MICS

Mechatronics Innovation
Campus Schiedam

Grow your business and talents

- Ecosystem of businesses, education and governments
- Breeding ground for technical talent
- Excellent accessibility
- 42 hectares of growth potential



MICS:
the innovation campus for mechatronics



Impression Atlas

The hotspot for technical talent and manufacturing industry businesses



Overview of the MICS-site

Next to Rotterdam, and near The Hague, the Mechatronics Innovation Campus Schiedam — MICS — will take shape the coming years.

Together with the Municipality of Schiedam, SDK Real Estate is transforming an existing 42-hectare business park into a sustainable, green and open campus where mechatronics businesses, knowledge institutions, and talents of all ages come together, learn, and innovate collaboratively. MICS will be the international stage for the mechatronics industry.

Mechatronics is a collective term for industries at the intersection of mechanics, electronics and computer science. Think robots, high-tech systems and precision engineering. It is a sector within the manufacturing industry that is rapidly evolving and in need of space for growth.

MICS offers that space, bringing businesses, educational institutions and governments together in a challenging and inspiring environment. They form a growing ecosystem in which talents — bright minds and skilled hands — can bring out the best in themselves and one another. An ecosystem where organisations innovate faster, become more agile, and find each other more easily. This enables them to stay competitive, grow, and together build a future that is increasingly intelligent, autonomous, sustainable, and interconnected.

In short, MICS will be a place for growth and innovation. A place where students and talents — both vocational and academic — find challenging and relevant work with opportunities for growth. A place where startups and established businesses gain access to expertise, facilities, and new ideas. It is directly accessible from the A20 motorway and within walking distance of Schiedam Centrum railway station and the Rotterdam metro.

At MICS, organisations and talent can grow. Join our growing ecosystem!



Location and accessibility

From the MICS campus, you're connected to the rest of the Netherlands and the world. Over 3 million people live within 30 kilometres of MICS.



Travel time by car:

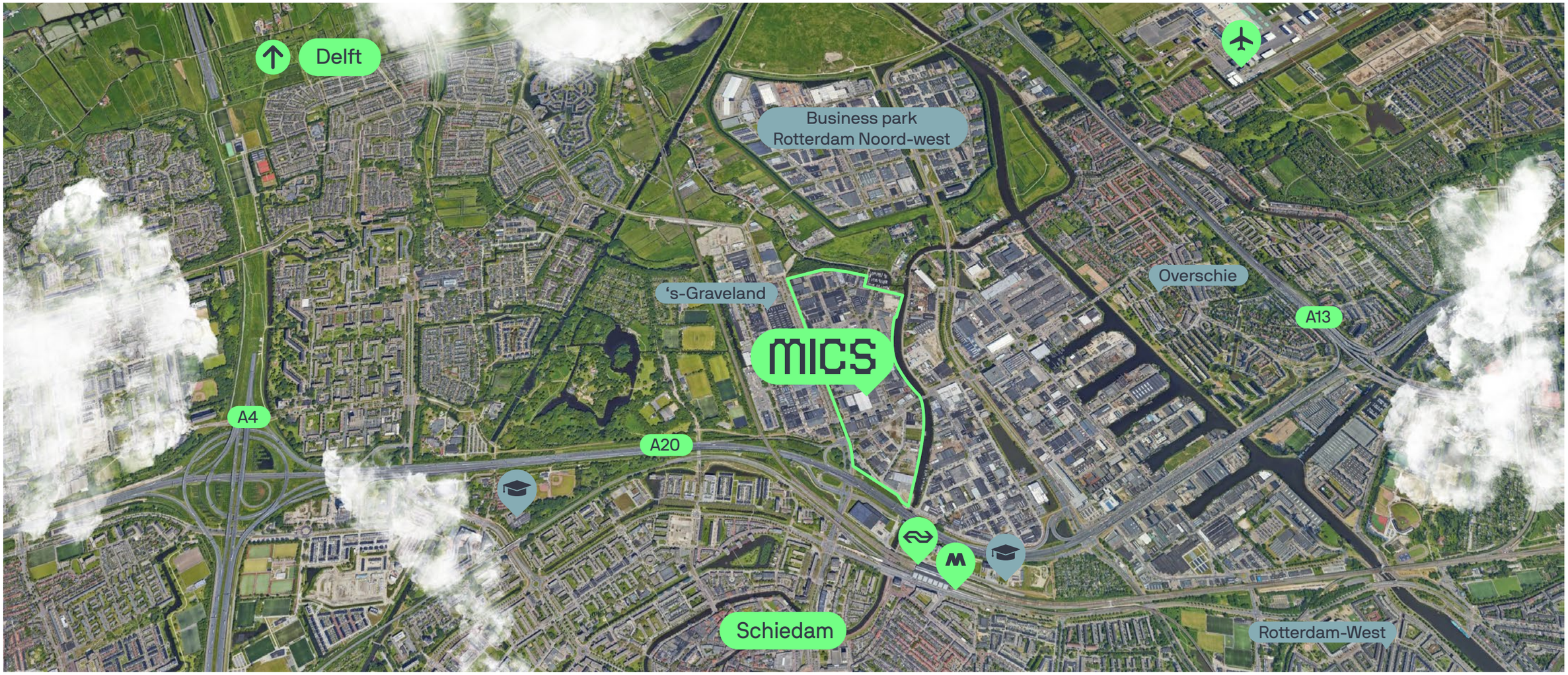
- Schiphol Airport 40 min
- Rotterdam-The Hague Airport 10 min

