

POSITION YOUR BUSINESS ITH HYBRID LOGISTIC UNITS

AT THE FOREFRONT OF MODERN LOGISTICS

AVAILABLE FOR LEASE: Q1 2027



P3 HAARLEM

ADDRESS

Kousenmakersweg 2,
Haarlem
The Netherlands

COMMERCIAL CONTACT

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All information in this document is valid on this date.
For current information please contact P3 Team.

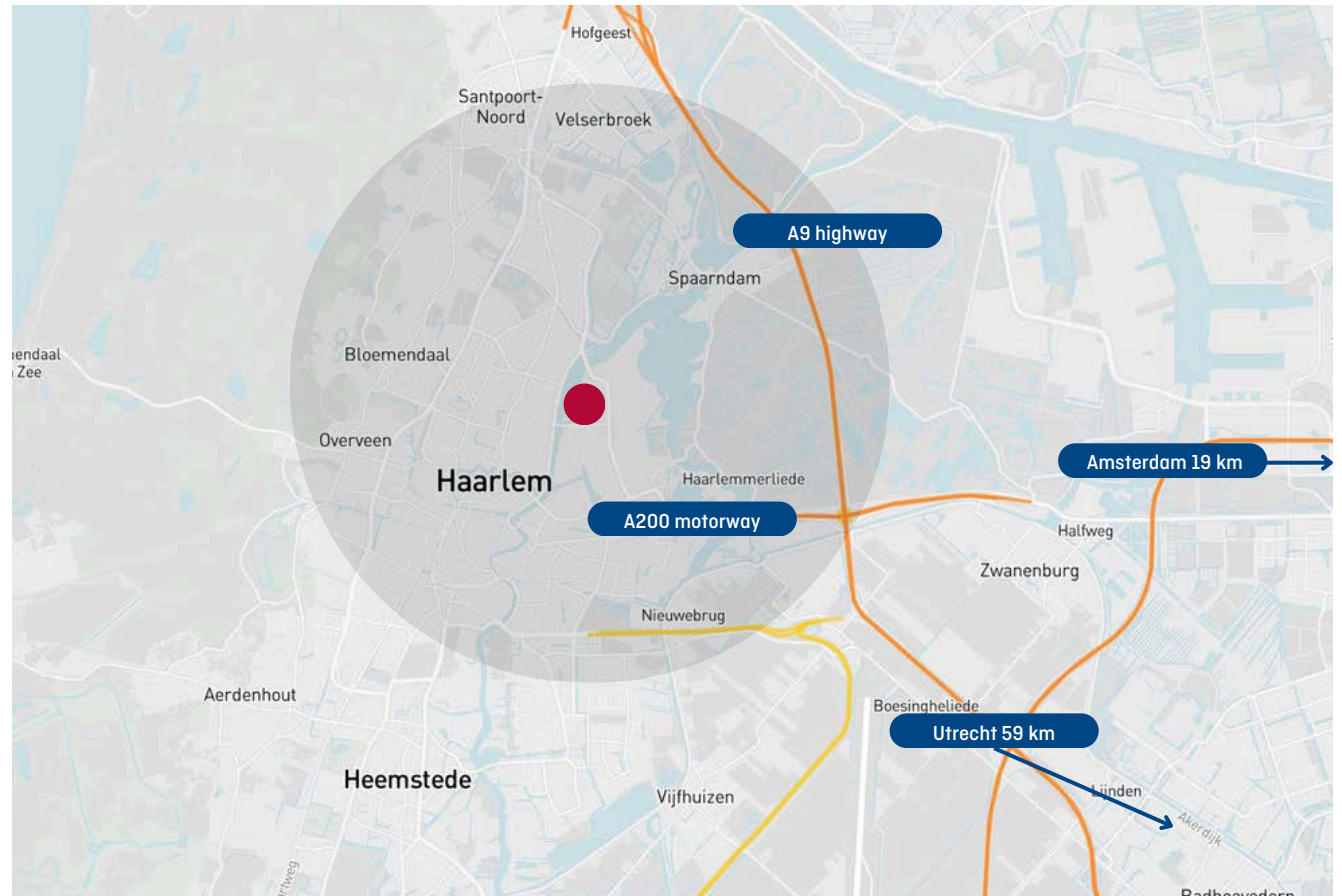
OVERVIEW

P3 Haarlem is a modern logistics, distribution, storage, and last-mile facility situated within the Waarderpolder Business Park, the largest industrial area in Zuid-Kennemerland

This strategic location places it just 15 minutes by car from Amsterdam and Schiphol Airport, and a mere five-minute bike ride from Haarlem's historic city centre.

