

EEMSHAVEN

STRATEGIC AND INNOVATIVE OFFSHORE LOGISTICS HUB

WESTEREEMSWEG - EEMSHAVEN

**AVAILABLE
FOR LEASE**



Necron Group's logistics hub in Eemshaven

is designed for ambition. This fast-growing seaport with a water depth of up to 15.5 metres offers direct access to Scandinavia and Hamburg via the Northern Sea Route and multimodal connections to the seaport railway and major motorways (N46, N33, A7, and A28). It's combination of deep-sea access, multimodal infrastructure and direct access to full-service quay and port terminal facilities for general cargo and offshore operations, makes it a highly attractive alternative to the ARA ports.

Operating in a 24-hour business economy, Eemshaven enables businesses to benefit from continuous operations and fast turnaround times. And with Germany's Ruhr area just three hours away by road, the site offers seamless access to one of Europe's largest industrial regions.

Necron Group's adaptable XXL warehouse is built for flexibility, whether for large-scale logistics, industrial services or offshore operations. High clear heights, strong floor load capacity, and a spacious outdoor area ensure this space is ready for the most demanding users. Combined with port partners for storage and transshipment, it offers a full-service logistics solution.

STRATEGIC ADVANTAGES

DESIGNED FOR FUTURE-FOCUSED BUSINESSES

- + Strategic location on the Northern Sea Route
- + Direct access to quay facilities and terminals
- + Harbour depth up to 15.5 m for unrestricted vessel access
- + Seamless multimodal connections: sea, road and rail
- + Round-the-clock operations
- + Flexible build-to-suit units starting at 6,000 m²
- + Large-scale building with spacious outdoor area including numerous loading docks and parking facilities
- + Accessible for LHV's (EMS standard)
- + BREEAM-excellent certification contributes to ESG impact
- + Strong local network and support from port partners



SPECIFICATIONS

- | | | |
|---|--|--|
| + Overhead doors
1 per unit | + Max. floor loading warehouse
5,000 kg/m ² | + 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 |

6 HECTARES
including 2,400 m² of office space (partly already leased)

6 ACCESSIBLE UNITS
from 6,000 m² to 20,000 m²

48 CARGO DOCKS
Direct connection to all of Europe

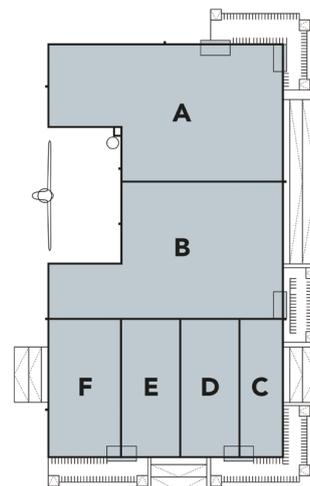
15.5 METRES HARBOUR DEPTH
Directly by the Northern Sea Route

THE BUILDING

+ Area	Size (m²)	+ And divided in 6 units:	Size (m²)
Plot size	123,151	Unit A	20,832
Total (G.F.A)	67,353	Unit B	19,526
+ Divided into:		Unit C	5,878
Hall total	58,461	Unit D	6,119
Mezzanine	7,062	Unit E	6,119
Office	1,822	Unit F	8,897



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NECRON GROUP

Necron Group is a Swiss-based private real estate investment and development firm specializing in the sustainable development and delivery of premium logistics, hospitality, and healthcare projects across Europe. With a strategic long-term vision, Necron proactively anticipates market dynamics, enhances logistic infrastructures, and fosters employment opportunities, thus ensuring attractive returns for discerning investors.

Sustainability lies at the heart of Necron Group's philosophy. In every project, the company aims to achieve circularity and to meet or exceed the BREEAM Excellent certification standard.

To date, Necron Group has successfully developed and delivered approximately 350,000 m² of real estate across Europe and currently manages a robust development pipeline valued at over €1.5 billion.

ALSO DISCOVER:

LELYSTAD, NL

FLEVOKUST LOGISTICS HUB

STRATEGICALLY CONNECTED



EXPAND WITHOUT LIMITS

Charles de Preter
+31 (0) 6 29 28 08 49
charles@dpvastgoed.nl

Michel Eijelaar
+31 (0) 6 21 11 29 83
michel.eijelaar@cbre.com