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# P3 EMMEN

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## MODERN LOGISTICS DEVELOPMENT IN EMMEN

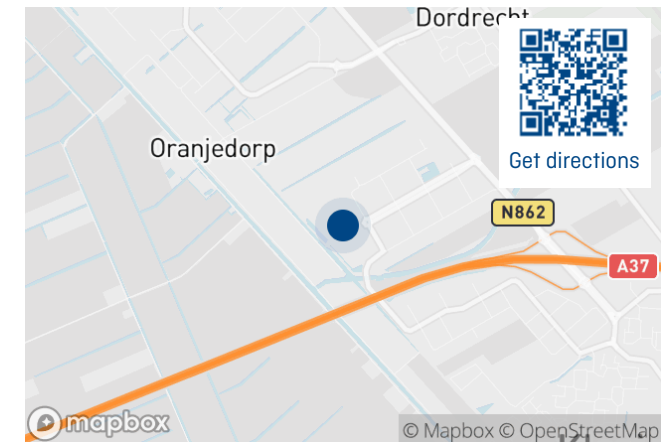
P3 presents a state-of-the-art logistics property of approximately 66,140 m<sup>2</sup> in Emmen, located at *Bedrijvenpark A37*. The site is strategically positioned along the A37 motorway, offering direct connections to the Randstad, Germany, Scandinavia, and Eastern Europe. With the upcoming expansion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

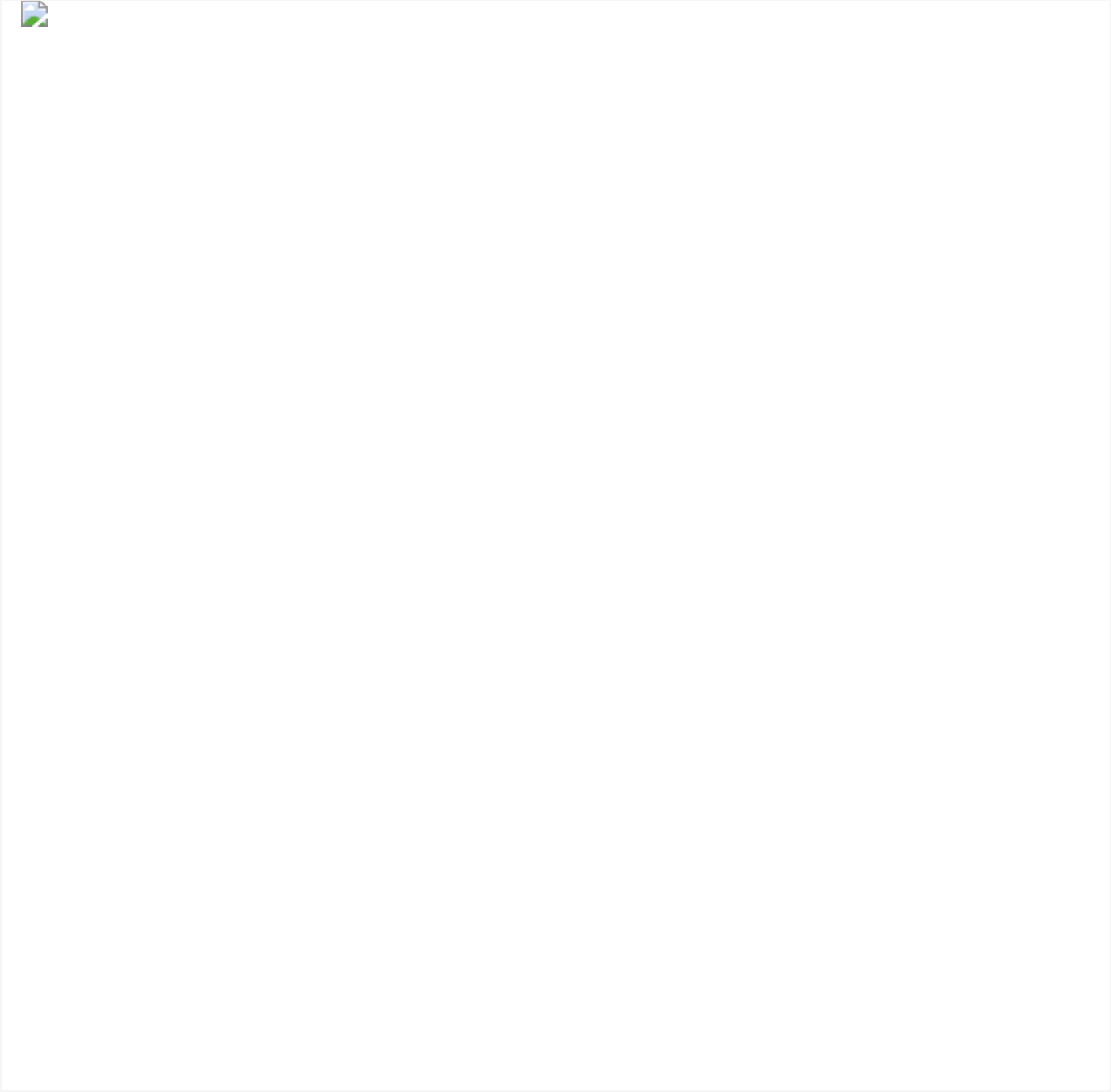
The Emmen property is developed according to the BREEAM “Excellent” guidelines, ensuring top-tier sustainability standards. Key features include energy-efficient heating, modern sprinkler systems, and preparations for renewable energy integration. EV charging infrastructure and smart meters further enhance 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>

