



**LOGISTICS
CENTER
DEVENTER/NL**





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Necron's Distribution Center Deventer is strategically located at one of the largest inland ports in the Netherlands, just off the A1/E30 motorway and 5 minutes from the A50. It is easily accessible by public transport, and the N348 conveniently connects it to Deventer and its 100 000 inhabitants. The outstanding location with access to Europe's main transport routes makes the Distribution Center Deventer an ideal hub for supplying goods to the Netherlands and the whole of Europe.



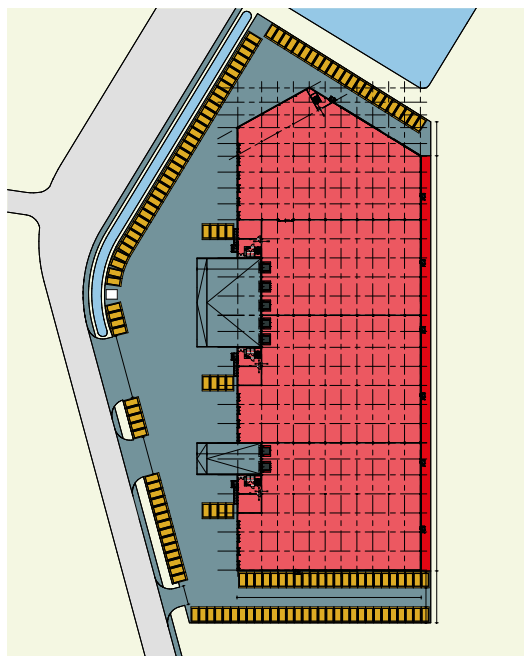
Built on the last available plot of land in the 129-hectare A1 Business Park Deventer, the Distribution Center's flexible floor plan allows partial leases of space between 2 200 and 3 500 sqm with a clear height of 12 m and a load-bearing capacity of 5 t/m² along with office space of 200 to 350 sqm. White ceilings and the use of bio-based materials provide a comfortable working environment.

ing, where forty percent of the total of 129 hectares are dedicated to open water and green space.

Necron's Distribution Center Deventer offers a perfect combination of economic efficiency and sustainability.

In line with the Business Park's commitment to a circular economy and to its goal of achieving net zero energy consumption by 2030, Necron fitted the Distribution Center with rooftop solar panels and LED lighting, which also help reduce operating cost. Two on-site wind turbines provide green power to the facility, while biogas and hydrogen fueling stations will serve customers and tenants. The environmental commitment also extends to the landscap-

- One of the greenest Business Parks in The Netherlands
- 16 726 sqm land plot
- 8 974 sqm GFA
- 12 loading bays
- 148 parking spaces
- Located west of Deventer, a city with over 100 000 inhabitants
- 129 ha for logistics and businesses



BUILDING

- Use of bio-based materials
- Building of 151.5 m length and 57.5 m width and a light height of up to 10 m
- Integrated office space and sufficient on-site parking
- Concrete floor with a floor load 5 t/m²

- Building
- Exterior
- Parking

OUR SERVICE PROVIDERS

The seasoned management team works with high profile experts in the industry to create high quality projects. Well reputed business partners are chosen for the design and construction phase.

**DREES &
SOMMER**

CBRE

**AAN DE
STEGGE
TWELLO**

**ARCHI
TEKTE
NBURO**

GUIDO BAKKER

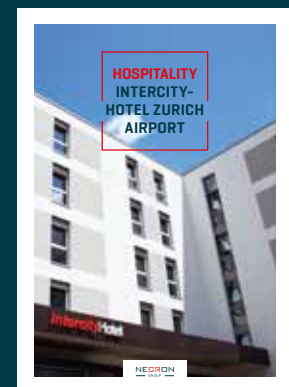
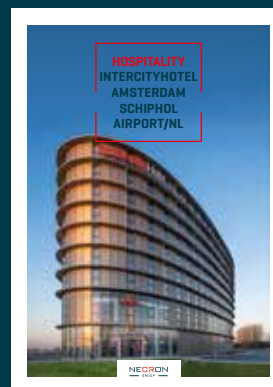
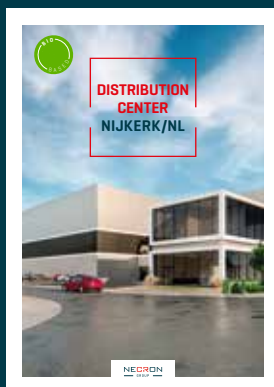
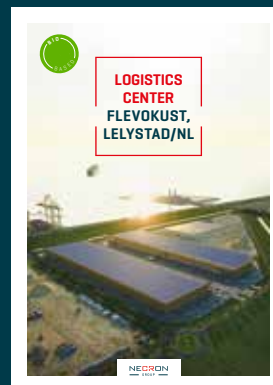
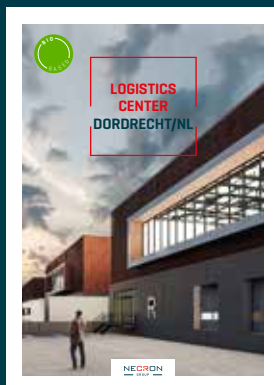
TRUST, CONFIDENCE AND SECURITY ARE OUR VALUES. PERFORMANCE OUR CREDO.

Necron Group AG is a Swiss based real estate investment and development company.

Necron's strategy is to secure plots for the development of light industrial, hotels, offices, secured warehouses, health care projects and other commercial buildings. What began years ago with projects in the hospitality sector has developed over the years into a holistic solution provider in the development of real estate projects. Necron Group anticipates the market, creates supply chains and jobs. Under this title, the Necron projects are specifically interesting for qualified investors.

Necron's projects are characterized by a consistent circulareconomy. In 2022, Necron has decided to strive in all its development projects for the BREEAM "very good" certificate at least.

DISCOVER OUR PROJECTS.



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www.necron.com

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