



# P3 EMMEN

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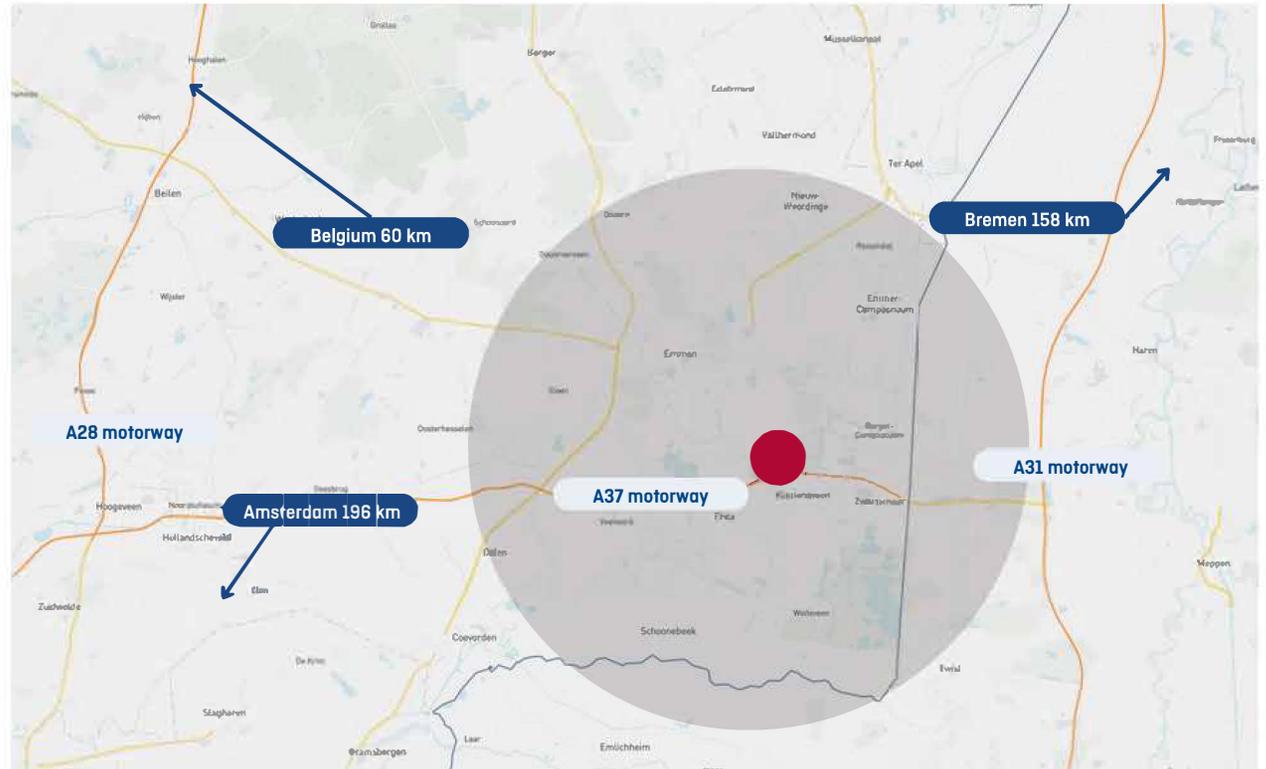
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All information in this document is valid on this date.  
For current information please contact P3 Team.

## OVERVIEW

### 'Bedrijvenpark A37' in Emmen is a prime logistics and distribution hub along the A37 motorway.

The park provides direct access to the Randstad, Germany, Scandinavia, and Eastern Europe, making it an ideal location for international distribution. The German E233 expansion will further improve access to Hamburg and Bremen, reducing travel time by approximately 45 minutes. The connection to the A1, A29, and A31 motorways offers seamless transport routes to the Ruhr region and southern Germany.



#### DISTANCES TO POINTS OF INTERESTS

A37 motorway	3 min	300 m
Bremen	1 hours 45 mins	158 km
Hamburg	2 hours 45 mins	274 km
Amsterdam	2 hours 13 mins	196 km
Groningen	49 mins	60 km
Groningen Airport Eelde	30 mins	40 km



## LOCAL ACCESS

**This property in Emmen has a total area of approximately 66,140 m<sup>2</sup>, 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 m<sup>2</sup>. The property offers excellent opportunities for companies active in logistics, distribution and manufacturing.

