Explore our business parks

Doing business in the Amsterdam Metropolitan Area
Whatever your size, SADC can help you choose a location and to develop your new business parks.

We believe that businesses are best served with business parks where the company can grow and compete, that are easy to reach, and where the personnel enjoy working. All our business parks are designed accordingly. We develop and manage a growing and diverse range of internationally competitive business parks in the Amsterdam Metropolitan Area.

Why establish in this region?

- One of Europe’s top 5 business locations in Europe
- 4 trade hubs in close proximity (Port of Amsterdam, Amsterdam Airport Schiphol, Greenport Aalsmeer and Dataport AMS-IX)
- Excellent connectivity for customers, workforce, goods and data
- 400 years of experience and innovation in logistics (e.g. Amsterdam Science Park)
- Large network of international service providers
- High quality of life within cycling distance
“For SADC, the transition to a circular economy is the main theme for the coming years. The circular economy is not rocket science. It’s about stimulating economic growth in a way that simultaneously improves the quality of life and does not cause any harm. This delivers value in multiple respects.

The way businesses wish to operate and collaborate in a circular ecosystem profoundly affects the business environments you seek to create. Our goal at SADC is to understand that, to respond to that, and even to lead the way. All the more so since prominent companies only wish to establish a presence here if we do offer the best possible business climate.”

Jeanet van Antwerpen
CEO SADC

Location advice
SADC offers location advice and helps companies to realise their new business parks in the Amsterdam Metropolitan Area. SADC doesn’t just supply ‘mortars and metres’, but will look after as much of the process as possible. Before developing locations, SADC surveys the requirements of businesses, investors and municipal authorities. What is needed, both now and in the future? What does a business really need to operate successfully?

SADC also invests in the facilities at and around the business parks, and it binds the parties together to achieve greater results together in terms of the quality of the regional business climate. That’s why SADC makes sure to have ample experience with and solid knowledge regarding:

- Zoning plans
- Building regulations
- Laws and rules
- Available financing facilities
- Municipal development plans

Digitisation
Digitisation has led to the emergence of countless new types of businesses in recent years, such as e-commerce companies and data centres. This development is ongoing, and we cannot always foresee tomorrow’s businesses today. Digitisation and the use of ‘big data’ are also influencing how businesses operate.

Other business models are emerging, as well as other transportation patterns and spatial requirements. In logistics management, for instance, the use of big data is leading to ‘control towers’ to organise the logistics process more intelligently and more efficiently.

Circular area-development
The transition to a circular economy is in full swing. In this new economic model, innovations are generated in quick succession. These include product, process and system innovations, in all fields. We seek an active role in this transition because we recognise the opportunities it offers. Opportunities to learn as we go forward, to innovate and add value. We can realise this added value in different ways and at several scale levels, with respect to our own business practices, the business environments we develop, and in shaping our region.

SADC applies carefully designed circular principles to the development of its business parks. Appropriate to our measure of influence, we develop circular principles with the goal of value creation, without any value loss. We share our knowledge and experiences with diverse communities and institutional parties that are engaged in developing the circular economy, in order to stimulate innovations and overcome impediments.

Business eco-systems
To remain competitive, businesses are increasingly collaborating in new ways. They are, for instance, working across sectors to stimulate innovation. Another trend is for large businesses to work with specialised companies and startups to increase their innovative edge.

Networks of different types of companies are emerging at various geographical scale levels, comparable to eco-systems with a large measure of diversity and adaptability. By being part of an eco-system, businesses are better equipped to respond to changing market conditions and hence to remain competitive. SADC can help you figure out what this can do for your company.
Doing business next to Schiphol Airport at a sustainable and innovative top location

Just a few key terms that describe the ambitions and opportunities of Schiphol Trade Park: highly accessible, BREEAM, innovation, ‘beyond logistics’, and circular economy. This park has six distinctive business environments, namely: the Logistics Zone, the Trade & Logistics Campus, the Green Datacenter Campus, the A4 Skyline, the Energy Hub and Valley. Schiphol Trade Park is Europe’s most sustainable business park, in the Amsterdam Metropolitan Area.

