

# DEVENTER

**SUSTAINABLE LOGISTICS CENTER**  
BIRNIEWEG 17-21 – DEVENTER



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**Necron Group's Logistics Center Deventer** combines strategic positioning with a remarkably green setting. Located at the final available plot on A1 Business Park Deventer, this newly developed logistics facility offers direct access to one of Europe's key east-west transport corridors. The A1 connects businesses efficiently to the Randstad, Germany and the wider European market, while the nearby A50 provides strong north-south connectivity throughout the Netherlands.

The location is built for businesses that value speed, accessibility and operational efficiency without compromising on sustainability. Set within one of the Netherlands' greenest business parks, Logistics Center Deventer brings together high-spec logistics space, strong ESG credentials and a future-ready working environment.

The building offers 9,113 m<sup>2</sup> of gross floor area and is available as a whole or divided into three flexible units from 2,523 m<sup>2</sup>. With modern loading facilities, generous clear heights, solar panels and BREEAM Excellent certification, the project is designed for companies looking to operate efficiently today while preparing for tomorrow's demands.

Its position within an established logistics ecosystem further strengthens its appeal. Companies such as Aldi, Sligro, Royal A-ware and Jumbo already operate from A1 Business Park Deventer, underlining the strategic value of this location for national and international distribution.

## **STRATEGIC ADVANTAGES DESIGNED FOR FUTURE-FOCUSED LOGISTICS**

- + Direct access to the A1 and strong connections to the A50
- + Positioned in the logistics corridor between the Randstad and the Ruhr area
- + Prime location for national and international distribution, suitable for wholesale activities, last mile delivery, e-commerce and suppliers
- + Located at A1 Business Park Deventer, one of the greenest business parks in the Netherlands
- + Flexible rental options from 2,523 m<sup>2</sup>
- + BREEAM Excellent certified and nature-inclusive design
- + Equipped with solar panels, LED lighting and on-site EV charging stations
- + Approx. 10-metre clear height and floor load of 2,500 kg/m<sup>2</sup>
- + Outdoor area with loading docks, overhead doors and on-site parking
- + Strong multimodal transport connections, including one of the Netherlands' largest inland ports, proximity to several international airports and nearby rail connections

## SPECIFICATIONS

- + **Loading docks:**  
7
- + **Overhead doors:**  
14
- + **Clear height:**  
approx. 10 metres
- + **Max. floor loading:**  
2,500 kg/m<sup>2</sup>
- + **Sustainability:**  
BREEAM Excellent
- + **Energy measures:**  
solar panels and LED lighting
- + **EV charging:**  
16 charging stations on site
- + **Parking:**  
148 parking spaces

# 9,113

## FUTURE-READY LOGISTICS SPACE

Flexible leasing options from approx. 2,523 m<sup>2</sup>

# 7

## LOADING DOCKS

In loading pit

# 3

## WAREHOUSE UNITS

Plot size 16,690 for extra outside storage and parking spaces

# 14

## OVERHEAD DOORS

Designed for efficient logistics operations

## THE BUILDING

- + **Area Size**  
Plot size: 16,690 m<sup>2</sup>  
Total (G.F.A): 9,113 m<sup>2</sup>
- + **Divided into**  
Warehouse: 7,812 m<sup>2</sup>  
Mezzanine: 700 m<sup>2</sup>  
Office: 601 m<sup>2</sup>

## + Available from 2,523 m<sup>2</sup>

### UNIT A

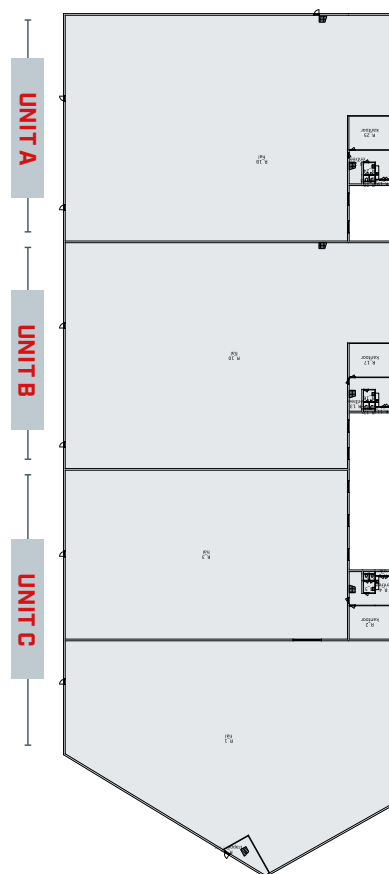
|               |                            |
|---------------|----------------------------|
| Warehouse:    | 2,185 m <sup>2</sup>       |
| Mezzanine:    | 139 m <sup>2</sup>         |
| Office:       | 203 m <sup>2</sup>         |
| <b>Total:</b> | <b>2,527 m<sup>2</sup></b> |

### UNIT B

|               |                            |
|---------------|----------------------------|
| Warehouse:    | 2,179 m <sup>2</sup>       |
| Mezzanine:    | 141 m <sup>2</sup>         |
| Office:       | 203 m <sup>2</sup>         |
| <b>Total:</b> | <b>2,523 m<sup>2</sup></b> |

### UNIT C

|               |                            |
|---------------|----------------------------|
| Warehouse:    | 3,448 m <sup>2</sup>       |
| Mezzanine:    | 420 m <sup>2</sup>         |
| Office:       | 195 m <sup>2</sup>         |
| <b>Total:</b> | <b>4,063 m<sup>2</sup></b> |



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 m<sup>2</sup> of real estate across Europe and currently manages a robust development pipeline valued at over €1.5 billion.

## SUSTAINABLE LAST-MILE LOGISTICS

SCAN QR FOR THE LATEST UPDATES



For more information and to discuss leasing opportunities

## REACH OUT TO US

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