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



Get directions



# P3 EMMEN



- Existing building
- Office + office mezzanine
- Main Entrance

## Available Space

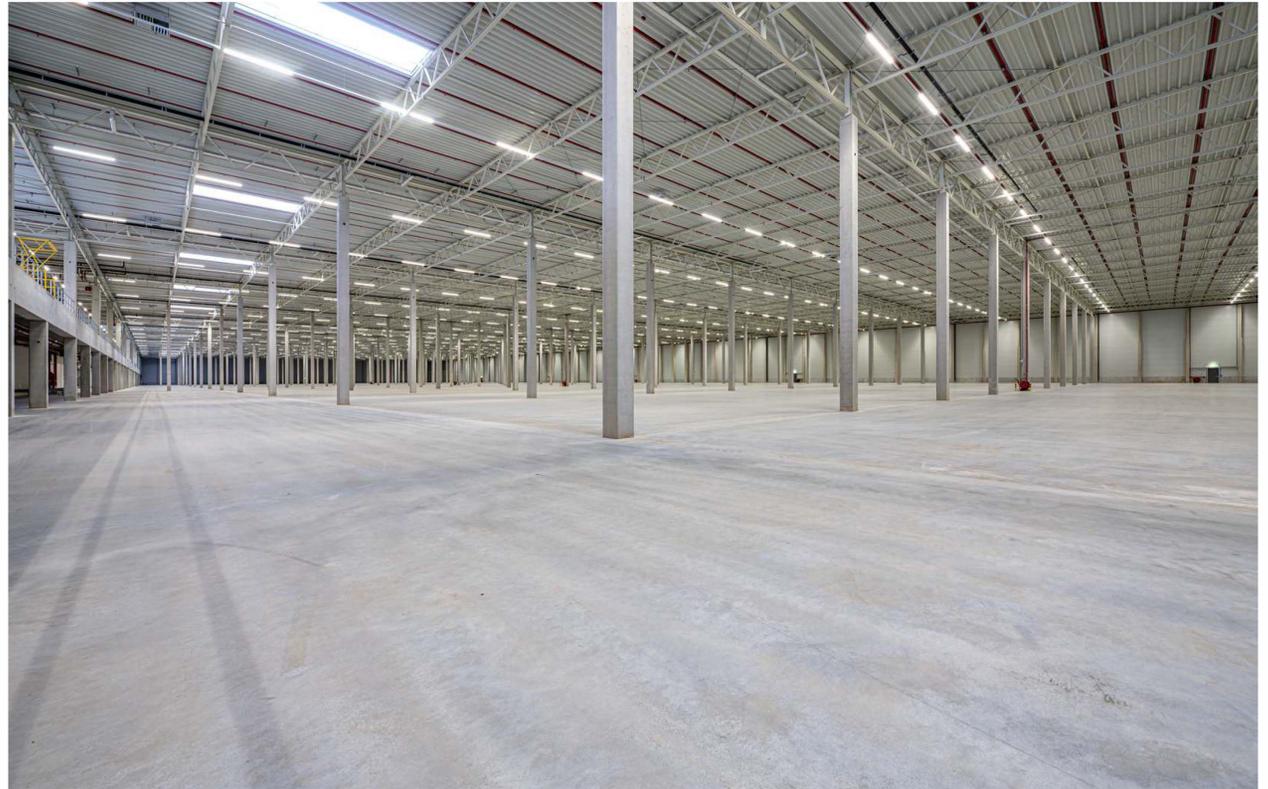
Unit	Warehouse space	Office space	Mezzanine space
DC1	14,261 m <sup>2</sup>	847 m <sup>2</sup>	1,218 m <sup>2</sup>
DC2	15,648 m <sup>2</sup>	919 m <sup>2</sup>	1,288 m <sup>2</sup>
DC3	15,645 m <sup>2</sup>	919 m <sup>2</sup>	1,288 m <sup>2</sup>
DC4	12,490 m <sup>2</sup>	832 m <sup>2</sup>	936 m <sup>2</sup>
<b>Total</b>	<b>58,044 m<sup>2</sup></b>	<b>3,517 m<sup>2</sup></b>	<b>4,730 m<sup>2</sup></b>



## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- Clear height: 12.2m
- Floor load (warehouse): 5,000 kg/sq.m.
- Floor load (expedition): 2,500 kg/sq.m.
- Floor load (mezzanine): 500 kg/sq.m.
- 58 loading docks with dock levellers
- 7 overhead doors
- Rack load: 6,000 kg/sq.m.
- Floor flatness DIN 18.202, table 3, rule 3
- Heating: Air heating and support fans
- BREEAM-NL 'Excellent' guideline
- K25.2 sprinkler installation
- Fully fenced premises



