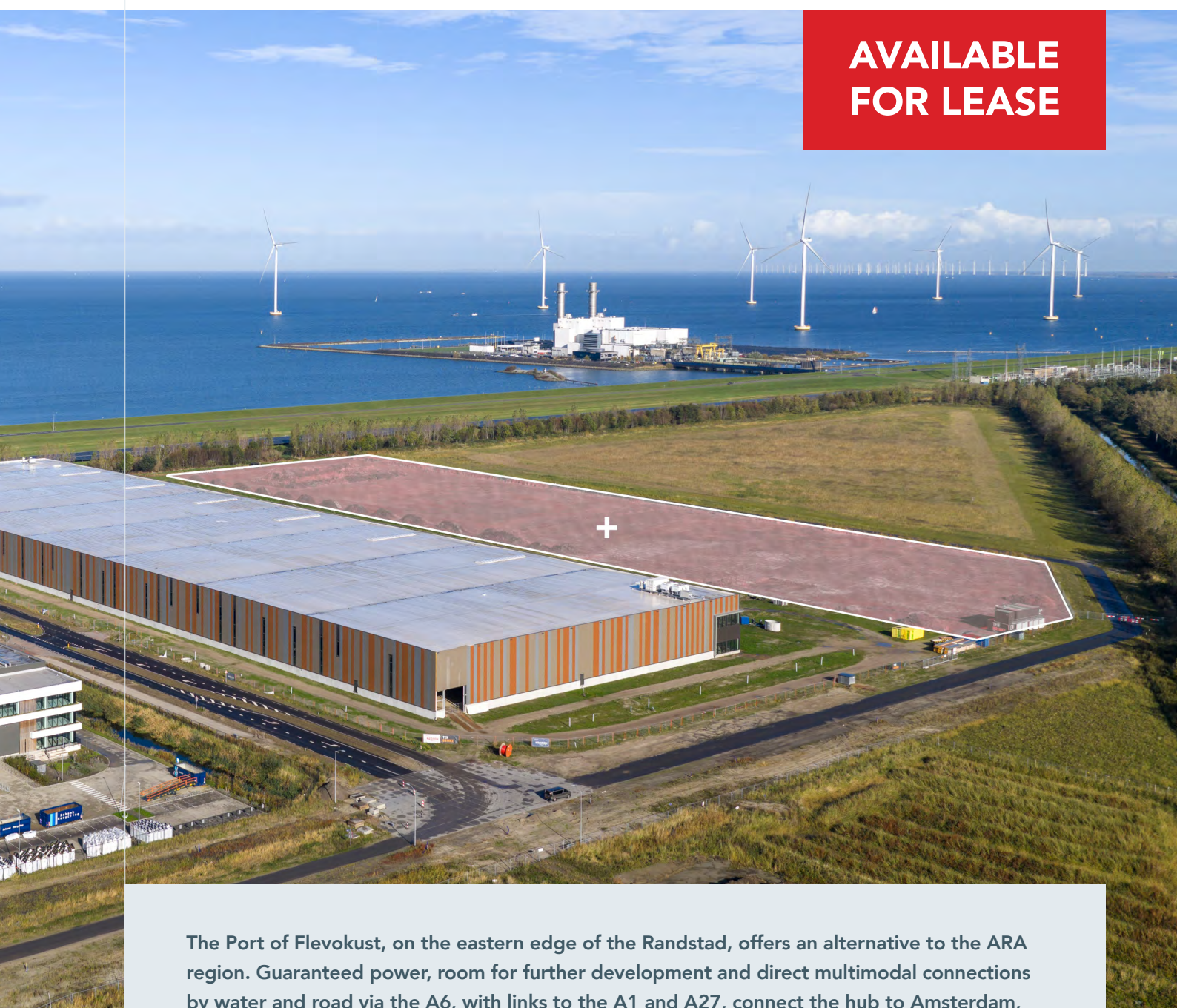


FLEVOKUST LOGISTICS HUB

MULTIMODAL LOGISTICS, STRATEGICALLY CONNECTED

BUITENHAVENWEG 45 - LELYSTAD, NL

**AVAILABLE
FOR LEASE**



The Port of Flevokust, on the eastern edge of the Randstad, offers an alternative to the ARA region. Guaranteed power, room for further development and direct multimodal connections by water and road via the A6, with links to the A1 and A27, connect the hub to Amsterdam, Rotterdam, Antwerp and Germany's Ruhr region.

