

GEM

GEMSTONE

DORDRECHT

Donker Duyvisweg 70

BREEAM®
EXCELLENT



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Introducing GEMSTONE

GEM REAL ESTATE DEVELOPS HIGH-QUALITY LOGISTICS REAL ESTATE UNDER ITS GEMSTONE CONCEPT. EACH GEMSTONE IS BUILT TO INDUSTRY-LEADING SPECIFICATIONS, DELIVERING AN EXCEPTIONAL USER EXPERIENCE AND LONG-TERM PERFORMANCE FOR LOGISTICS OPERATORS.

Our GEMSTONE developments reflect a consistently high commitment to quality throughout the entire process. From the architectural concept to construction execution and after-service, GEM focuses on delivering logistics facilities that meet the highest expectations of modern users.

Designed as flexible and future-proof solutions, our warehouses support a wide range of business models and user requirements. Through the GEMSTONE concept, we create logistics real estate that combines aesthetics, functionality and sustainability.

We invest in locations in which we have strong long-term confidence. This allows us to commit to a level of quality and specification that goes beyond common market practice. By investing more in design, materials and building performance, we deliver logistics properties with a higher operational value, giving tenants a more efficient, reliable and future-ready environment.

This document offers a preview of GEMSTONE Dordrecht, focusing on its strategic positioning and its alignment with the GEMSTONE development concept.



TOTAL GFA	20,245 m ²
WAREHOUSE GFA	16,017 m ²
MEZZANINE GFA	2,399 m ²
OFFICE GFA	1,742 m ²
ROOF TERRACE GFA	87 m ²
PARKING	179 spaces

+ 50 kN/m² floor load

+ 12.20 m
clear height

+ BREEAM
excellent

+ 12 m depth
mezzanine

+ Rooftop garden

+ 20 loading docks
1 per 850 m²

+ Double bar fencing + electric gates

+ Separate traffic flows
between passengers cars and trucks

Location

Donker Duyvisweg 70 in Dordrecht is located within the Dordrecht Inland Seaport, one of the region's most important maritime clusters and in close proximity to the Port of Rotterdam. GEMSTONE Dordrecht benefits from excellent multimodal connectivity via inland shipping, deep-sea shipping, road and rail, positioned at a strategic junction between hinterland and foreland. The location sits at the heart of a high-density industrial corridor and is optimized for large-scale logistics operations and multimodal transport.

Since 2013, the Port of Rotterdam has been responsible for the operation and development of the Dordrecht Inland Seaport. In recent years, the Port Authority and the Municipality of Dordrecht, together with the local business community, have transformed the area into an attractive hub for maritime manufacturing, logistics and bulk transshipment.

Alongside the revitalization and upgrading of public spaces, the number of companies in the port has grown, and established businesses have made significant new investments. In the coming years, efforts will focus on further strengthening the business climate, developing a clean energy cluster and stimulating employment.



The A16 motorway, connecting Rotterdam and Antwerp, runs directly alongside the Dordrecht Inland Seaport. GEMSTONE Dordrecht is also advantageously positioned near the N3, which links the A16 with the A15 toward Germany. In addition, the transport of general cargo, containers and bulk goods by rail is supported by a main railway line running through the port area.

The location's value is further enhanced by its direct proximity to the potential new ZHD Stevedores terminal adjacent to the Donker Duyvisweg and Pieter Hoebeeweg. This development will further increase essential storage and transshipment capacity. By integrating the GEMSTONE Dordrecht infrastructure with the terminal's expanding water-bound capabilities, occupiers gain seamless access to a multimodal ecosystem that connects global trade routes with regional road networks.





