



# DEDICATED WAREHOUSES EEMSHAVEN/NL





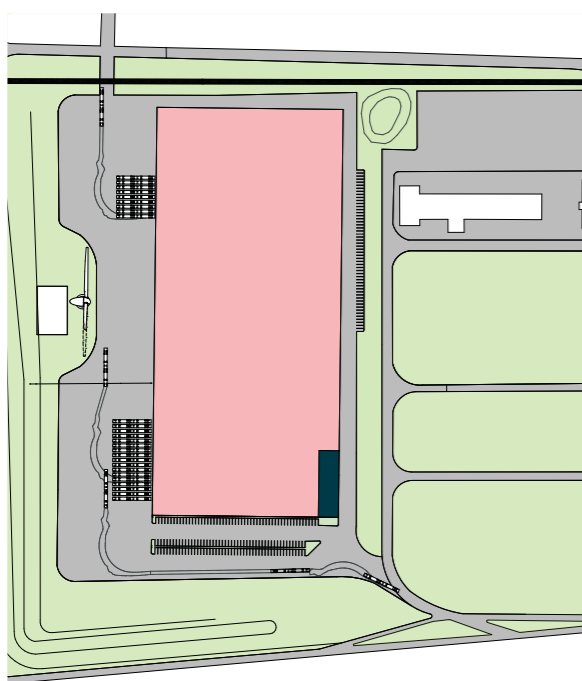
## DEDICATED WAREHOUSES EEMSHAVEN/NL

Necron's Dedicated Warehouses are uniquely located directly in the port zone of Eemshaven, a fast-growing seaport strategically located on the Northern Sea Route with a water depth of up to 15.5 m. On the land side, it benefits from the seaport railway terminal and has access to the N46 and N33 as well as the A7 motorway [Amsterdam – Germany] and A28 Groningen – Utrecht.

The 360 x 144 m building offers a 62 loading bays in total and can be accessed by Longer, heavier vehicles [LHVs] according to the European Modular Standard [EMS]. Consistent with Necron's commitment to ecology and sustainability, the Eemshaven Dedicated Warehouses will have a negative carbon footprint thanks to the extensive use of bio-based building materials and more than 12 000 sqm of solar panels on the roof.

- 123 000 sqm land plot
- 60 000 sqm with an office ratio of ca. 4%
- 220 parking spaces
- 48 docks for trucks and one large overhead docks per unit
- 12.2 m clear height
- 22.8 x 15 m column spacing
- ESFR Sprinkler system

Eemshaven is a strategic hub for sustainable energy. As a landing point for offshore wind energy, it will be home to the NorthH2 project, a major production facility of green hydrogen powered by renewable electricity.



## BUILDING

- Concrete floor with a floor load 5 t/m<sup>2</sup> and a shed roof allowing daylight into the building
- Suitable for HGV transport
- Integrated office space and sufficient on-site parking

- Hall
- Offices

## 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**

**RAU**

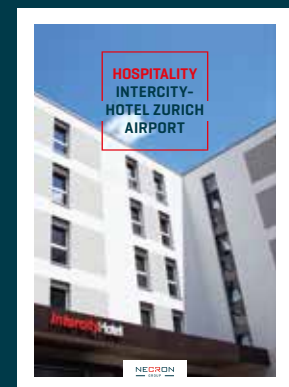
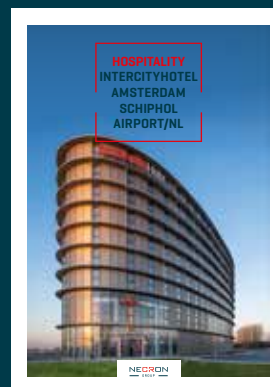
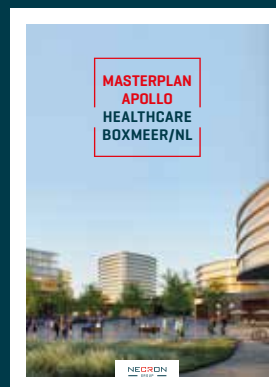
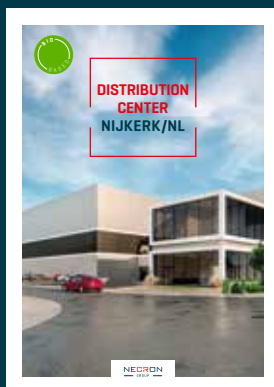
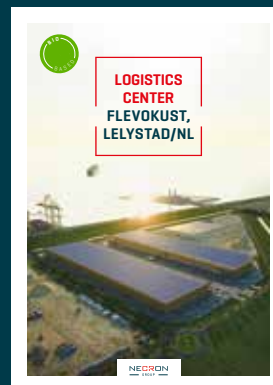
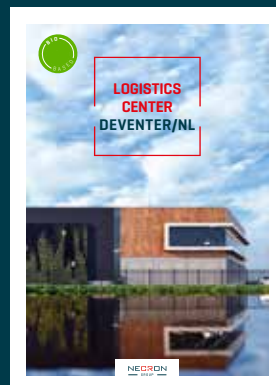
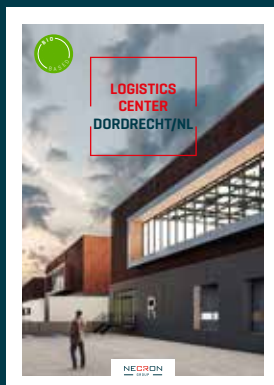
# TRUST, CONFIDENCE AND SECURITY ARE OUR VALUES. PERFORMANCE OUR CREDO.

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](http://www.necron.com)

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GROUP