

EEMSHAVEN

STRATEGIC AND INNOVATIVE OFFSHORE LOGISTICS HUB

WESTEREEMSWEG - EEMSHAVEN

**AVAILABLE
FOR LEASE**



Necron'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'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, rail, and air
- + 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/m²
- + **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)

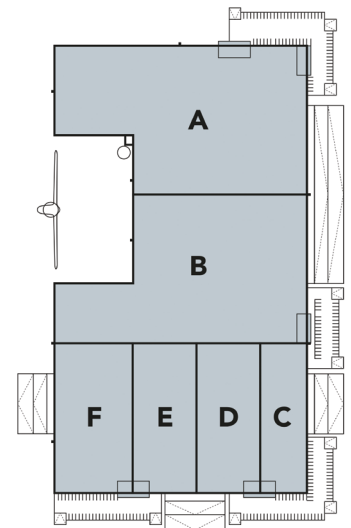
6 ACCESSIBLE UNITS
from 6,000 m² to 20,000 m²

48 CARGO DOCKS
Direct connection to all of Europe

15.5 METRES HARBOUR DEPTH
Directly by the Northern Sea Route

THE BUILDING

+ Area	Size (m ²)	+ And divided in 6 units:	Size (m ²)
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 private real estate investor and developer, focused on sustainable, high-quality logistics, hospitality, and healthcare projects across Europe. With 350,000 m² of completed developments and a pipeline exceeding €1 billion, Necron leads with a strong commitment to circular economy principles. Since 2022, all projects aim for a minimum BREEAM "Excellent" certification.

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FLEVOKUST LOGISTICS HUB

STRATEGICALLY CONNECTED



EXPAND WITHOUT LIMITS

Roy Nieuwenhuis
+31 (0) 6 31 91 37 89
roy.nieuwenhuis@cushwake.com

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