AMSTERDAM	↔	DONKER DUYVISWEG 70	100 KM
MAASVLAKTE ROTTERDAM	↔	DONKER DUYVISWEG 70	50 KM
MOERDIJK	↔	DONKER DUYVISWEG 70	14 KM
BREDA	↔	DONKER DUYVISWEG 70	30 KM
EINDHOVEN	↔	DONKER DUYVISWEG 70	91 KM
ANTWERPEN	↔	DONKER DUYVISWEG 70	77 KM
ZHD STEVEDORES	↔	DONKER DUYVISWEG 70	4 KM



Specifications Warehouse

- 20 loading docks (1 loading dock per 800 m² of warehouse area)
- Clear height of 12.2 m and a column structure of 15 m x 22.8 m
- Floor load of the warehouse is 50 kN/m² with a maximum point load of 80kN
- Floor load in the expedition area (first 18 m from the façade) is 25 kN/m²
- The flatness of the warehouse floor complies with NEN 2747 class 3
- LED lighting (200 Lux at +1 m ground level) equipped with dynamic switching
- ESFR Sprinkler

Specifications Mezzanine



- 12 m depth and clear height of at least 4.2 m
- Floor load of the mezzanine is 8 kN/m²
- Translucent panels or glass frames for day light
- Possibility to create additional office space on the mezzanine floor

Specifications Office

- High-end office space spread over two units and three floors with HVAC and finishings
- 1 pantry per office floor, equipped with dishwasher, refrigerator and boiler
- 1 elevator (north east office)
- LED lighting (500 Lux at +1 m) equipped with dynamic switching
- Rooftop garden and sitting area



Specifications Terrain

- Entire site provided with fencing and electric gates
- Suitable for heavy truck traffic (V400)
- Traffic flow of passenger cars and trucks are separated
- 179 car parking spaces (partially equipped with EV chargers)
- Bicycle shed with electric charging points