The facility offers panoramic views of the Spaarne River and is designed to accommodate both national and international companies engaged in urban logistics, wholesale, and distribution. Its proximity to major transport routes, including the N200, A5, and A9, ensures excellent connectivity to the broader Amsterdam Metropolitan Area and beyond.

P3 Haarlem combines modern infrastructure with a prime location, offering businesses a robust platform for growth and efficient operations in the heart of the Netherlands.



DISTANCES TO POINTS OF INTERESTS

A9 motorway	1 min	50 m
Amsterdam	15 mins	19 km
Utrecht	46 mins	59 km
Containerterminal Velsen-Noord	15 mins	12 km
Containerterminal Port of Amsterdam	18 mins	13 km
Schiphol Airport	15 mins	20 km



LOCAL ACCESS

Strategic Location for Logistics & Commerce. Direct access to the A9 and A200, with fast routes to Amsterdam, Schiphol Airport, and the broader Randstad.

De Waalderpolder is a national example of circular, climate-resilient development. Businesses benefit from strong municipal support and available subsidies for solar power, EV infrastructure, and energy-saving innovations. The park continues to lead the way in sustainable transformation, with widespread adoption of green building certifications like BREEAM.

Safe, Managed, and Professional

Collective park management ensures clean, secure, and professionally maintained grounds.

Connected Business Community

A powerful network supported by the Industriekring Haarlem (IKH) and the local municipality fosters partnership, advocacy, and business support. On-site resources include talent programs, innovation funding advice, and scale-up services



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



Main entrance



Get directions

AVAILABLE SPACE

The total lettable floor area is approximately 26,650 m², comprising:

- warehouse - 21,799 m²
- office: 2,112 m²
- mezzanine: 2,739 m²

Unit	Warehouse (m ²)	Office (m ²)	Mezzanine (m ²)
A1	3,866	509	624
A2	4,499	388	534
A3	4,476	383	514
B1	4,475	383	536
B2	4,483	449	531
Total	21,799	2,112	2,739

-  Warehouse
-  Office + office mezzanine
-  Expedition + storage mezz.
-  Main Entrance



TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- Automatic sprinkler system
- 169 parking spaces (cars) 9 parking spaces (trucks) and 28 parking spaces (vans)
- min. Clear height: 12.2 m
- Divisible units suitable for multi-tenant
- Bicycle storage available
- Upgrade of power capacity possible - 1,75 Megawatt power connection to grid
- 30 loading hybrid loading docks (for trucks and vans)
- Electric car and vans charging stations
- LED lighting
- Smart Energy Monitoring
- Sprinkler System
- 1 overhead door per unit



