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YOUR BUSINESS



# P3 EMMEN



## ADDRESS

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## MODERN LOGISTICS DEVELOPMENT IN EMMEN

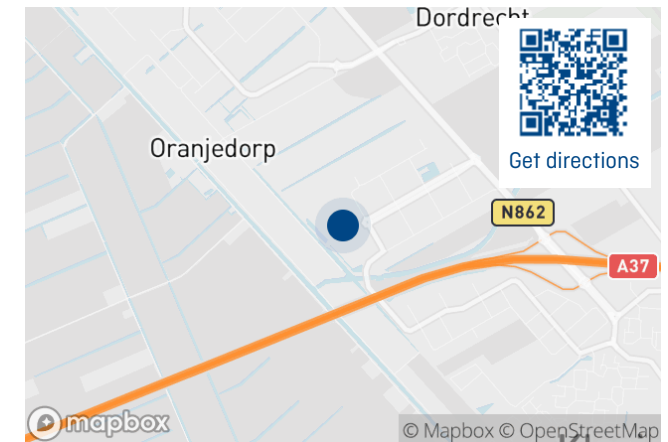
P3 presents a state-of-the-art logistics property of approximately 66,140 m<sup>2</sup> in Emmen, located at *Bedrijvenpark A37*. The site is strategically positioned along the A37 motorway, offering direct connections to the Randstad, Germany, Scandinavia, and Eastern Europe. With the upcoming expansion 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 m<sup>2</sup>, 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 <sup>2</sup>            | 15.635 m <sup>2</sup>     | 900 m <sup>2</sup>     |
| DC 3     | 0 m <sup>2</sup>            | 15.635 m <sup>2</sup>     | 900 m <sup>2</sup>     |
| DC 1     | 0 m <sup>2</sup>            | 14.250 m <sup>2</sup>     | 835 m <sup>2</sup>     |
| DC 4     | 0 m <sup>2</sup>            | 12.485 m <sup>2</sup>     | 810 m <sup>2</sup>     |

- Existing building
- Development opportunity
- Offices
- Under construction



## KEY FEATURES

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



## ABOUT P3

P3 è un investitore, gestore e sviluppatore a lungo termine di proprietà di magazzini in Europa, con oltre 7,1 milioni di m<sup>2</sup> di beni in gestione e una banca di terreni di 1,6 milioni di m<sup>2</sup> per ulteriori sviluppi. P3 ha attività commerciali in 11 Paesi e investe e sviluppa nei mercati europei da quasi due decenni. Con sede centrale a Praga, P3 impiega più di 280 persone in 11 uffici nelle principali città europee, offrendo servizi integrati di sviluppo, asset e gestione immobiliare. Per maggiori informazioni su P3, visitate il sito [www.p3parks.com](http://www.p3parks.com).

Dove trovarci?



# 7,6 mil. m<sup>2</sup>

GROSS LETTABLE AREA

# 11

COUNTRIES

# 1,9 mil. m<sup>2</sup>

LANDBANK FOR DEVELOPMENT

# 490

CUSTOMERS

OWNER  
DEVELOPER



BUSINESS MODEL

INVESTOR  
MANAGER

# SPACE TO CREATE

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