

HOME FOR
YOUR BUSINESS



P3 EMMEN

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Generated: 24.9.2025

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MODERN LOGISTICS DEVELOPMENT IN EMMEN

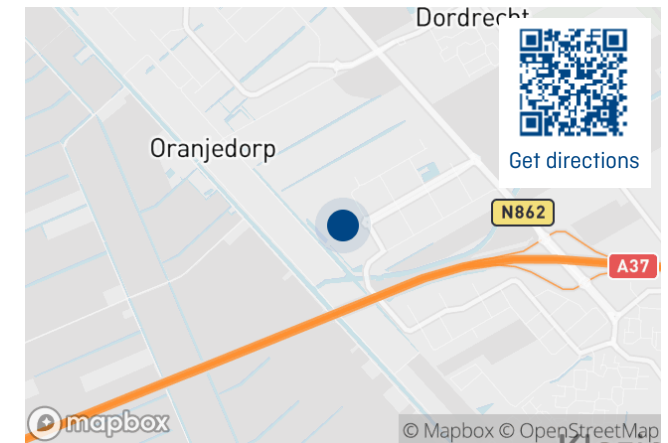
P3 presents a state-of-the-art logistics property of approximately 66,140 m² in Emmen, located at *Bedrijvenpark A37*. The site is strategically positioned along the A37 motorway, offering direct connections to the Randstad, Germany, Scandinavia, and Eastern Europe. With the upcoming expansion of the 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

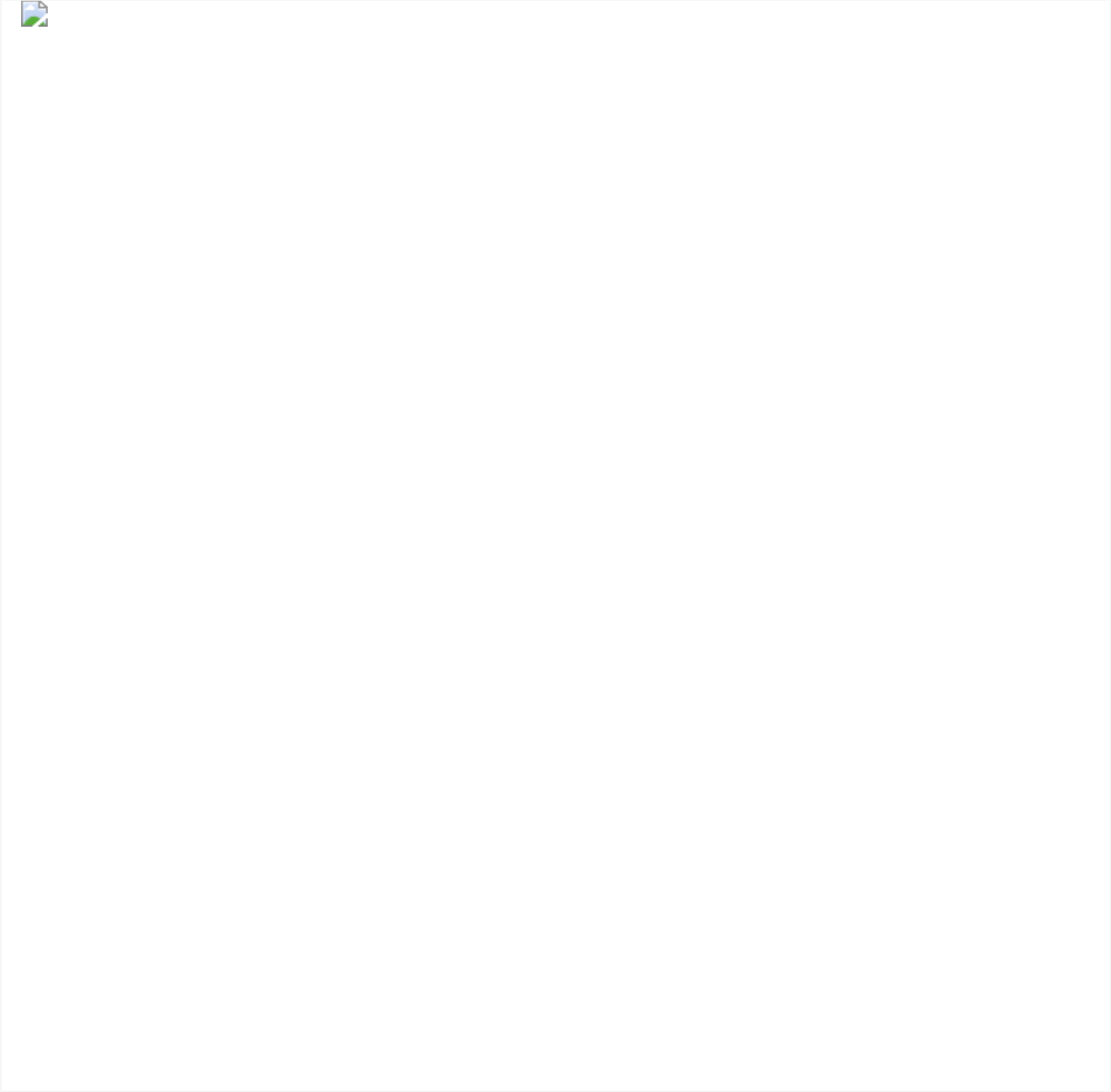
The Emmen property is developed according to the BREEAM “Excellent” guidelines, ensuring top-tier sustainability standards. Key features include energy-efficient heating, modern sprinkler systems, and preparations for renewable energy integration. EV charging infrastructure and smart meters further enhance 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 est un investisseur à long terme, un gestionnaire et un développeur de propriétés d'entrepôts européens avec plus de 7,1 millions de m² d'actifs sous gestion et une réserve foncière de 1,6 millions de m² pour un développement futur. P3 a des activités commerciales dans 11 pays et investit et développe les marchés européens depuis près de deux décennies. Basé à Prague, P3 emploie plus de 280 personnes dans 11 bureaux situés dans les principales villes européennes, offrant des services intégrés de développement, d'actifs et de gestion immobilière. Pour plus d'informations sur P3, veuillez consulter le site www.p3parks.com.

Où nous trouver ?



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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COUNTRY OFFICE



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