NECRON GROUP

DEVENTER

SUSTAINABLE LOGISTICS CENTER

BIRNIEWEG 17-21 – DEVENTER

CODE FOR A SUSTAINABLE BUILT ENVIRONMENT
BREEAM CERTIFICATION
EXCELLENT
www.breeam.com

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AVAILABLE FOR LEASE

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.

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
- 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/m²
- 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/m²
- **Sustainability:** BREEAM Excellent
- **Energy measures:** solar panels and LED lighting
- **EV charging:** 16 charging stations on site
- **Parking:** 127 parking spaces

9,113 **FUTURE-READY LOGISTICS SPACE**
Unit B available for lease

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 m²
Total (G.F.A):	9,113 m²

DIVIDED INTO

Warehouse:	7,812 m²
Mezzanine:	700 m²
Office:	601 m²

AVAILABLE FOR LEASE

UNIT B

Warehouse:	2,179 m²
Mezzanine:	141 m²
Office:	203 m²
Total:	**2,523 m²**

LOADING FACILITIES
2 loading docks (3x3m)
4 overhead doors (2.2x2.5m)
incl 1 with a ramp



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.

SUSTAINABLE LAST-MILE LOGISTICS

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NECRON GROUP CUSHMAN & WAKEFIELD CBRE

For more information and to discuss leasing opportunities

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