Schiphol Trade Park

Total surface area 350 gross hectares, 142 net hectares, of which 125 still available

Plot sizes
- Logistics Zone, A4 Skyline and Trade & Logistics Campus: from 12,000 m² to 170,000 m²
- Green Datacenter Campus: from 10,000 m² to 90,000 m²
- Energy Hub: from 4,800 m² to 8,800 m²
- Valley: from 4,000 m² to 22,000 m²

Façade height Variable between 25 and 30 metres

Park management
- Integral area management
- Environmental category Maximum 4.1
- Fibre optics network Yes
- High visibility location Yes (from the A4 motorway)

Business environment
- Logistics Zone, Trade & Logistics Campus, Green Datacenter Campus, A4 Skyline, Energy Hub and Valley

“Sustainability is interwoven here in the whole concept.”

André van den Berg
CCO at Royal Schiphol Group

www.schipholtradepark.nl
Twitter: @SchipholTrade
Business Park Amsterdam Osdorp
Doing business near the city in an international setting

Business Park Amsterdam Osdorp is the business park of the future, just 15 minutes from Amsterdam Airport Schiphol and Amsterdam’s city centre. It is Amsterdam’s newest business park and is particularly suitable for businesses that have outgrown the city but still need to be nearby, and for who ‘Amsterdam’ as a name and the park’s sustainability profile are important. The park is also suitable for (international) companies seeking business parks near to Amsterdam and the airport, for instance businesses specialising in fashion, food, wholesale, logistics and distribution, crafts and manufacturing. Situated in beautiful green surroundings and easy to reach via the A9 motorway and the adjoining S106 road, the park is also well connected to the city centre and the region by public transport.

### Facts & figures

- **Total surface area**
  - Phase 1: 20 hectares, of which 3 hectares still available
  - Phase 2: 25 hectares available from 2020

- **Plot sizes**
  - Variable from 5,000 m²

- **Facade height**
  - Variable: 7, 10 or 12 metres

- **Park management**
  - Security, road signage and park maintenance

- **Shared business parks**
  - Yes

- **Environmental category**
  - Maximum 3.2

- **Rent/buy/leasehold**
  - Leasehold owned in perpetuity

- **Fibre optics network**
  - Yes

- **High-visibility location**
  - Yes (from the S106 and A5)

- **Energy**
  - An advanced resource system with a heat source distribution network and solar panels

### Tuinen van West
Business Park Amsterdam Osdorp forms the southern boundary of a green and multifunctional area known as the Tuinen van West (‘Gardens of the West’). The area combines old and new landscapes, art and culture, (urban) agriculture, nature, sports, recreation and hospitality. In short, it’s an excellent place for a business lunch or afternoon stroll!

![Business Park Amsterdam Osdorp](image)

CEO Focus Chain, Loet Bol

www.bpao.nl

Twitter: @BPAOsdorp

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"This Business Park connects the city’s economy to Schiphol Airport."

Kajsa Ollongren

former alderperson for Urban Planning and Economic Affairs, City of Amsterdam
De President

Doing business in style at a regional location with international allure

Prestigious: that’s the word that tends to come up in almost every conversation about this business park in Hoofddorp. And understandably so, as just about every aspect of this business park is high in quality. It’s the classy appearance, the extremely active park management association, its fantastic accessibility (Amsterdam Airport Schiphol is just 5 minutes away), and every kind of facility within walking distance. These include the PostNL business centre and the Copy & Print office centre. There is even a child daycare centre on the grounds. ‘Prestigious’ also applies to the greenery in De Presidentshof, with water features, a park and a boathouse. So the park’s name was chosen with good reason. De President is suitable for both small and medium-sized businesses and for international companies.

“De President is a calling card for the region: a cutting-edge business park with beautiful buildings and a well-organised park management.”