SUSTAINABLE PERFORMANCE

EV Charging

FOR BOTH CARS AND VANS

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

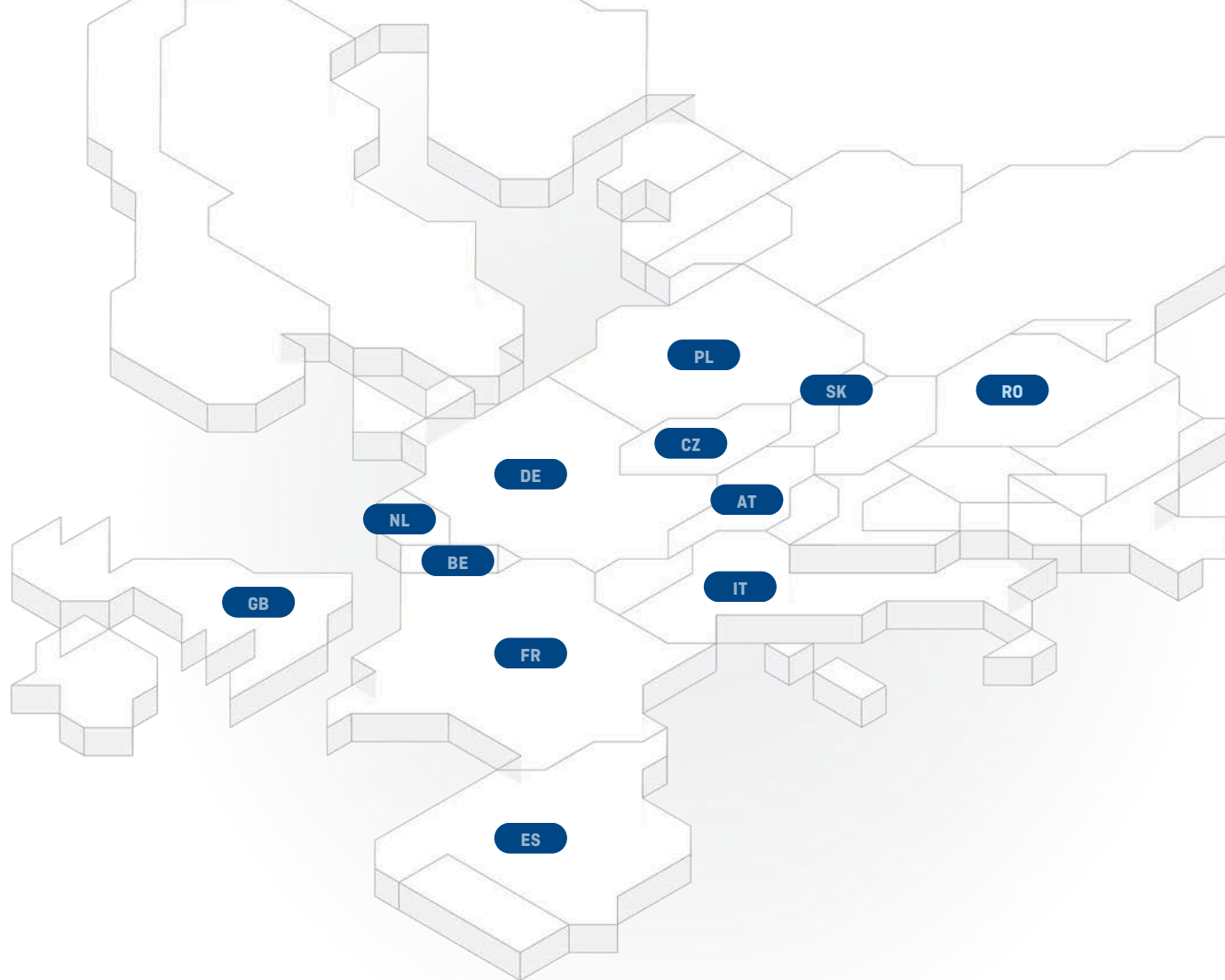
- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage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



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 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.



This property in Emmen has a total area of approximately 66,140 m², including warehouse, mezzanine and office space. The distribution center is located on the Bellstraat in Emmen at 'Bedrijvenpark A37'. The object is available as a whole but also for rent in units from approximately 14,225 m². The property offers excellent opportunities for companies active in logistics, distribution and manufacturing.



P3 Herkenbosch is a modern logistics park designed to meet the highest standards of efficiency and sustainability. Upon completion in Q4 2024, the facility will encompass a total leasable area of art development, amounting to 62,011 sq.m., including warehouse, office space and mezzanine.



P3 Spijkenisse is situated just south of the N218, with direct connection to the A15 motorway, providing excellent access to the whole of the Netherlands. Rotterdam city centre and The Hague Airport are 24 km (23 min) and 24 km (22 min) away, respectively. Truck drive time to the Port of Rotterdam is less than 30 minutes. This multi-tenant location is excellent for land, air and sea logistics.



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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COUNTRY OFFICE



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