Travel time by public transport:

- Rotterdam 15 min
- Delft 20 min
- The Hague 30 min
- Leiden 30 min
- Schiphol Airport 45 min
- Utrecht 55 min
- Amsterdam 60 min

The campus has direct access to the following highways:

A20 A4 A13 A16



Site plan – MICS site

The Advantages of MICS

MICS provides the perfect conditions for collaboration among players in the mechatronics industry. Several mechatronics businesses are already located on-site, and the ecosystem continues to grow. It's convenient location along the A20 motorway, near Schiedam intercity railway station, the metro, and Rotterdam-The Hague Airport, is a major advantage. Moreover, with 42 hectares of space, there’s plenty of room for growth. Work and learning environments are being developed here that encourage optimal innovation and collaboration.

Talents

- Maximum labour potential: over 3 million residents within 30 km.
- Academic and practical education nearby: Delft University of Technology, Techniek College Rotterdam, Rotterdam University of Applied Sciences, Erasmus University Rotterdam, Albeda College Rotterdam, and The Hague University of Applied Sciences.
- Existing programs on MICS: Mikrocentrum, Rotterdam University of Applied Sciences, Precision Engineering Expertise Center, and Craft Education.

Location

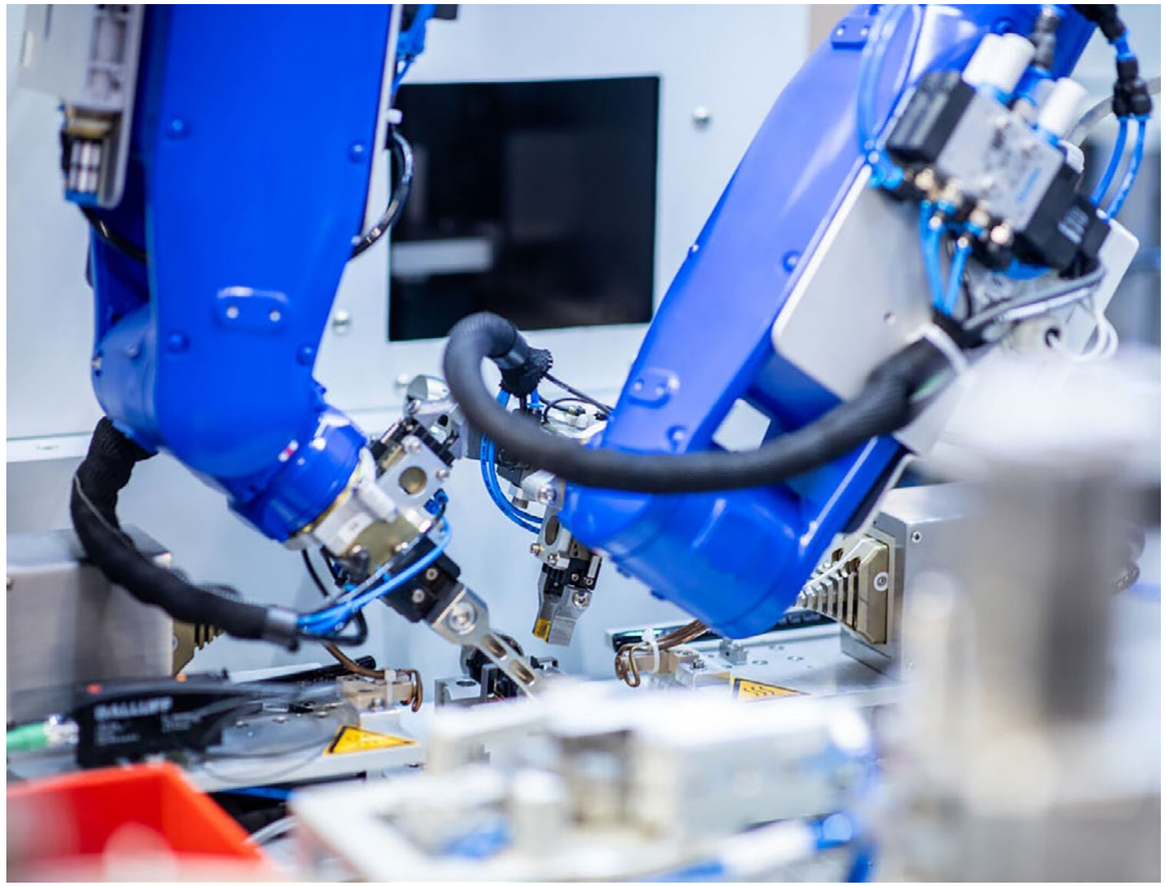
- Located in the industrial heart of the Netherlands.
- Strategically positioned on the knowledge corridor between Leiden, Delft, and Rotterdam.
- Adjacent to the A20 and near the A13, A4 motorway, Schiedam intercity station, Rotterdam metro, and Rotterdam-The Hague Airport.

Features

- Prominent businesses such as Boers & Co, Metrohm, Battolyser, and FMI are already part of MICS.
- 42 hectares developed into a sustainable campus focused on collaborative innovation.
