

PREMIUM LOGISTICS

FACILITY IN LELYSTAD



P3 LELYSTAD

ADDRESS

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Issued: Feb 2026

All information in this document is valid on this date.
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OVERVIEW

Lelystad, the capital of Flevoland, is a rapidly growing logistics hub in the Netherlands.

Strategically positioned within the Dutch logistics triangle (Almere, Zeewolde, Lelystad), it offers excellent connectivity via the A6 motorway, rail, and waterways.

With Lelystad Airport, Flevokust Port, and Schiphol Airport nearby, the region provides seamless multimodal transport options. Its modern industrial parks and sustainability initiatives attract businesses focused on green energy and efficient supply chains. Proximity to Amsterdam, Utrecht, Schiphol, and the German border makes Lelystad an ideal location for national and international logistics, warehousing, and distribution operations.



DISTANCES TO POINTS OF INTERESTS

A6 highway	2 min	2 km
Flevokust container terminal	5 mins	5 km
Düsseldorf	1 hour 50 mins	150 km
Lelystad Airport	15 mins	10 km
Schiphol Airport	1 hours 10 mins	70 km



LOCAL ACCESS

P3 Lelystad is located within Business Park Oostervaart, one of the most strategically positioned industrial zones in the Netherlands.

The facility offers over 38,000 m² of premium logistics and distribution space, with the flexibility to be divided into two separate units. It is designed to meet the highest sustainability and efficiency standards, featuring a BREEAM Excellent certification.

- | | | | |
|---|---------------|---|---------------------|
|  | Airport |  | Parking |
|  | Train station |  | EV charging station |
|  | Bus stop |  | Truck entrance |
|  | Tram stop |  | Main entrance |