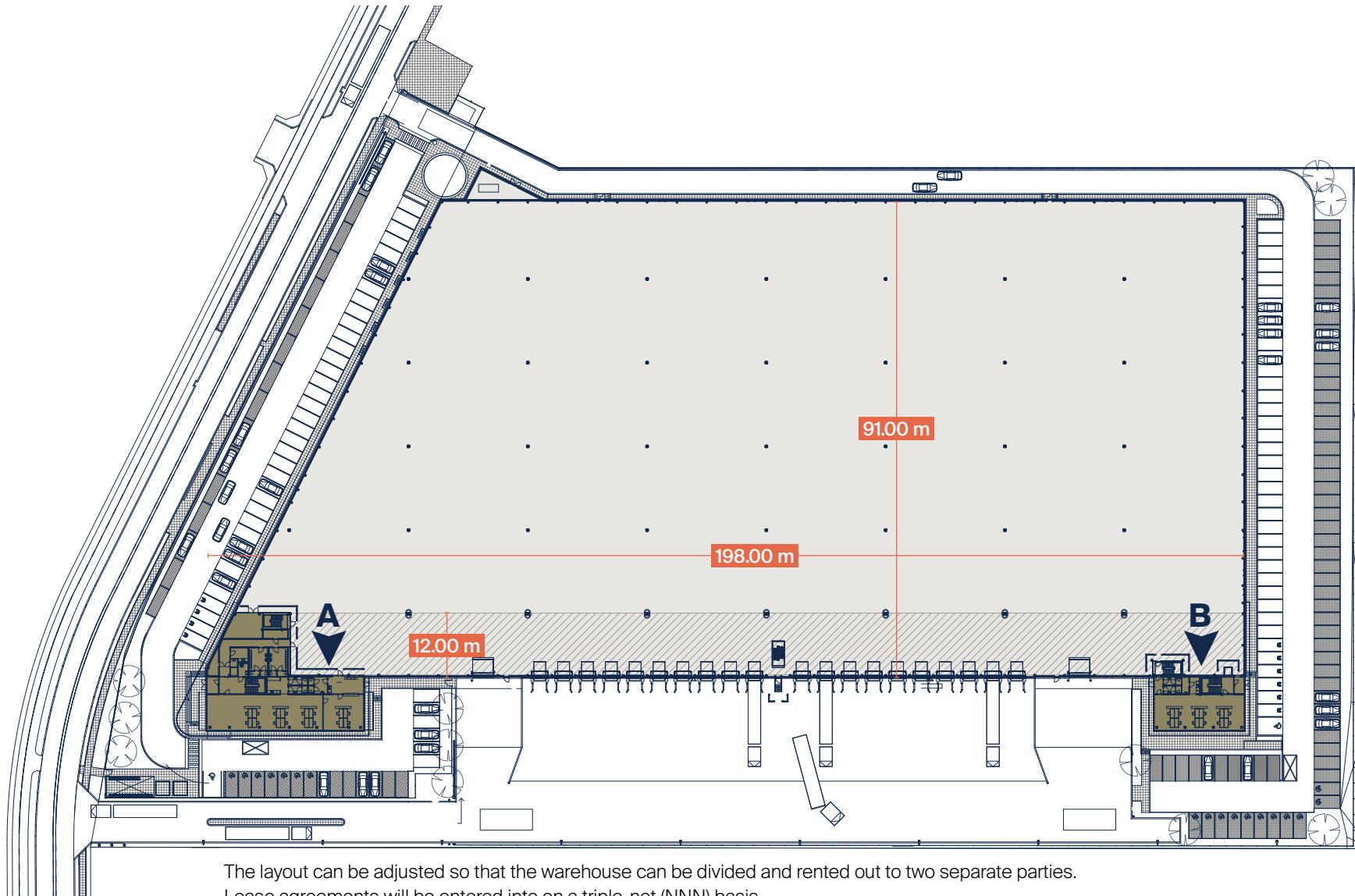


Logistics excellence meets human comfort

GEMSTONE supports sustainable operations through energy-efficient building systems, smart resource use and future-proof materials that help occupiers reduce emissions and meet evolving ESG standards. At the same time, GEMSTONE places strong emphasis on employee well-being, integrating natural light, ergonomic layouts and safe site flows to create healthier, more attractive workplaces.

This commitment is for example elevated by the rooftop garden: an outdoor space for breaks, informal meetings and relaxation, giving our tenants a distinctive edge in attracting and retaining the right talent.

Floorplan



WAREHOUSE GFA 16,017 m²

MEZZANINE GFA 2,399 m²

OFFICE A GFA 1,177 m²

OFFICE B GFA 565 m²

ROOF TERRACE GFA 87 m²

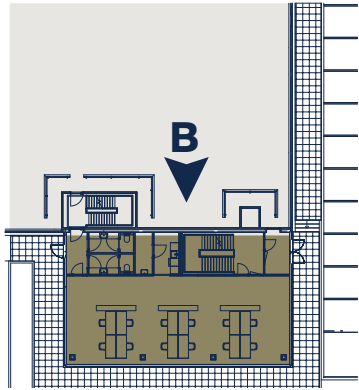
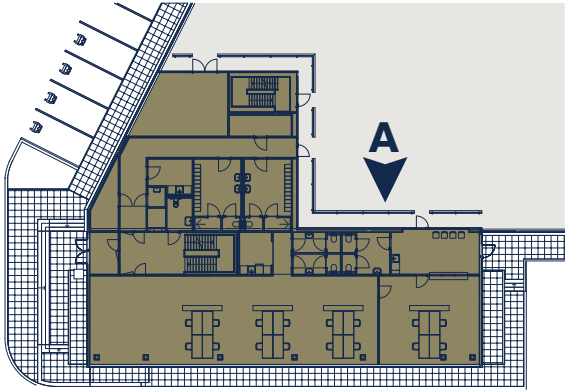
TOTAL GFA 20,245 m²