- Space for a mix of workstations and production facilities.
- Buildings with flexible layouts that can grow with its users.
- A dedicated campus cooperative with shared facilities such as meeting rooms, hospitality services, events, and recreation.
- An ecosystem focused on talent, knowledge sharing, and innovation.

The potential of mechatronics

Mechatronics is at the core of everything that moves. It blends mechanics, electronics, and computer science and is used to design, build, and operate smart machines. Think robotic arms for medical procedures and production lines, as well as devices like drones and 3D printers.



Smart technologies are transforming our daily lives, strengthening our economy, and helping to tackle societal challenges. That's why the mechatronics field continues to evolve at a rapid pace. As everything becomes more connected, collaborative, and automated, we're entering a fourth industrial revolution.

Several factors are essential for advancing the sector: young talent and experienced professionals, knowledge sharing, joint investments in innovation programs, ideal production environments, and physical space. All of these elements are coming together at MICS.



Become part of this growing ecosystem:

albeda

Battolyser Systems

BOERS & CO SINCE 1895

CRAFT Education®

VERBINDEN ONTWIKKELING PROMOTIE
EXPERTISE CENTRUM PRECISIETECHNIEK

gemeente Schiedam

HOGESCHOOL ROTTERDAM Kenniscentrum Business Innovation

MBO PRECISIE-TECHNIEK.nl

Metrohm Applikon

MIKRO CENTRUM at the heart of hightech

Beethoven Zuid-Holland

HiDelta! magneet voor duurzame groei

MRDH METROPOOLREGIO ROTTERDAM DEN HAAG

provincie Zuid-Holland

SD SCHIE DISTRICT

AMI

MICS Campus Cooperative

Organisations that settle at MICS automatically become members of the MICS Campus Cooperative.

