

# Goodman Zdiby Logistics Centre





# SNAPSHOT+



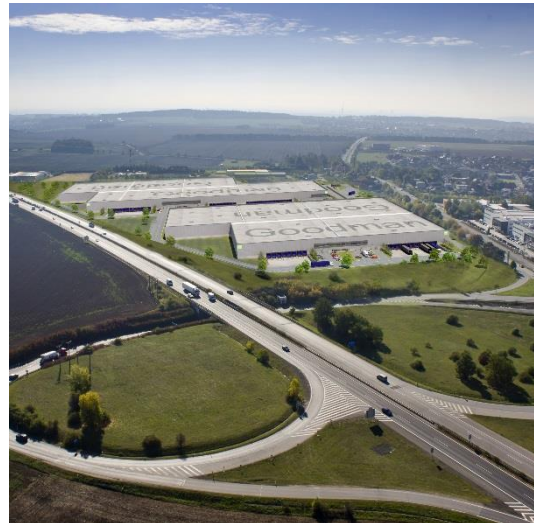
**78,000** SQM  
FOR DEVELOPMENT

## HOT SPOT

The Goodman Zdice Logistics Centre is an ideal development opportunity for any business – whether it is require a tailor-made warehouse or light production facility. This optimal development solution can cater to the needs of companies in many different industries, such as logistics and distribution providers, light manufacturers, food and non-food retailers, e-commerce providers and suppliers to the automotive sector.

## UNIQUE LOCATION

- + Strategic location for Central Europe, Czech Republic or Prague
- + Directly on Exit 1 of Motorway D8
- + A major transport route between Prague, Northern Bohemia, the German border, Dresden and the international port of Hamburg.
- + On the Boarder of Prague
- + Easy acces from the Motorway D8



## QUALITY

**Delivering quality is central in everything we do.**

Our developments can be tailored to the unique requirements of our customers and meet the highest industry standards of sustainability. Our in-house property development teams are responsible for all aspects of the development, from sourcing the land to design and project management, ensuring quality every step of the way.

