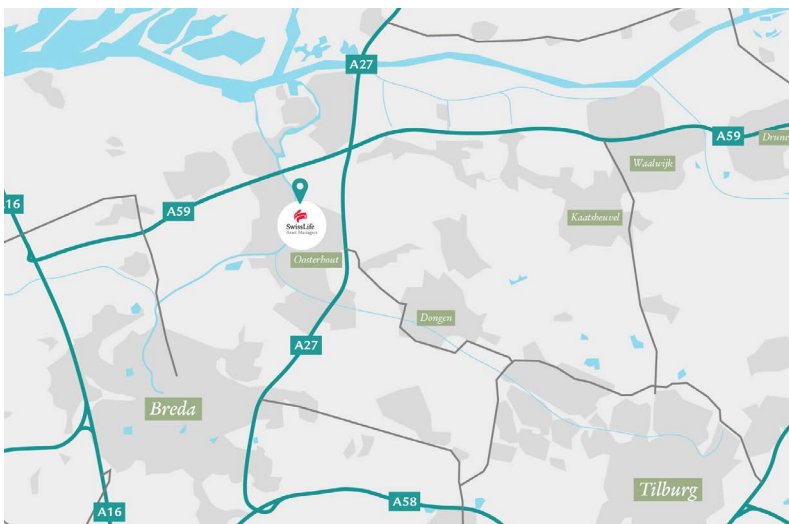
### Distances

	A59 motorway	2 km
	A27 motorway	4 km
	Port of Rotterdam	61 km
	Port of Antwerpen	65 km
	Rotterdam Airport	65 km

### Micro location

The property is located in a clearly commercial environment with light industrial operations, industrial space and logistics warehouses. The route to the A59 motorway passes exclusively through commercial and green areas, avoiding residential zones. The lack of traffic lights ensures rapid and smooth access to the national transport network. The property is surround-

ed by various industries: To the south is a steel producer, to the east a local logistics company and to the north two light industrial companies. To the west, the area borders on the Wilhelmina Canal. On the opposite side of the canal is the central business park of Oosterhout, which is home to well-known companies such as IKEA, Ceva, Rietveld and FreightNed.



*«The location is attractive due to its commercial environment and exceptionally efficient transport connections – these are ideal prerequisites for smooth processes»*