The cooperative plays a central role in developing a strong ecosystem for the mechatronics sector. It promotes collaboration between businesses, educational institutions, and governments with the aim of accelerating innovation and strengthening the sector's competitive position.

The cooperative also takes care of campus management. This includes overseeing shared facilities such as meeting rooms and company restaurants, providing collective services such as security, and organizing relevant networking and knowledge events. These provisions allow organisations to focus on their core activities within a professional and well-managed working environment.









Benefits of the MICS Campus Cooperative:

Active member participation
Members influence policy and strategic decisions through general meetings.

Encouragement of collaboration and knowledge sharing
The cooperative facilitates encounters and connections, laying the groundwork for innovation and knowledge exchange

Innovation support
The cooperative initiates and supports programs that help businesses remain forward-thinking and competitive.

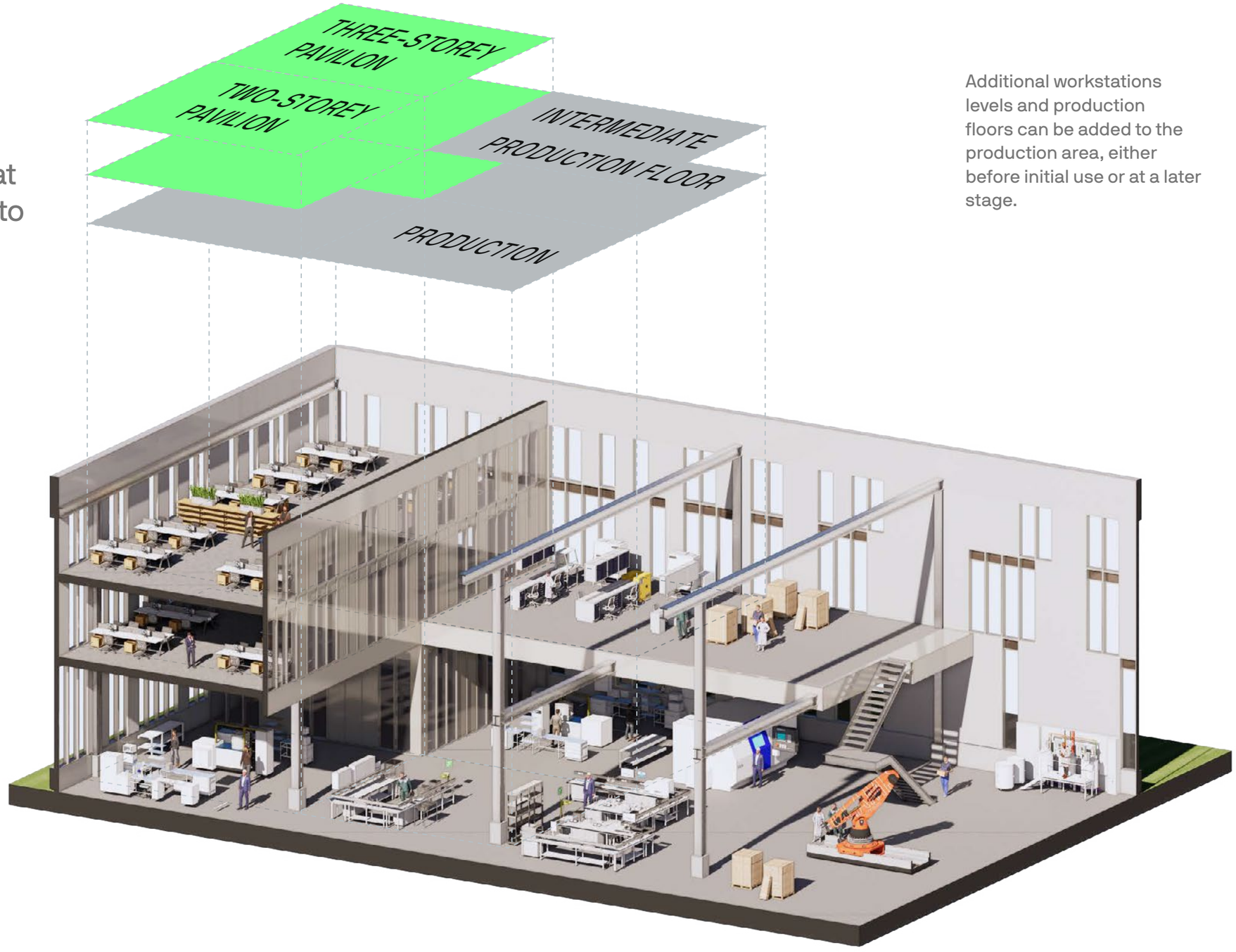


Flexible, modern buildings

As an organisation, you have to respond effectively to change. That is why a building needs to be able to adapt to the dynamics of its user.