LOADING DOCKS 20

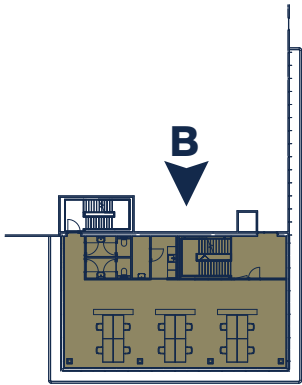
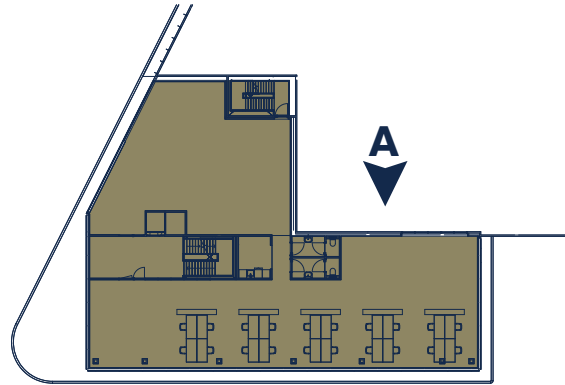
GROUND LEVEL DOORS 2

PARKING SPACES 179

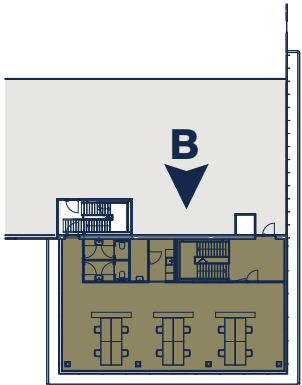
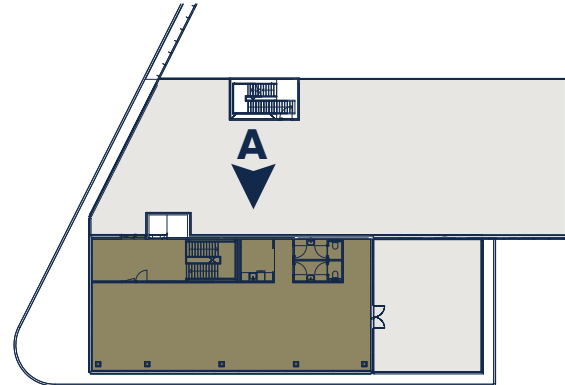
GROUND FLOOR



FIRST FLOOR



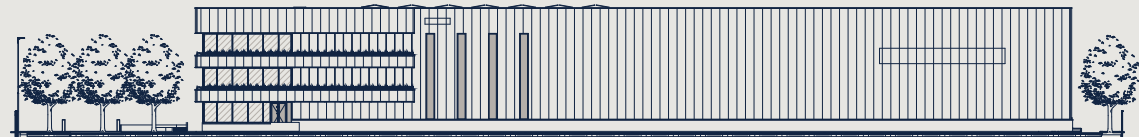
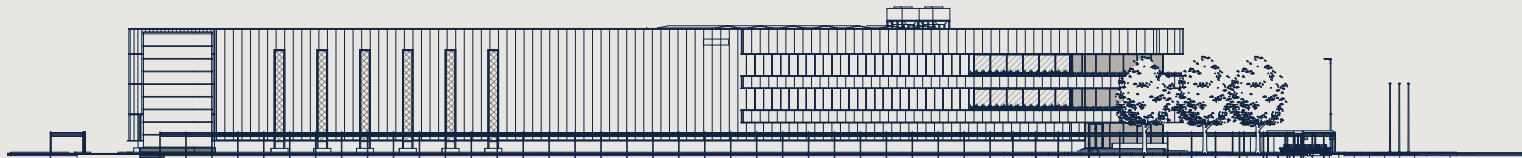
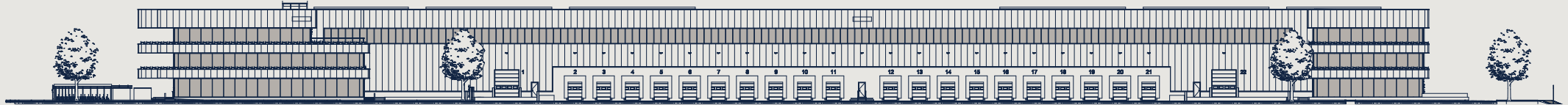
SECOND FLOOR



Floorplans: Office

OFFICE A GFA	1,177 m ²
OFFICE B GFA	565 m ²

Facades



DEVELOPER



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