**Ingo Steves, Managing Partner Logistics at Swiss Life Asset Managers**

## Location and surroundings

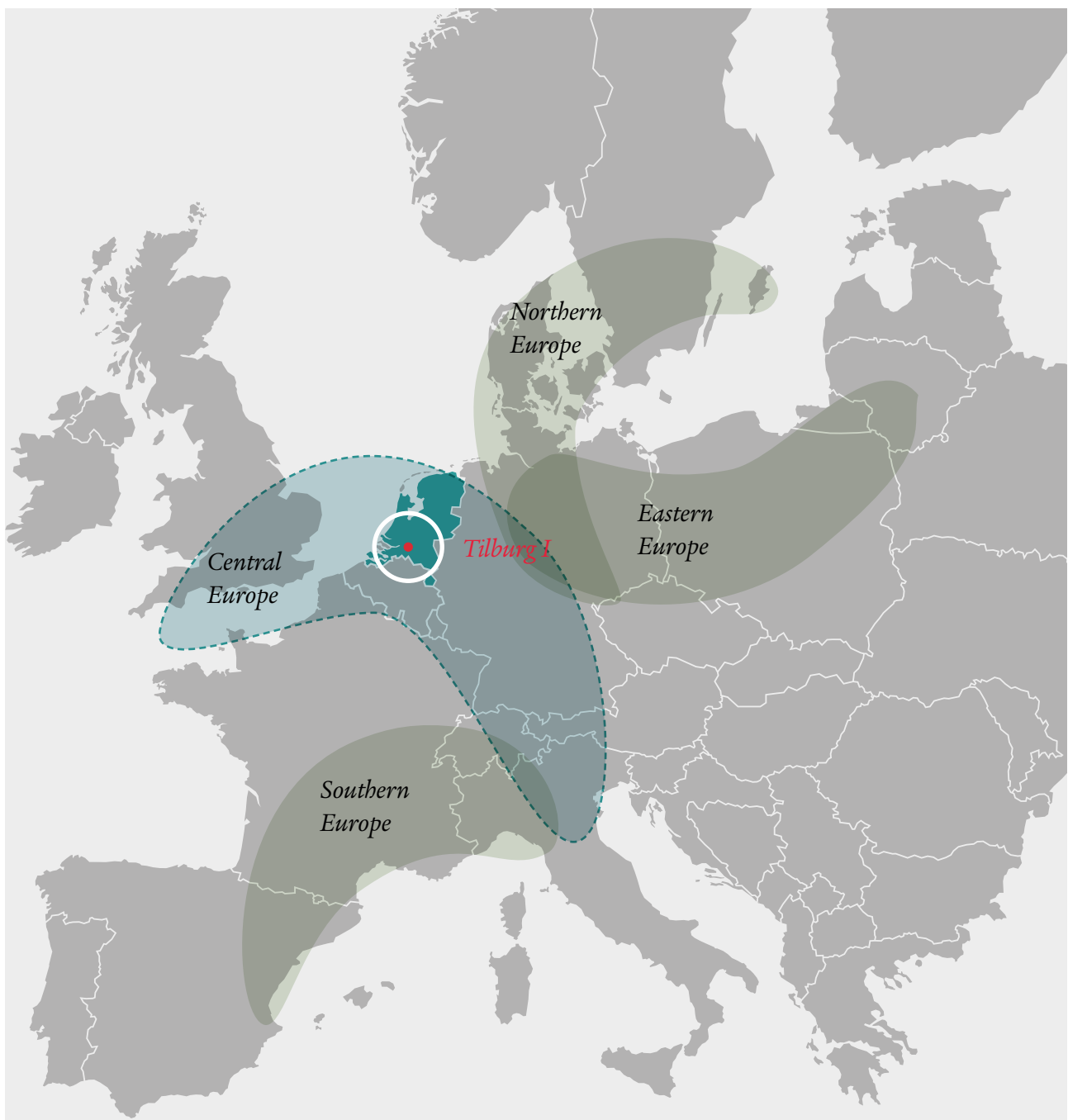
### Strategic locational advantage in one of Europe's most sought-after logistics markets

The property in Oosterhout is in a special location. It is situated exactly between Europe's two most important seaports – Rotterdam and Antwerp – and thus at the start of several key pan-European transport corridors. Of particular relevance is its location within the “Blue Banana”, one of Europe's most important economic development axes, stretching from northern

Italy through southern Germany to the Benelux countries.

Available real estate is an absolute rarity here, especially in the highly sought-after Breda-Tilburg sub-market. Against this backdrop, the site in Oosterhout forms the basis for our future project development – a high-quality land position with stable long-term value in one of Europe's most important logistics corridors.

### Location in Germany and Europe



## Property description

### Tilburg I – a modern logistics project with sustainable building technology

On a plot of approximately 23,000 square metres, we are developing a logistics space of ca. 17,000 square metres. Initially planned as a single-tenant concept, the flexible building structure will also allow for subsequent sub-division into several units if demand so requires.

The technical parameters are based on prevailing market standards for modern logistics properties: a hall height of 12.2 metres, a floor load capacity of 5 tonnes per square metre and a ratio of one gate per 1,000 square metres ensure efficient and versatile usage options.

Sustainable building concepts, such as heat pump technology, a photovoltaic-capable roof and green-landscaped façade areas, are taken into account. We are aiming to achieve BREEAM “Very Good” certification.

The property is approved for round-the-clock operation and is therefore ideally suited for modern, time-critical logistics processes. With a building height of 14 metres and a land utilisation rate of 63.4%, the project makes efficient use of the available space while still offering a clear, functional structure for logistics operations.