MICS buildings are designed with that flexibility in mind. Workstations and production spaces can be rearranged or expanded when needed, either from the outset or later on. This makes it easy for businesses to adjust their space as they grow or change focus.

The campus itself provides an inspiring and stimulating environment where people enjoy spending time, connecting with others, and bringing out the best in themselves and each other.



Additional workstations levels and production floors can be added to the production area, either before initial use or at a later stage.

Sustainable campus

All buildings on the MICS campus are developed with a sustainable future in mind. They meet the highest standards, including BREEAM Excellent certification, an Energy Label A++++, and alignment with regulations such as the EU Taxonomy, CSRD (Corporate Sustainability Reporting Directive), and GRESB (Global Real Estate Sustainability Benchmark).



Thanks to smart construction techniques and sustainable energy generation, the carbon footprint is kept to a minimum. MICS is a place where people can work safely and healthily — now and for generations to come.

BREEAM NL

Building Research Establishment's Environmental Assessment Method (BREEAM) is the world's leading method for assessing the sustainability of projects in the built environment.

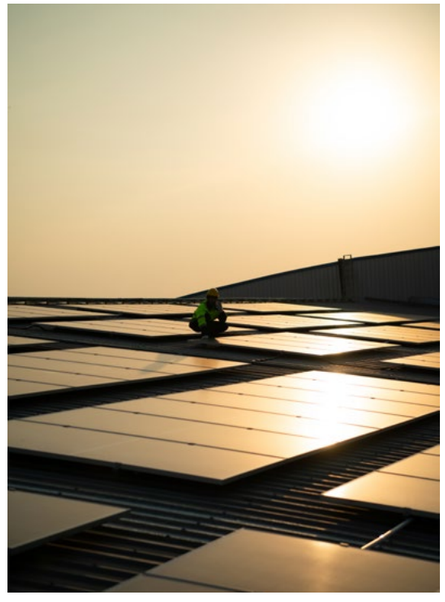
GRESB

GRESB (Global Real Estate Sustainability Benchmark) is an independent benchmark that assesses and compares real estate funds and portfolios worldwide based on their sustainability performance.

CSRD

The CSRD (Corporate Sustainability Reporting Directive) includes reporting requirements that an increasing number of organisations must comply with. Proper preparation from the outset is essential.





MICS in development

Between the Schie river and the campus buildings, a 9-meter-wide zone will be developed as a bike and pedestrian path. This route will connect MICS with Schiedam's station district and city centre. With building entrances facing the Schie and transparent façades, a dynamic, open connection between inside and outside is created. This turns the campus into a true showroom for the high-tech manufacturing industry.