**7,8** ha for development **0,5** km from Prague borders  
**D8** Motorway directly on **EXIT 1**

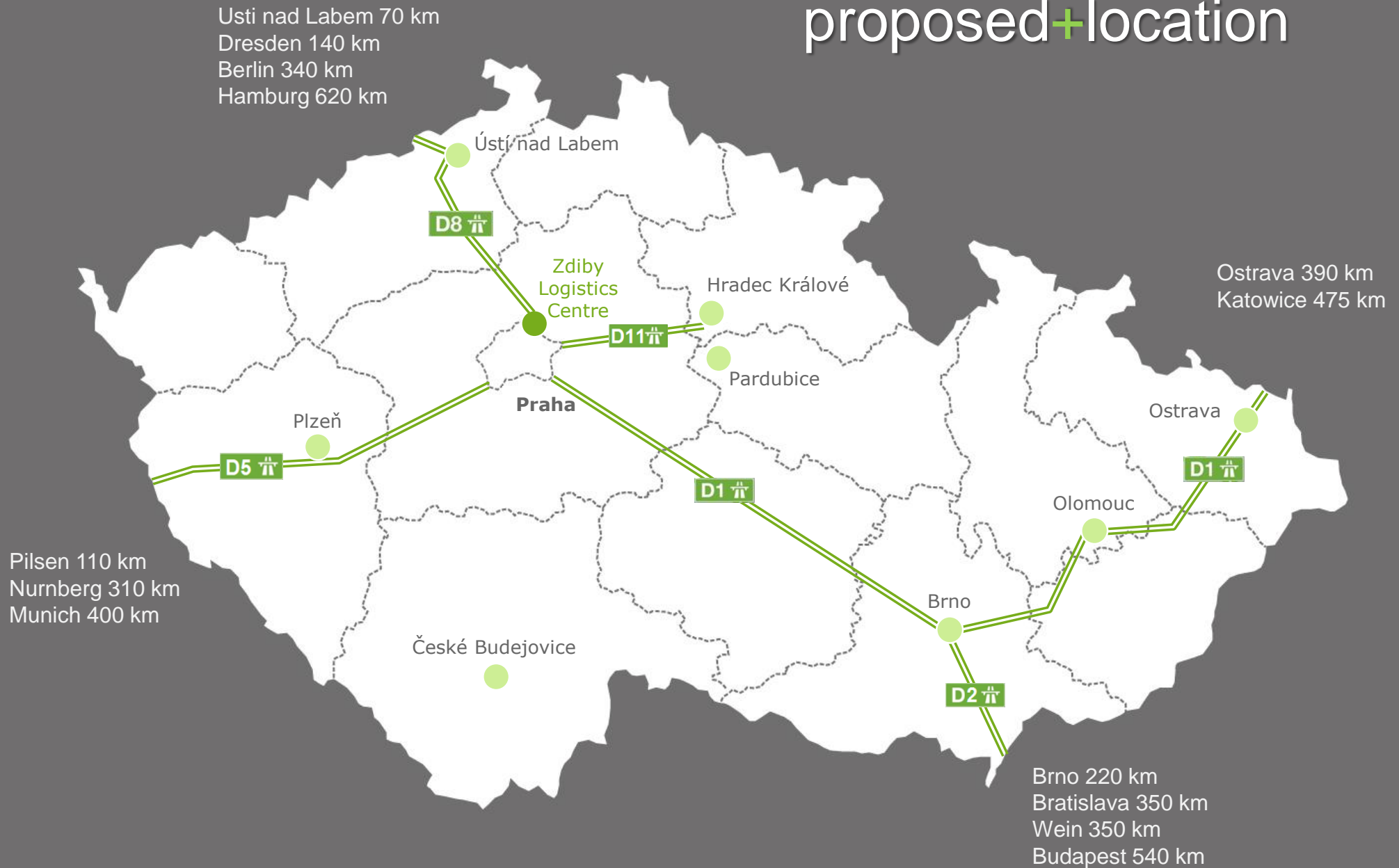


„We consider Goodman Zdíby Logistics Centre as the prime location within the Czech Republic and strategically well located for any logistic operation, warehousing or light manufacturing.“

*Jan Palek, Country Manager CZ&SK*

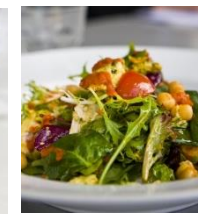


# proposed+location



# PRAGUE+





### Location:

- + 0.5km from the Prague boarder
- + Right on Exit 1 on Motorway D8
- + Easy access from Motorway D8
- + High visibility from the motorway

### Connection:

- + A major transport route between Prague, Northern Bohemia, the German border, Dresden and the international port of Hamburg.

### Public transport accessibility:

- + 8 minutes by bus from metro / tram station Kobilisy (line C)
- + 2 bus lines from Kobylysy to Zdiby every 30 minutes
- + Efficient labour force



„I see huge potential in Goodman Zdíby Logistics Centre for many reasons. It offers well established logistics location, easy access to any arterial road around Prague and flexibility we can offer to our customers.

*Michal Prib, Business Development Manager*







## Development Highlights +

- + 18 ha of the industrially zoned land suitable for warehousing and light manufacturing.
- + Up to 78,000 sqm of the warehouse premises
  - + Building A – 34,715 sqm
  - + Building B – 43,184 sqm
- + Possibility of Built-to-Suit or Built-to-Own solution.
- + Design of the building up to the market standards
- + One head premises or cross-dock operations

Address:  
 Goodman Zdiby  
 Logistics Centre  
 Exit 1, D8 Motroway  
 Czech Republic

GPS coordinates:  
 50.171747, 14.454149



# Specifications +

- + 10 m clear height
- + Floor load 7 tun
- + Column grid of 24 m x 12 m
- + One electrical loading dock door with + electric leveller per 750 sqm
- + ESFR roof-net sprinkler system
- + Joint-less floor with flatness accuracy
- + Average lighting level: 200 lux
- + Electrical gate and security + site fencing
- + Sustainable features
- + Modern office and social space

# Timming and permitting +

- |                           |                |
|---------------------------|----------------|
| + Planning permit:        | September 2016 |
| + Building permit:        | January 2017   |
| + Delivery of Building A: | August 2017    |
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- + A-class warehouse building standards
- + Flexibility in design
- + 24/7 secure environment
- + Located in park-like surroundings
- + In-house property services team







# WHY GOODMAN?



# SUSTAINABILITY+



## INITIATIVES

Environmental sustainability is an important consideration for Goodman and our customers.