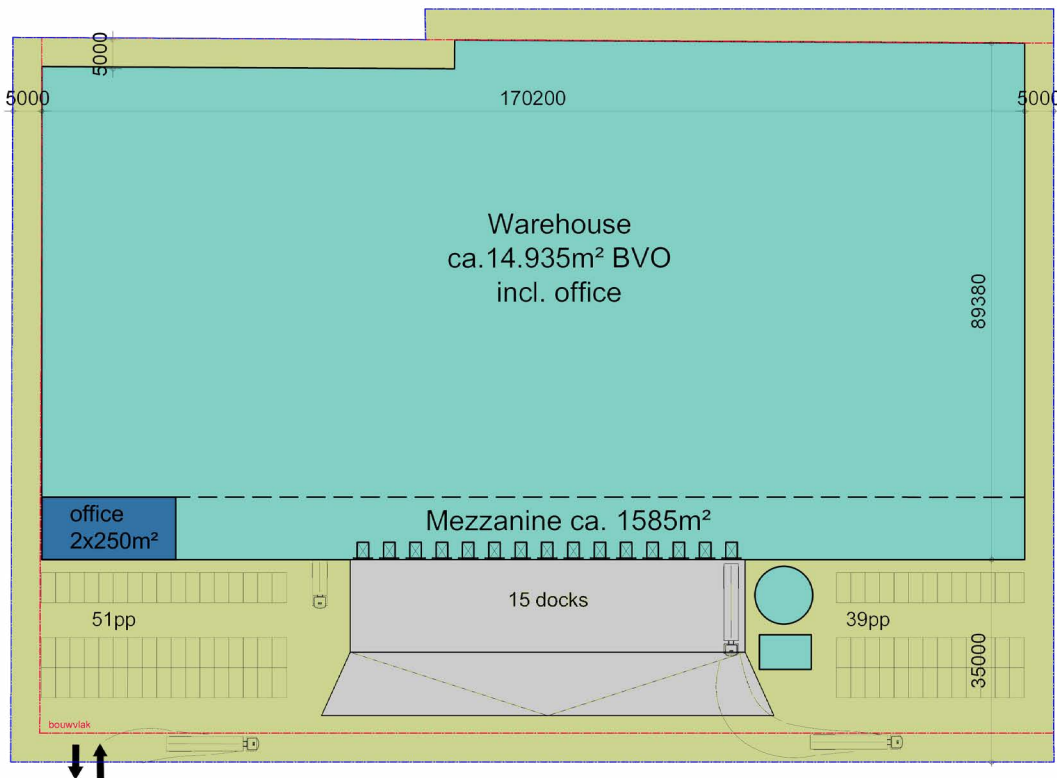
*«This location combines planning security, modern building technology and excellent functionality. We are deliberately focusing on a high-quality logistics solution that creates long-term added value for users and investors.»*

**Michael Eberle, Senior Projektmanager Logistics at Swiss Life Asset Managers**

### Ausstattung

- ✓ Rooftop photovoltaic systems
- ✓ Heat pumps
- ✓ Green-landscaped façades
- ✓ 24/7 use possible
- ✓ Optional: water hazard class 3
- ✓ 50 car parking spaces
- ✓ 17,000sqm total rental area
- ✓ 14,300sqm warehouse
- ✓ 1,600 sqm mezzanine area
- ✓ 500 sqm of high-quality office and social spaces

Space plan



Swiss Life Asset Managers

Swiss Life Asset Managers has over 165 years of experience in managing the assets of the Swiss Life Group. This insurance background has exerted a key influence on its investment philosophy, which is governed by such principles as value preservation, the generation of consistent and sustainable earnings and a responsible approach to risks. This tried and tested approach means that Swiss Life Asset Managers is also available to third-party clients in Switzerland, France, Germany, Luxembourg, the UK, Italy and the Nordic countries.

In the area of logistics, Swiss Life Asset Managers plays the role of investor, developer and portfolio holder of high-quality logistics, distribution and commercial real estate and offers customers a comprehensive range of services. With its development activities in Germany and other European countries, the logistics team at Swiss Life Asset Managers facilitates sustainable supply chains, ensures security of supply and creates local added value.



301,7bn

Assets under management for the Swiss Life Group



>120,9bn

Total real estate managed and administered



>165 Years

Expertise and experience in risk management

## Your contact

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