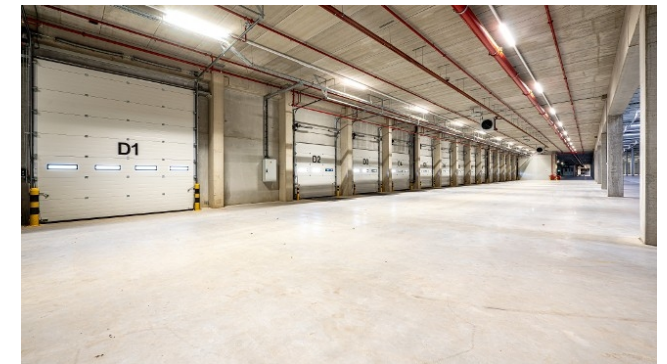
- Existing building
- Development opportunity
- Offices
- Under construction





## 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 este un investitor pe termen lung, administrator și dezvoltator de depozite, cu peste 7,6 milioane de m<sup>2</sup> de active în administrare în Europa și cu o disponibilitate de terenuri de 1,9 milioane de m<sup>2</sup> pentru dezvoltare ulterioară. P3 are activități comerciale în 12 țări și investește și dezvoltă pe piețele europene de aproape două decenii. Cu sediul central în Praga, P3 are peste 250 de angajați în 12 birouri din principalele orașe europene, oferind servicii integrate de dezvoltare, gestionare a activelor și a proprietăților. Pentru mai multe informații despre P3, vă rugăm să vizitați [www.p3parks.com](http://www.p3parks.com)

Unde ne puteți găsi?



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

GROSS LETTABLE AREA

# 11

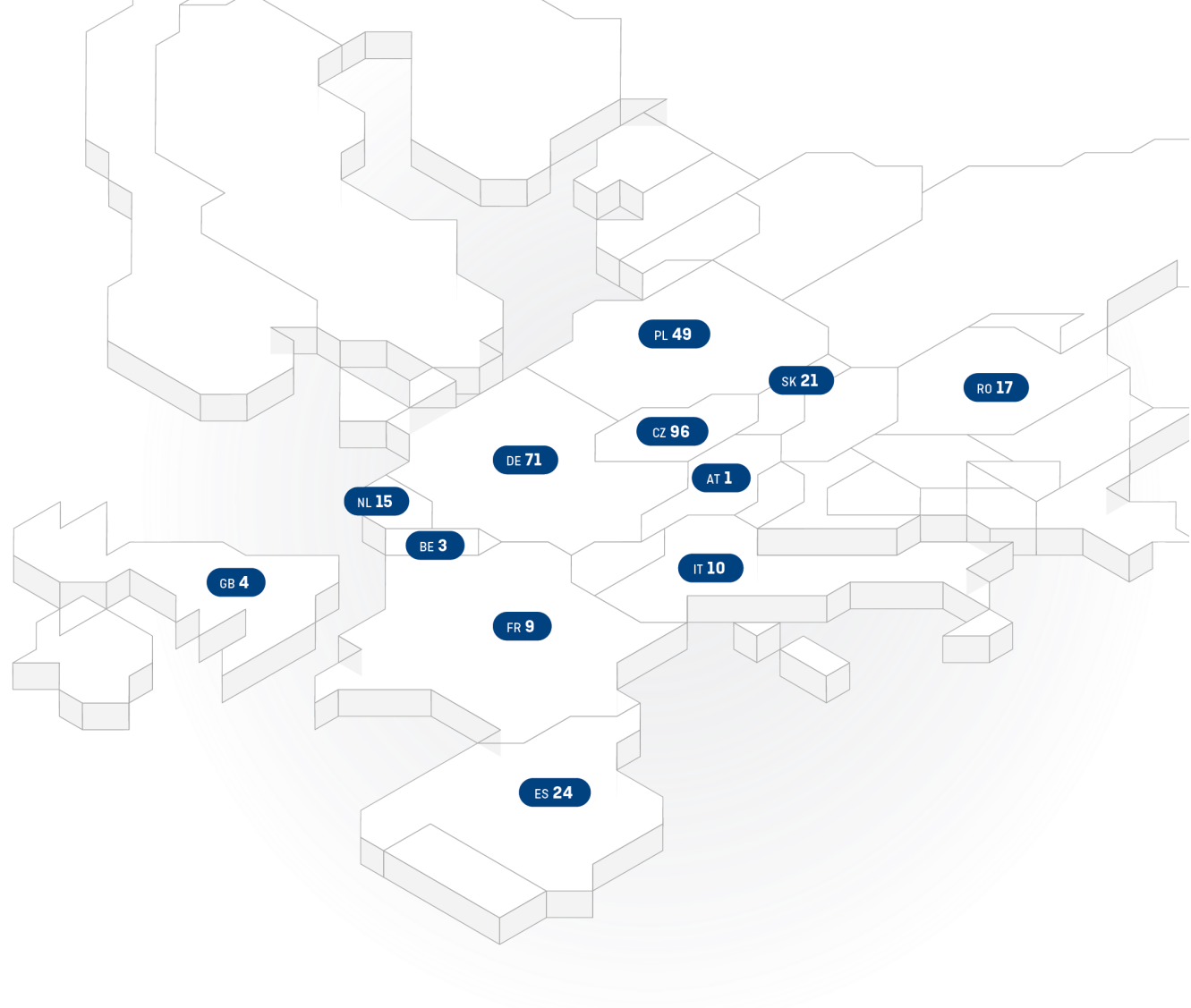
COUNTRIES

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

LANDBANK FOR DEVELOPMENT

# 490

CUSTOMERS



# SPACE TO CREATE

## COMMERCIAL CONTACT



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