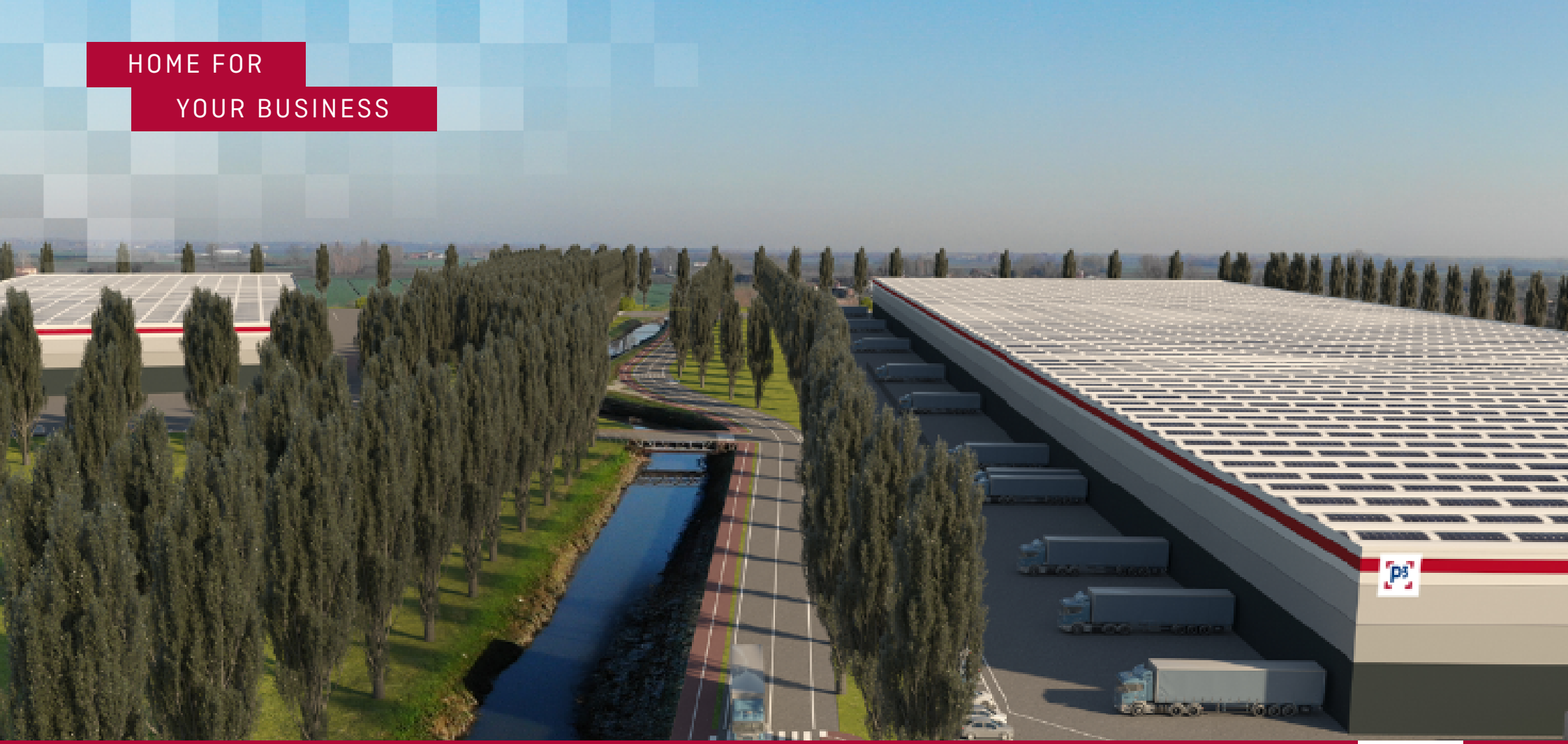
HOME FOR
YOUR BUSINESS



P3 OLDENZAAL

ADDRESS
Hanzepoort 10
7575 DA Overijssel
Olanda

COMMERCIAL CONTACT

Generated: 19.10.2026
All information in this document is valid on this date.
For current information please contact .

STRATEGIC LOGISTICS LOCATION NEAR THE GERMAN BORDER

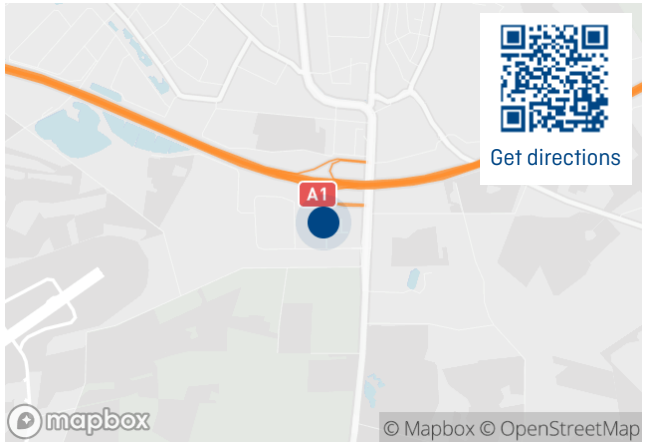
P3 Oldenzaal is strategically located in Oldenzaal, close to the German border, offering an excellent base for logistics and distribution operations serving both the Netherlands and Germany. The property benefits from direct access to the A1 motorway, one of the Netherlands' most important east-west transport corridors, providing efficient connections towards Hengelo, Enschede and the wider Dutch motorway network, as well as towards Germany. Its cross-border position makes P3 Oldenzaal particularly attractive for companies operating across the Dutch and German markets.