Goodman has successfully delivered a number of innovative developments that incorporate Ecologically Sustainable Design (ESD) initiatives.

At Goodman we work closely with customers to integrate ESD principles into our developments. The following initiatives can be incorporated within the development:

- + LED lighting to the warehouse
- + Precast concrete walls to improve the life cycle of the building
- + Translucent sheeting to enhance natural light without increased heat load
- + Implementation of rainwater harvesting (rainwater tanks) for re-use
- + Native plants and drip irrigation landscaping

# 30 YEARS EXPERIENCE



“We owe our leading position in the industrial real estate market to the trust our customers have placed in us to deliver the best quality and value.”

## OWN+DEVELOP+MANAGE

With total assets of €21.4 billion and 433 properties under management, Goodman is one of the targets listed industrial property groups in the world. We are building value in property and fund management with innovative new developments, business models and investment offerings.

Our integrated **own+develop+manage** customer service offering is at the heart of everything we do. This approach allows us to build a comprehensive understanding of customer needs, resulting in long-term relationships, superior investment returns and developments that meet organisations' individual requirements.

With over 1,091 professionals working in 32 offices across 16 countries, Goodman has the global reach to meet our customers' changing needs.



Philippe Van der Beken,  
Managing Director Continental  
Europe





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# EXPERTISE+

We invest in business parks, office parks, industrial estates, warehouses and distribution centres. We offer a range of listed and unlisted property funds, giving investors access to our specialist services and property.

€21.4bn

total assets under management

1,800

Customers globally

19.5m

sqm of business space under management

433

properties under management

96%

occupancy

€7.9bn

market capitalization

1,091

professionals

32

offices in 16 countries (worldwide)

# THE WAY WE DO BUSINESS

## RELIABILITY AND TRANSPARENCY

- + Goodman has **never withdrawn from any deal**. We stick to our promises
- + Our proposals are **not subject to any financing nor pre-sale** conditions

## LONG TERM VIEW

- + A dedicated team of **in-house development and property experts** with direct contact with our customers and a long-term view
- + +150% AUM across Europe since 2010 (€2,8b)
- + Average occupancy rate of 96% with a retention rate of 80%

## GLOBAL PLATFORM + LOCAL PARTNER

- + **Standard lease contracts** across Europe
- + Similar team structure and business approach in every country
- + Commercial but also technical follow-up at European level
- + Flexibility: Development / Investment capacities, leasehold plots







**DHL | Belgium, France,  
Germany, Poland, Spain**

Total: 129,500 sqm



**Zalando | Germany**

Total: 262,700 sqm



**Amazon | France, Germany,  
Poland, UK**

Total: 1,089,237 sqm



**DB Schenker | Belgium,  
Germany, Poland**

Total: 219,000 sqm



**DSV | Germany, France,  
Netherlands**

Total: 187,600 sqm



**Veritas | Belgium**

Total: 11,500 sqm



**Kuehne+Nagel | Austria,  
Belgium, France, Germany,  
Netherlands, Spain**

Total: 129,500 sqm



**Volkswagen | Germany**

Total: 65,076 sqm

# PROVEN TRACK RECORD+

The above examples provide a snapshot of industrial projects successfully developed by Goodman in Europe

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# YOUR DEDICATED TEAM

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**Jan Palek**

**Country Manager CZ&SK**

+420 777 536 436

jan.palek@goodman.com



**Michal Přib**

**Business Development Manager**

+420 608 734 734

michal.prib@goodman.com



**Alice Bílková**

**Comercial Officer**

+420 608 434 215

alice.bilkova@goodman.com







Goodman Palác Astra, Václavské náměstí 773/4 ,110 00 Prague, Czech Republic, <http://cz.goodman.com/>

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