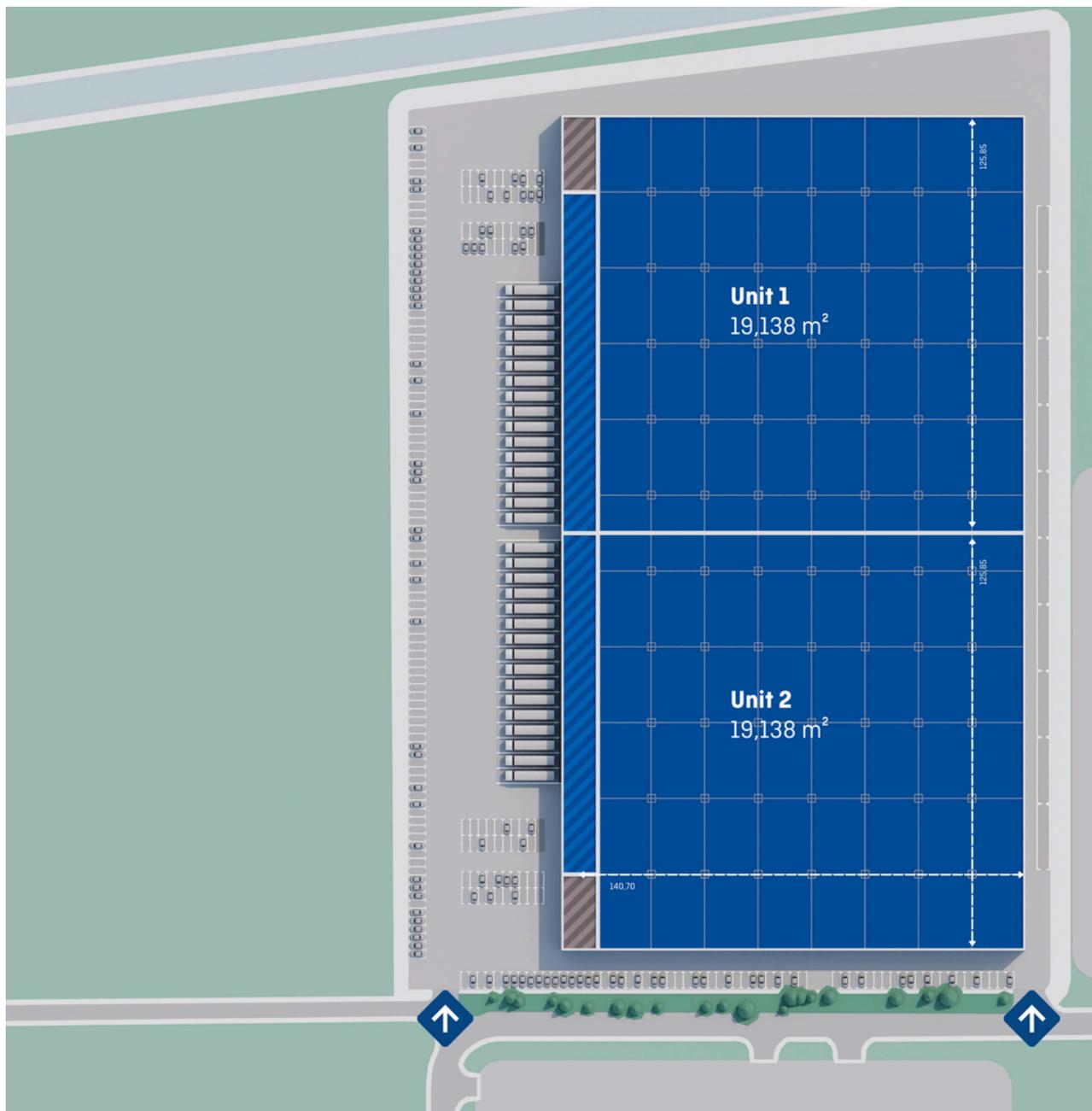
Get directions

AVAILABLE SPACE

- Total warehouse space: 34,882 m²
- Mezzanine space: 2,335 m²
- Office space: 1,061 m²
- Total site area: 38,278 m²
- Parking spaces: 200 (including 10 truck parking spots)
- Availability: Per April 2025
- There is a possibility to split the building if needed.

Unit	Warehouse (m ²)	Office (m ²)	Mezzanine (m ²)
1	17,441	530	1,167
2	17,441	530	1,167
Total	34,882	1,061	2,335

- Existing building
- Development opportunity
- Offices
- Under construction



TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Total Area: 38,278 m²
- Clear Height: 12.2 meters
- Loading Docks: 32
- Ground-Level Doors: 2
- Maximum Floor Load Capacity: 5,000 kg/m²
- Truck Court Depth: 40 meters
- BREEAM Certification: Excellent
- Energy Source: PV Panels (solar energy)
- Gasless Operations: Yes
- Parking Spaces: 200 (incl. EV charging)
- Sustainability Features: LED lighting, Smart Energy Monitoring
- Fire Safety: ESFR K25 Sprinkler System



Excellent

BREEAM CERTIFICATION



1

We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers



For further consultation about sustainability and customisation matters please contact:

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Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