Adam Elzakalai
alderperson for Economic Affairs, Airport Affairs and Urban Planning, Municipality of Haarlemmermeer

Top-class park management

The main goal of the De President park management association is to help businesses optimise the surroundings and to save on costs. Aspects include the allure of public space, the quality of the buildings, the management of the plots and general security.

Facts & figures

- Total surface area: 52 hectares, of which approx. 16 hectares still available
- Plot sizes: Flexible starting from 1,500 m²
- Façade height: From 7 to 25 metres
- Park management: Greenery, road signage and security
- Environmental category: Maximum 4.1
- Rent/buy/leasehold: Buy
- Fibre optics network: Yes

CEO Master Totaalinrichting, Paul van den Brink

www.depresident.nl
Twitter: @DePresidentSADC
PolanenPark

Doing business at a top location between Haarlem and Amsterdam

Regional economy, small and medium-sized businesses, opportunities for e-commerce and city distribution, data centres, industry, crafts, storage, construction companies, recycling, manufacturing: it’s all possible at PolanenPark. In fact, it’s the only business park between Amsterdam and Haarlem to accommodate such a variety of enterprise. But the truly unique thing about this business park is the combination of several aspects: the types of business, the access to water (via the Ringvaart canal route), the top-end appeal, the well-organised park management, and the central location.

Facts & figures

- Total surface area: 22 hectares of which 18 hectares are still available
- Plot sizes: From 3,400 m² to 60,000 m²
- Façade height: Variable, 12 or 20 metres
- Park management: Collective security, road signage and park maintenance
- Environmental category: Maximum 5.2
- Rent/buy/leasehold: Buy
- Fibre optics network: Yes
- High-visibility location: Yes, visible from the A200 road and A9 motorway
- Loading quay: Shipping up to 70 x 7.5 x 2.5 metres
- Regional economy, small and medium-sized businesses, opportunities for e-commerce and city distribution, data centres, industry, crafts, storage, construction companies, recycling, manufacturing: it’s all possible at PolanenPark. In fact, it’s the only business park between Amsterdam and Haarlem to accommodate such a variety of enterprise. But the truly unique thing about this business park is the combination of several aspects: the types of business, the access to water (via the Ringvaart canal route), the top-end appeal, the well-organised park management, and the central location.

By road and canal

PolanenPark borders the Ringvaart (a 60km canal route) and is easily accessible via the A200 road and A9 motorway. That makes it a suitable location for businesses eager to utilise this multi-modal infrastructure. Part of PolanenPark has a loading quay where ships to a size of 70 metres can dock.

“The development of business parks is much easier if partners really work together and go for it.”

Paul Wevers
chairperson of ORAM

www.polanenpark.nl
Twitter: @PolanenPark
Schiphol Logistics Park West

Doing business near Amsterdam Airport Schiphol, at the heart of Western Europe’s largest logistics hub

Schiphol Logistics Park West consists of two parts. The southern and eastern sections are for large-scale logistics parties. The northern section is perfectly suited to small-scale logistics businesses such as transport and courier companies, lorry repair companies, car rental companies or other service providers. The part of the park that lies beneath the aerial approach routes to Schiphol Airport must remain free of buildings; a drawback that actually offers a major advantage: ample room for logistics companies to park a large number of vehicles and other equipment, directly adjacent to the airport!

Facts & figures

- Total surface area: Still 4.6 hectares available of which 3.7 fit for buildings and 0.9 unfit for buildings (but suitable as a parking area for trucks)
- Plot sizes: 12,000 to 25,000 m²
- Façade height: Variable from 10 to 13 meters
- Park management: Quality, allure, security and service levels
- Shared business parks: Yes
- Environmental category: Maximum 3.2
- Rent/buy/leasehold: Buy
- Fibre optics network: Yes
- High-visibility location: Yes

“SADC connects parties in innovative and successful logistics, just as I do.”