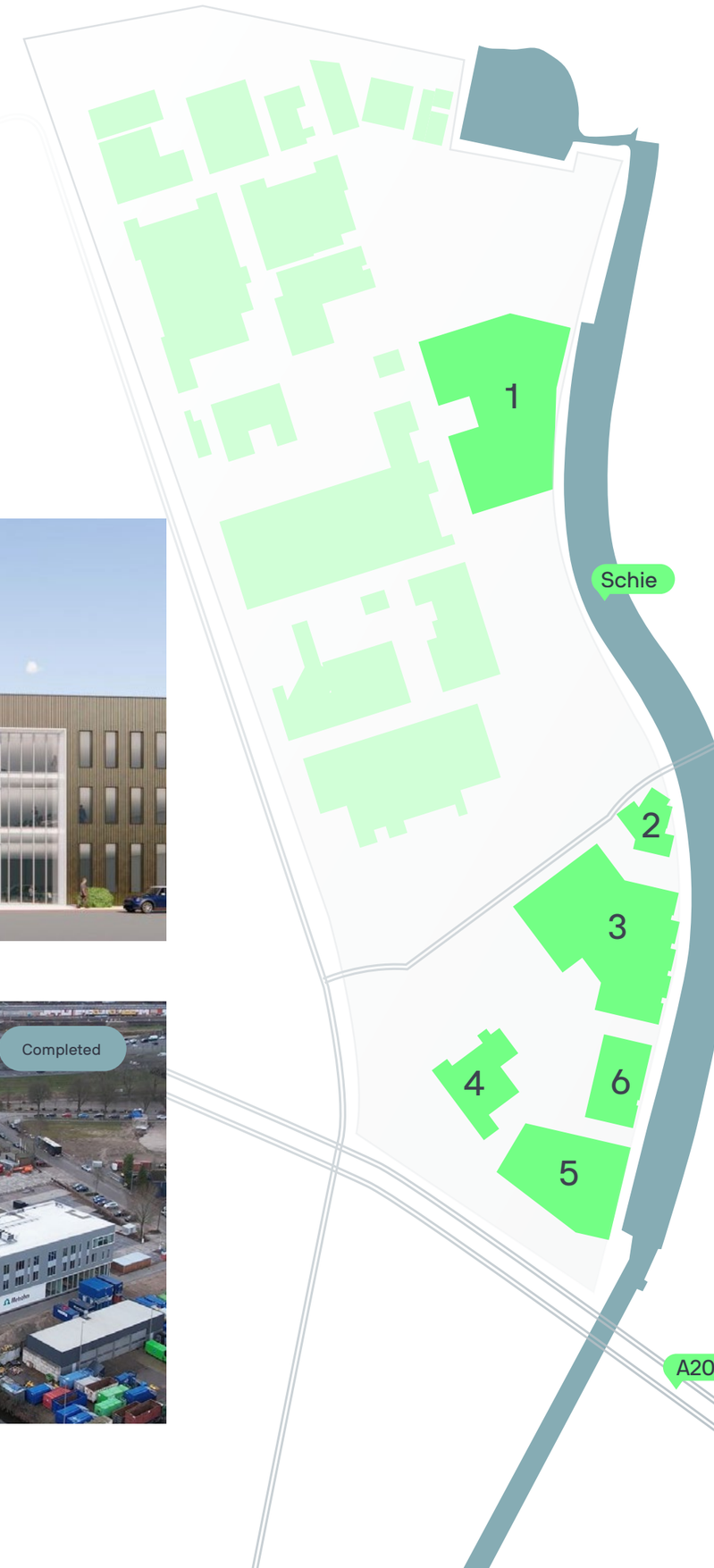












Atlas

Atlas is a contemporary, industrial building of 24,000 m^2, designed to offer a high-quality appearance and showcase the activity inside.

Inside, shared campus facilities allow MICS users to meet, work, collaborate, and enjoy lunch together. That's the value of a campus: open innovation and shared growth made possible through proximity and connection. Atlas is located between Van Heekstraat and the Schie, right on the future ONS Square.



Impression of the Atlas entrance



Impression of the production space



Interior impression of the workstations

Total area

24.000 m^2

Production space

min. 2.100 m^2 - max. 6.600 m^2

Workstations

min. 900 m2 - max. upon request

Key features

- Clear height of 12.2 m in production areas
- Floor load 4000 kg/m^2
- Equipped with sprinklers
- Column grid: 21.6m x 10.8m
- Parking available, incl. EV charging points
- Loading/unloading area with recessed docks

Shared amenities

- Hospitality
- Meeting rooms
- Flexible workspaces



Prisma

The Prisma building is located at the heart of MICS. It is home to several shared facilities that benefit the entire MICS ecosystem, such as an auditorium, a large restaurant, and flexible workspaces.