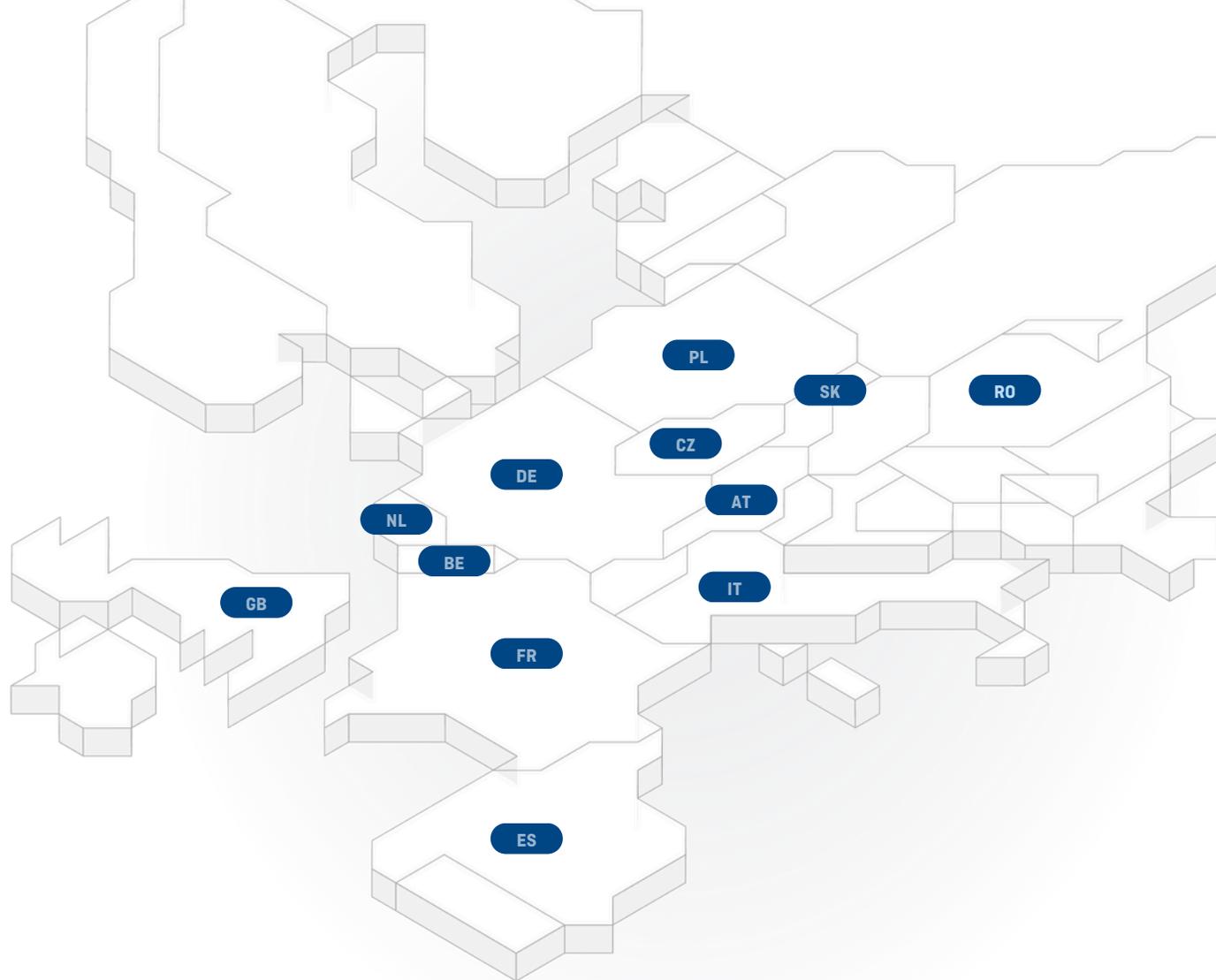
- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com



10.3 mil. m² 11

GROSS LETTABLE AREA

COUNTRIES

3.2 mil. m² 470 +

LANDBANK FOR DEVELOPMENT

CUSTOMERS



REFERENCE PROJECTS



P3 Herkenbosch is strategically located adjacent to the A73 and N570 highways, offering excellent connectivity to key regions within the Netherlands, as well as seamless access to Germany and Belgium. This prime location makes it an ideal hub for logistics and industrial operations.



Located on Bellstraat in Emmen at Bedrijvenpark A37, this property spans 66,140 m² and is available as a whole or in units starting from 14,225 m². With excellent connectivity to the A73 and N570 highways, it is ideal for logistics, distribution, and manufacturing companies.



In February 2023, P3 Logistic Parks has acquired the development asset on a freehold land in business park P3 Amstelveen, an established logistics area in Amstelveen, the Netherlands, that is specifically well-known for its greenhouse and horticultural sector.



P3 Echt is a multi-modal location ideally suited for land, air and sea logistics. The Eindhoven Airport and Barge Terminal Born are 60 km (45 min) and 10 km (11 min) away respectively. The park features excellent visibility from the A2 motorway (Belgium - Eindhoven) and quick connections to Dusseldorf (51 min) and Cologne (75 min). There is an available labour force in the area. This Outstanding BREEAM-NL certified site was completed in 2021.



Building a total of 140,000 square metres of logistics space at the JadeWeserPort freight transport centre (GVZ). As the only deep-water port in the Federal Republic, it serves a steadily growing international demand and offers opportunities that go far beyond the previous ones. The project with its three large halls is to be completed in stages.



The Pfalzfeld property will include two warehouses with a total floor area of 21,000 m², including 1,500 m² of mezzanine, and 850 m² of office space. In total, the rental space will be around 23,400 m², with the possibility of being divided into smaller units. The halls are characterized by a clear height of 12 meters, and feature 19 loading docks and two ground-level doors. Additionally, there are six truck and 57 car parking spaces.

SPACE TO CREATE

COMMERCIAL CONTACT



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