Walther Ploos van Amstel lecturer in City Logistics at the Amsterdam University of Applied Sciences
Green Park Aalsmeer

For innovative horticultural and logistics companies

Green Park Aalsmeer is situated directly adjacent to the world’s largest flower auction (Royal FloraHolland). This obviously attracts horticulture-related enterprise, but also spin-off companies in the Home, Gift & Garden sector. With Amsterdam Airport Schiphol just 5 minutes away, this is a top business park for every logistics business (regional and/or international).

Green Park Aalsmeer is a major contributor to the growth in logistics in the Amsterdam Metropolitan Area.

Ideal location for logistics and horticulture

Green Park Aalsmeer is ideally situated between Amsterdam Airport Schiphol, the Aalsmeer flower auction, and the N201 provincial road. Green Park Aalsmeer is specifically intended for upcoming and innovative horticulture companies, for the Home, Gift & Garden sector, and for logistics companies that wish to establish a base close to Schiphol Airport, at the heart of the Amsterdam Metropolitan Area. The area around Schiphol has become an international hub with a high concentration of logistics companies. These companies offer a wide range of services in warehousing, order picking and transportation, customs clearance, transhipment and maintenance.

“Logistics connections need our care, just like flowers.”

Herman de Boon

Former chairman of the Association of Wholesale Trade in Horticultural Products (VGB)

Facts & figures

- Total surface area 105 hectares off which 24 hectares still available
- Plot sizes From 1,500 m² to 60,000 m²
- Environmental category Maximum 3.2
- Rent/buy/leasehold Buy
- Park management Quality, allure, security and service levels
- High-visibility location Yes, from the N201 provincial road
- Other tenants Bosman Van Zaal, Marginpar, PTMD, Celieplant, Bouquetnet, Borgesius, Scotch&Soda, DecoWraps and more

www.greenparkaalsmeer.com
Twitter: @GreenParkbiz
Our story
SADC is dedicated to developing a coherent portfolio of high quality, accessible, (inter)nationally competitive business parks in the Amsterdam Metropolitan Area. The company was established in 1987 by executives eager to unlock the economic potential of the city and airport by joining forces, and thus to strengthen the region’s competitive position, both domestically and internationally.

SADC has four equal shareholders (each for 25%):
- Municipality of Haarlemmermeer
- City of Amsterdam
- Province of Noord-Holland
- Schiphol Group

SADC Business model
In addition to financial returns through the sale and temporary use of land, SADC generates social returns in the form of:
- Jobs
- Contribution to the transition to a circular economy
- Strengthening the region’s competitive position

SADC: ‘Creating smart business parks’
SADC aims to contribute to the transition from today’s linear economic model of ‘produce, use and discard’ to a circular economy based on a model of adding value and causing no harm. By developing smart, solid value business environments, we can optimally support the growth of businesses now and in the future.

The transition to a circular economy is happening hand in hand with an ever-increasing digitisation that is having an ever-greater impact on how we live and work. It is also changing how businesses seek to remain innovative and competitive. Just look at how businesses today are collaborating: large corporations need small specialised agencies. Different sectors are increasingly collaborating, within and across sectors. We develop our business parks with these developments in mind. It’s in our DNA. Our future proof business parks are not only great locations to do business, but are also easily accessible and pleasant for personnel to work in. We therefore develop and manage a growing and diverse range of business environments in the Amsterdam Metropolitan Area.

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Amsterdam

Airport Schiphol

Port of Amsterdam

Greenport Aalsmeer

Dataport AMS-IX

Aalsmeer

Amstelveen

Haarlemmermeer

Haarlem

Amsterdam

Train station Amsterdam

De President

Schiphol Logistics Park

Schiphol Trade Park

World Trade Center

POLANENPARK

BUSINESS PARK AMSTERDAM OSDORP

Green Park Aalsmeer

Logistics Park Schiphol

Halfweg

Amsterdam

Train station Haarlemmermeer

Train station Halfweg

Train station Amsterdam

Train station Hoofddorp

A5

A10

A2

A4

A9

A10

A1

A5