



FLEVOKUST

FLEXIBLE LOGISTICS HUB GATEWAY TO EUROPE

BUITENHAVENWEG 43 - LELYSTAD, NL

AVAILABLE
FOR LEASE



NECRON
GROUP



The port of Flevokust, situated on the eastern edge of the Randstad region north of the city of Lelystad, is one of the three largest logistics hotspots in the Netherlands. It features an ideal location with good access for short-sea ships, facilitating the transportation of goods to and from Rotterdam, Antwerp, Amsterdam, and Germany.

Access to the motorway is via the nearby exit 11 of the A6 with connections to the A1 (towards Amsterdam) and A7 (towards Germany). This new industrial development is at the heart of Flevoland Province's growth initiative. The port has an operational terminal and is home to several large distribution centers, including Denmark's largest retailer JYSK and Danish multi brand clothing company BESTSELLER. In this rapidly growing port, Necron is building a distribution center with two separate buildings on a plot of 117 639 m². The buildings will feature a modern and highly functional architecture and the overall project is certified according to the leading global sustainability standard BREEAM.

THE BENEFITS

- + Ample on-site parking
- + Multimodal port
- + High-quality industrial area
- + Container terminal of 200 metres
- + Stacking area of 200m x 100m
- + Direct connection road for heavy goods traffic

SPECIFICATIONS

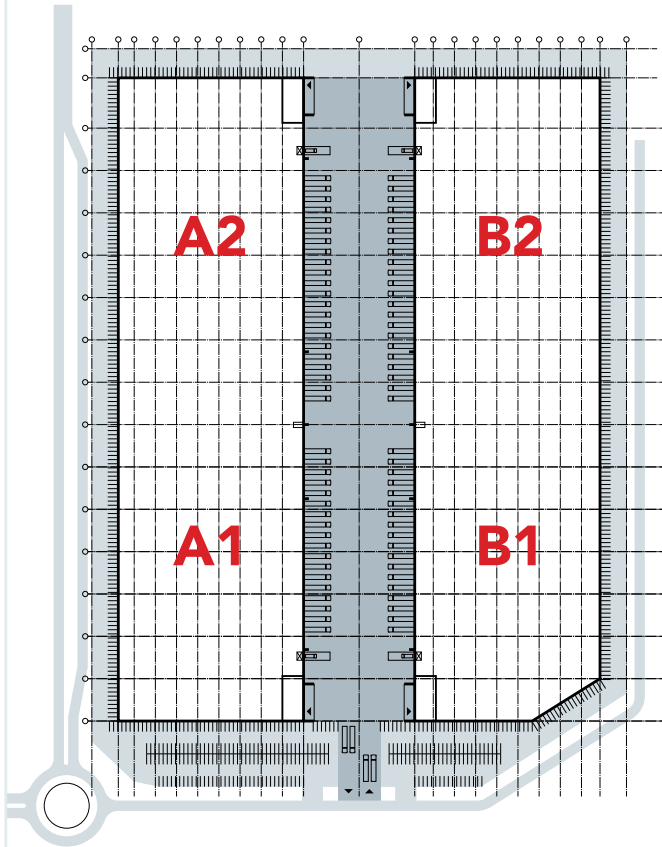
Overhead doors 1 per unit	Max. floor loading warehouse 5.000 kg/m ² m	BREEAM Excellent
Sprinkler ESFR	Headroom 12.2 meters	Solar panels On the roof
Daylight transmission Optimal for employees	Fence Fully fenced	Access Multiple sliding and access gates

7 HECTARES
Units from 15.844 sqm

11.7 HECTARE PLOT
Fully fenced

4 UNITS
With office space in each unit

12.2 METRES FREE HEIGHT
Per unit



THE BUILDING

(m ²)	Hall Total	Mezzanine	Office
A1	16.247	1.405	486
A2	19.177	1.711	486
B1	15.844	1.405	486
B2	19.177	1.711	486
Total	70.446	6.232	1.944



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.

RAU

**TEN
BRINKE.**

CBRE

**DREES &
SOMMER**





NECRON GROUP

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 circular economy. In 2022, Necron has decided to strive in all its development projects for the BREEAM "excellent" certificate at least.



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