Impression of the Schie side



Impression of the Prisma Schie side

Total area

12.000 m^2

workstations

9.000 m^2

Workstations | modular floor areas starting from 300m^2

3.000 m^2

Key features

- Suitable for R&D, laboratories, and education
- Spacious reception area
- Central atrium
- Modular and adaptable workspaces
- Campus amenities on-site
- Green roofs
- Terrace overlooking the Schie

Shared amenities

- Auditorium
- Campus management service desk
- Flexible workspaces
- Restaurant
- Sports facilities



Spectrum

Spectrum symbolises the diversity of organisations working together under one roof. Businesses, government bodies, research institutions, and educational organisations of all sizes, supporting innovation and mutual reinforcement.

Large open spaces with high levels of transparency not only create inspiring work environments, but also make visible the exciting work taking place inside. Based on the highly successful Brainport Industries Campus concept, Spectrum offers a wide range of leasing options. From a handful of workspaces to large production facilities.



Impression Spectrum





Impression Spectrum

Total area

24.000 m^2

Production space

14.000 m^2

Workstations

10.000 m^2

Key features

- Clear height of 12.2 m in production areas
- Floor load 4000 kg/m^2
- Equipped with sprinklers
- Column grid: 21.6m x 10.8m

Shared amenities:

- Restaurant
- Business centre
- Meeting rooms
- Logistics services
- Shared loading/unloading area with recessed docks



Mano

The name Mano has a double meaning. This site was once home to a Manometer factory, and “mano” also means “hand”. Once again, brilliant minds and skilled hands will come together here to shape tomorrow’s technologies. A central production facility is surrounded by glass-walled, inspiring workspaces that stretch from floor to ceiling. Mano is a true showcase for MICS, highly visible from the A20 motorway.



Impression Mano



Impression Mano

Total area

16.000 m^2

Production space

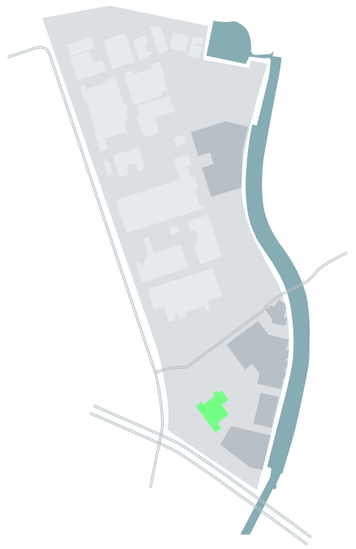
2.000 m^2

Workstations

14.000 m^2

Key features

- Clear height of 12.2 m in production areas
- Floor load 4000 kg/m^2
- Equipped with sprinklers
- Column grid: 21.6m x 10.8m



Apex

Apex is the literal highest building of MICS. With breathtaking views of Schiedam, Delft, and Rotterdam, Apex features a large production facility on the ground floor of this two-tower R&D high-rise. Floor-to-ceiling windows offer inspiring views from the workspaces onto terraces, gardens, and the surrounding skyline — an ideal backdrop for an inspiring workplace.



Impression of the rooftop terrace



Impression of the rear facade



Impression of the front side

Total area

21.000 m^2

Production space

4.000 m^2

Workstations

17.000 m^2

Key features

- Clear height of 12.2 m in production areas
- Floor load 4000 kg/m^2
- Equipped with sprinklers
- Column grid: 21.6m x 10.8m
- Dedicated loading/unloading facility



MICS: a development by SDK Vastgoed

With a proven track record at, among others, the Brainport Industries Campus (BIC) and Strijp-S, we dare say we know what it takes to create thriving ecosystems. With MICS, we build on proven successes to take the campus concept to the next level.



Brainport Industries Campus (BIC)

At this high-tech manufacturing campus, more than 4,000 people from over 50 organisations collaborate under one roof in this 100,000 m^2 factory of the future.



Strijp-S

A former industrial area is being transformed into a thriving ecosystem for technology, design, and knowledge. An inner-city district with mixed-use functions in the centre of Eindhoven. A key location in Eindhoven for the new economy.

We create space for tomorrow by shaping living environments where others can realize their dreams.

SDK Vastgoed

The ecosystem where we're building...

...tomorrow's technology and talent.

Want to know more?

We're happy to help. Email us at info@mics.nl or call +31 (0)85 560 05 20. More information about MICS is available at mics.nl.

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