



FLEVOKUST LOGISTICS HUB

STRATEGICALLY CONNECTED

BUITENHAVENWEG 43-45, LELYSTAD, NL

**AVAILABLE
FOR LEASE**



NECRON
GROUP



The port of Flevokust sits on the eastern edge of the Randstad and offers a multimodal alternative to the ARA corridor. Guaranteed power, room to scale, and direct multimodal access via water, road, and rail connect the hub to Amsterdam, Rotterdam, Antwerp, and the German Ruhr area.

The warehouse lies right next to the TMA terminal for efficient cargo flows. Send and receive containers, breakbulk, and project cargo with the benefits of door-to-door pricing and low CO₂ emissions. Barging reduces road congestion delays and the risk of demurrage and detention.

Home to Jysk, Bestseller, and Bol, Flevokust is turning into the next Dutch logistics hotspot. Necron Group offers a distribution centre of 80,000 m², in units from 17,500 m², at 50 metres from the quay. The future-proof design, high-bay up to 40 metres, and 2 MVA connection make this location especially suited for data-driven warehouse concepts.

BENEFITS

- + Adjacent TMA terminal
- + Environmental category 5.3
- + 2 MVA contracted capacity
- + High-bay stacking area of 200 m x 100 m
- + Units from 17,500 m²
- + BREEAM Excellent certification

SPECIFICATIONS

Overhead doors

1 per unit

Max. floor loading

5,000 kg/m²

BREEAM

Excellent

Sprinkler

ESFR

Clear height

12.2 metres

Contracted capacity

2 MVA

Solar panels

Roof mounted

Daylight transmission

Skylights

Access

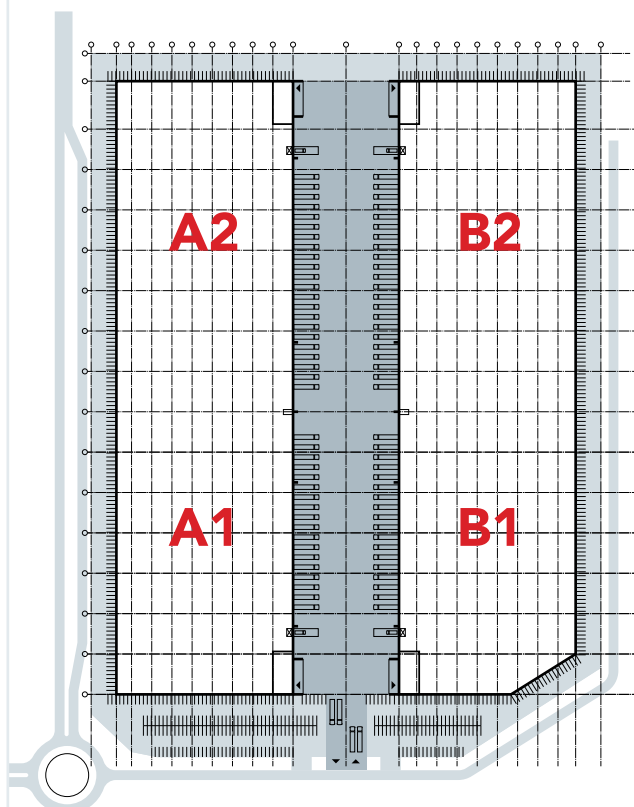
Multiple sliding and access gates

11.7 HECTARE PLOT
Fully fenced

80,000 M² GFA – 4 UNITS
Units from 17,500 m²

12.2 METRES
clear height

50 METRES
distance to TMA terminal



WAREHOUSE UNITS

(m ²)	Hall	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	70,445	6,232	1,944



PARTNERS

To bring our vision to life in every project, we work together with some of the industry's most innovative experts.

RAU

**TEN
BRINKE.**

CBRE

**DREES &
SOMMER**





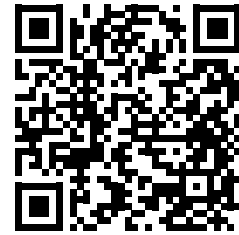
NECRON

GROUP

Necron Group AG is a Swiss based real estate investment and development firm specialising in the sustainable development and delivery of premium logistics, hospitality, and healthcare projects across Europe. With a strategic long-term vision, Necron anticipates market dynamics, enhances logistics infrastructure, 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 delivered 400,000 m² of real estate across Europe and currently manages a development pipeline valued at over € 1.5 billion.



**SCAN QR FOR
THE LATEST UPDATES**

REACH OUT TO US

Frances Booster

+31 6 13 27 27 60

booster@necron.com

Martijn Steenvoorden

+31 (0)85 019 87 57

martijn.steenvoorden@jll.com

Joost Steinweg

+31 (0)61 298 59 13

joost.steinweg@cbre.com



+ ALSO CHECK OUT:

EEMSHAVEN

GRONINGEN, NL

**STRATEGIC OFFSHORE LOGISTICS
WITH DEEPSEA PORT**

DISCOVER EEMSHAVEN



Artist's impression

Disclaimer

All artist's impressions, visualisations, renders, floor plans and other project information are provided for illustrative purposes only and are intended to give an impression of the proposed development. The images, amenities, materials, layouts, landscaping, finishes, dimensions and all other features shown are indicative only and may differ from the final design and completed development. The development is subject to further design development,

planning and regulatory approvals, technical detailing and other relevant circumstances. No rights may be derived from the information provided. The information does not constitute an offer or any contractual commitment. Necron Group AG reserves the right to amend the design, construction, planning, specifications and other project details without prior notice.