

HOME FOR
YOUR BUSINESS



P3 EMMEN

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MODERN LOGISTICS DEVELOPMENT IN EMMEN

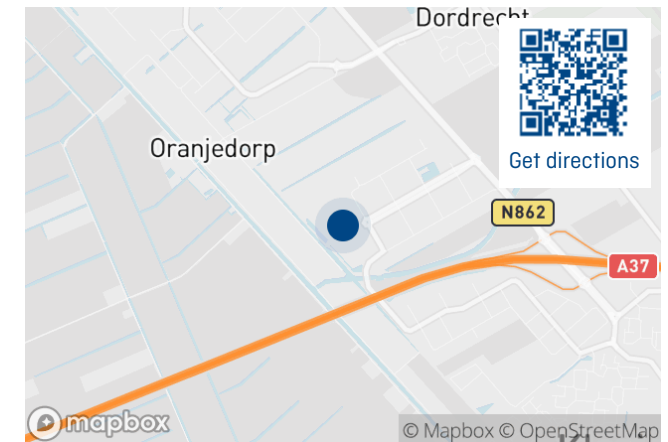
P3 presents a state-of-the-art logistics property of approximately 66,140 m² in Emmen, located at *Bedrijvenpark A37*. The site is strategically positioned along the A37 motorway, offering direct connections to the Randstad, Germany, Scandinavia, and Eastern Europe. With the upcoming expansion of the German E233, travel time to Hamburg and Bremen will be reduced by around 45 minutes, while seamless access to the A1, A29, and A31 ensures fast transport routes to the Ruhr region and southern Germany. This makes Emmen a prime hub for international distribution and is ready to move in!

FLEXIBLE SPACE FOR LOGISTICS, DISTRIBUTION & MANUFACTURING

The distribution center is available as a whole or for rent in units starting from approximately 14,225 m², making it suitable for companies of varying scales. The development is tailored to support logistics, distribution, and light manufacturing operations, with high-quality specifications that allow for diverse operational setups.

FOCUS ON SUSTAINABILITY

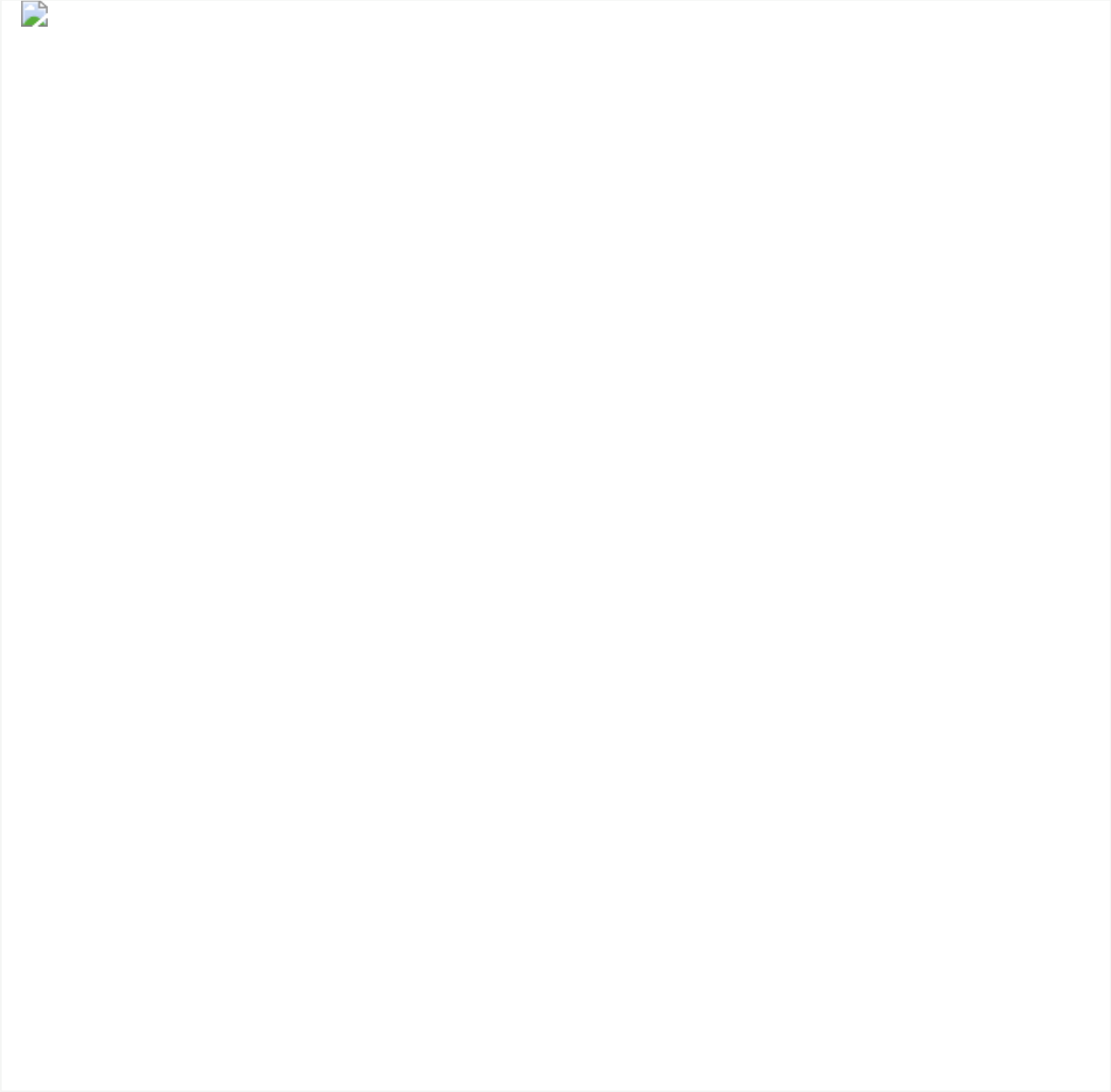
The Emmen property is developed according to the BREEAM “Excellent” guidelines, ensuring top-tier sustainability standards. Key features include energy-efficient heating, modern sprinkler systems, and preparations for renewable energy integration. EV charging infrastructure and smart meters further enhance energy management, while environmentally responsible building materials and water-saving fittings align the property with the highest ecological standards.



AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
DC 2	0 m ²	15,635 m ²	900 m ²
DC 3	0 m ²	15,635 m ²	900 m ²
DC 1	0 m ²	14,250 m ²	835 m ²
DC 4	0 m ²	12,485 m ²	810 m ²

- Existing building
- Development opportunity
- Offices
- Under construction



KEY FEATURES

- Clear height: 12.2 m
- Floor load (warehouse): 5,000 kg/m²
- Floor load (expedition): 2,500 kg/m²
- Floor load (mezzanine): 500 kg/m²
- 58 loading docks with dock levellers
- 7 overhead doors
- Rack load: 6,000 kg/m²
- Floor flatness: DIN 18.202, table 3, rule 3
- Heating: air heating with support fans
- Fully fenced premises



ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 7,6 million m² of assets under management and land bank of 1.9 million m² for further development.

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more almost 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 about P3, please visit www.p3parks.com

Where to find us?



7,6 mil. m²

GROSS LETTABLE AREA

11

COUNTRIES

1,9 mil. m²

LANDBANK FOR DEVELOPMENT

490

CUSTOMERS



SPACE TO CREATE

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