FLEXIBLE X-DOCK FOR LOGISTICS & LAST-MILE OPERATIONS

The property is designed as an X-Dock logistics facility, making it particularly suitable for courier, parcel delivery, cross-docking and last-mile distribution operations. Its layout supports the rapid movement of goods through the facility and enables efficient inbound and outbound logistics. The immediate proximity to the A1 motorway and major regional roads further supports fast distribution and short transport times, making the location well suited to businesses requiring frequent vehicle movements and efficient access to their customer base.

PART OF AN ESTABLISHED LOGISTICS & INDUSTRIAL HUB

P3 Oldenzaal benefits from its position within an established business and logistics environment that brings together international transport and logistics companies alongside businesses serving the region's manufacturing sector. This concentration of logistics, industrial and transport activities creates opportunities for operational synergies and efficient supply-chain connections. Combined with its strategic border location and excellent motorway accessibility, P3 Oldenzaal provides a





AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
Unit 1	0 m²	0 m²	0 m²



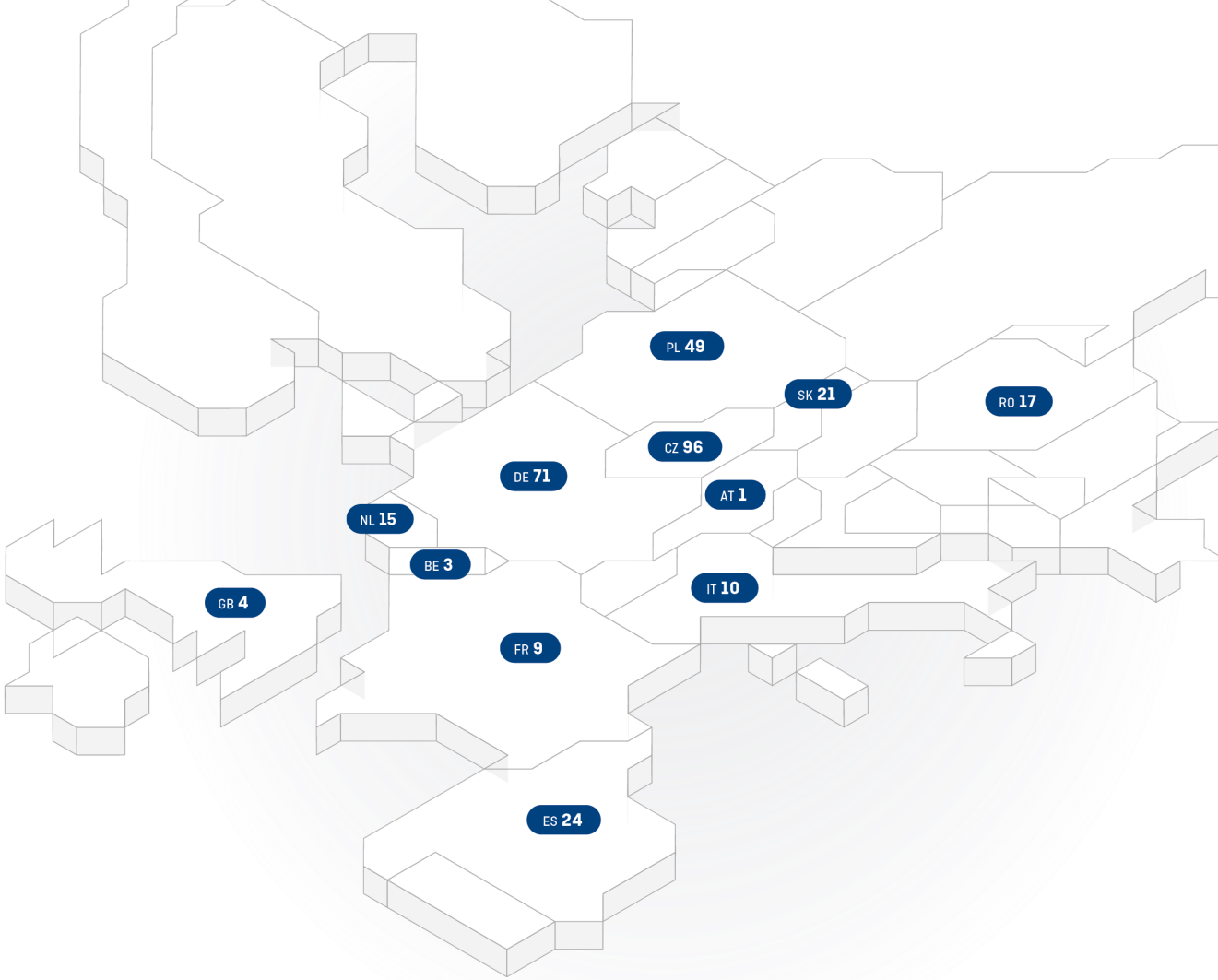
Existing building
Development opportunity
Offices
Under construction

KEY FEATURES

ABOUT P3

P3 è un investitore, gestore e sviluppatore a lungo termine di proprietà di magazzini in Europa, con oltre 9,7 milioni di m² di beni in gestione e una banca di terreni di 1,9 milioni di m² 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.

Dove trovarci?



10,1 mil. m²
GROSS LETTABLE AREA

11
COUNTRIES

3,5 mil. m²
LANDBANK FOR DEVELOPMENT

470+
CUSTOMERS

OWNER — INVESTOR
DEVELOPER — MANAGER

BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT

COUNTRY OFFICE



P3 Logistic Parks B.V.
WTC Tower I West wing 3rd level,
Strawinskylaan 1811
1077 XX Amsterdam, The
Netherlands
netherlands@p3parks.com

P3Parks.com