Directly connected to the TMA container terminal

Flevokust Logistics Hub is located just 50 meters from the TMA/C2U container terminal. Through TMA/C2U's barge connections, containers, breakbulk and project cargo are transported to Lelystad from locations including Rotterdam, Amsterdam and Antwerp, followed by door-to-door transport directly to the warehouse.

This offers clear advantages: predictable rates and lead times, fewer handovers, less dependence on road congestion and lower transport costs.

From an energy perspective, the location also offers additional opportunities. The ENGIE Maxima power plant is located nearby and is developing further as an energy hub, including large-scale battery storage and hydrogen co-firing technology.

With tenants including Jysk, Bestseller and Bol, Flevokust is developing into the next logistics hotspot. Necron Group offers a distribution center of approximately 39,000 m², with units from 7,000 m². For Hall B, the zoning plan allows for a built-to-suit high-bay development with building heights of up to 40 meters. Combined with 1 MVA of contracted power capacity, this creates additional scope for data-driven warehouse concepts.

BENEFITS

- + Adjacent TMA terminal
- + Environmental category 5.3
- + 1 MVA contracted capacity
- + Irrevocable permit for 39,000 m²
- + Construction period approx. 12–14 months
- + Sufficient charging facilities available
- + Units from 7,000 m²
- + Lelystad Airport approx. 15 km away
- + BREEAM Excellent certification



SPECIFICATIONS

Dock doors

1 per 1,000 m²

Sprinkler

ESFR

Solar panels

Roof mounted

Max. floor loading

5,000 kg/m²

Clear height

12.2 meters

Daylight transmission

Skylights

Parking spots

155

Built-to-suit possibilities

High-bay height up to 40 meters

Access

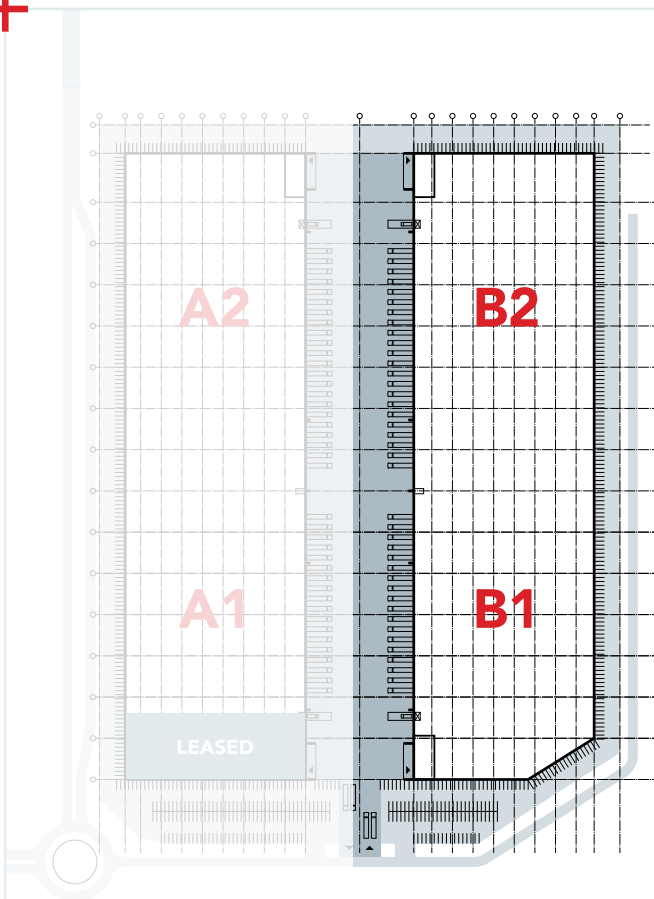
Multiple sliding and access gates

6 HECTARES
plot

12.2 METERS
clear height

APPROX.
39,000 M² GFA – 4 UNITS
Units from 7,000 m²

50 METERS
distance to TMA terminal



WAREHOUSE UNITS

(m ²)	Warehouse	Mezzanine	Office
B1	15,844	1,405	486
B2	19,177	1,711	486
Total	35,021	3,116	972

Leasing available in units starting from approx. 7,000 m².



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

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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 health-care 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.

Necron Group operates across six European countries and has a development pipeline of approximately 1.5 million m², with a value exceeding €1.5 billion.



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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



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EEMSHAVEN

GRONINGEN, NL

**STRATEGIC OFFSHORE LOGISTICS
WITH DEEPSEA PORT**

DISCOVER EEMSHAVEN



Artist's impression

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