## SUSTAINABLE OPTIONS - EXTERIOR



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**

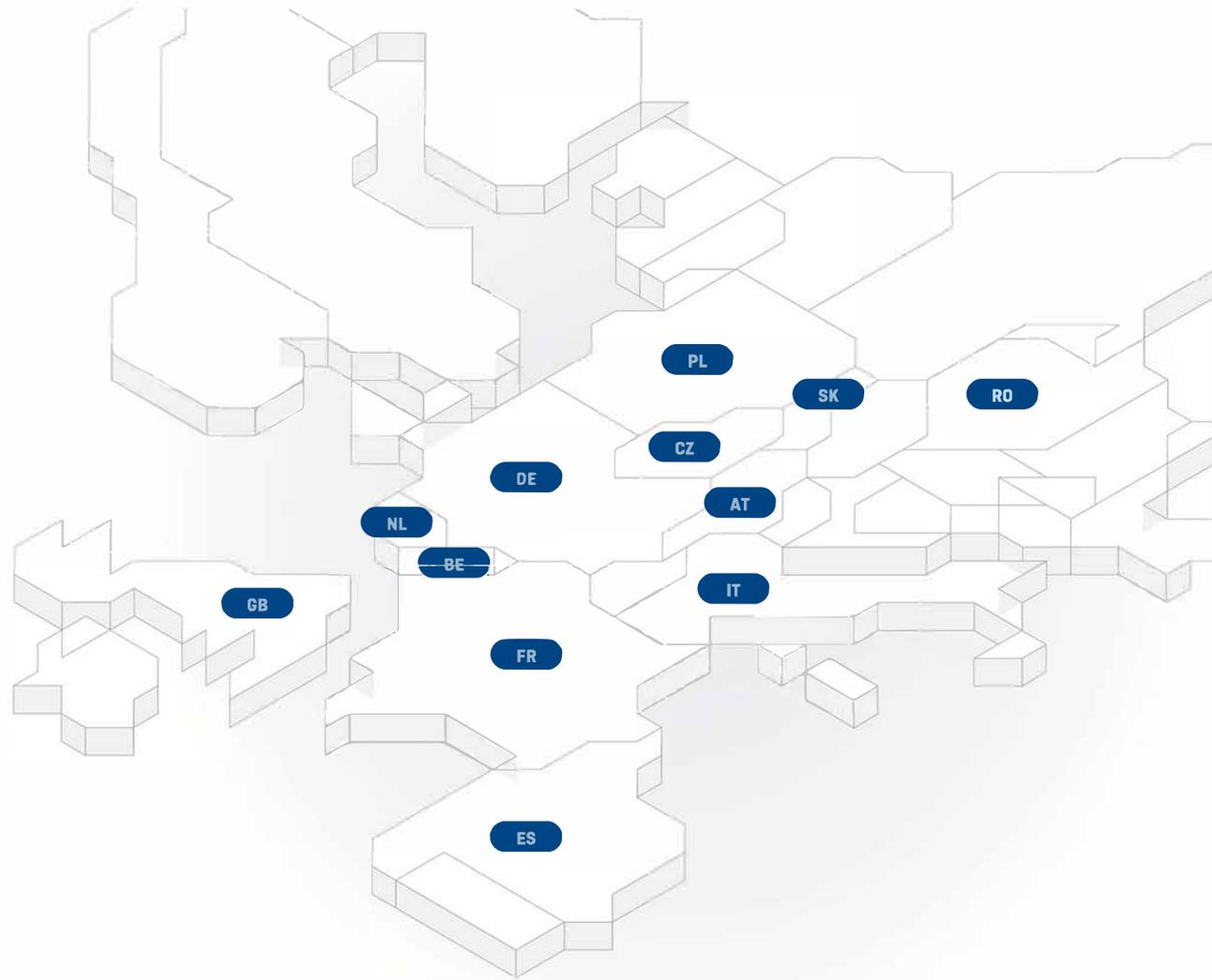
- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage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

## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m<sup>2</sup> of assets under management and land bank of 3.2 million m<sup>2</sup> 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](http://www.p3parks.com)



**10.3 mil. m<sup>2</sup> 11**

GROSS LETTABLE AREA

COUNTRIES

**3.2 mil. m<sup>2</sup> 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 m<sup>2</sup> of premium logistics and distribution space, with the flexibility to be divided into two separate units.



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.



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.



Strategic Location for Logistics & Commerce. Direct access to the A9 and A200, with fast routes to Amsterdam, Schiphol Airport, and the broader Randstad. The park continues to lead the way in sustainable transformation, with widespread adoption of green building certifications like BREEAM.



The Pfalzfeld property will include two warehouses with a total floor area of 21,000 m<sup>2</sup>, including 1,500 m<sup>2</sup> of mezzanine, and 850 m<sup>2</sup> of office space. In total, the rental space will be around 23,400 m<sup>2</sup>, 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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