STRATEGIC AND INNOVATIVE OFFSHORE LOGISTIC HUB

EEMSHAVEN

WESTEREEMSWEG - GRONINGEN, NL



DEDICATED WAREHOUSES



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Necron's Dedicated Warehouses are uniquely located directly in the port zone of Eemshaven, a fastgrowing seaport strategically located on the Northern Sea Route with a water dept hof up to 15.5 m. On the land side, it benefits from the seaport railway terminal and has access to the N46 and N33 as well as the A7 motorway (Amsterdam – Germany) and A28 Groningen – Utrecht.

The 360 x 144 m building offers a 62 loading baysin total and can be accessed by Longer, heavier vehicles (LHVs) according to the European Modular Standard (EMS). Consistent with Necron's commitment to ecology and sustainability, the Eemshaven Dedicated Warehouses will have a negative carbon footprint thanks to the extensive use of bio-based building materials and more than 12 000 sqm of solar panels on the roof. Eemshaven is a strategic hub for sustainable energy. As a landing point for offshore wind energy, it will be home to the Nort H2 project, a major production facility of green hydrogen powered by renewable electricity.

THE BENEFITS:

- + 175 parking spots
- + Energy label A
- + Concrete floor with floor load of 5 tonnes/m²
- + Pilot roof that allows daylight into the building beautifully
- + Suitable logistics warehouse for transport with heavy trucks
- + Innovative office spaces and plenty of parking
- + BREEAM-excellent certification contributes to ESG impact

HECTARES including 2,400 m2 of office space (partly already leased)

6 ACCESSIBLE UNITS from 6,000 m² to 20,000 m²

6

48 CARGO DOCKS Direct connection to all of Europe

15.5 METRES HARBOUR DEPTH Directly by the Northen Sea Route

SPECIFICATIONS

Overhead doors 1 per unit

Sprinkler ESFR

Daylight transmission Optimal for employees **Max. floor loading warehouse** 5.000 kg/m² m

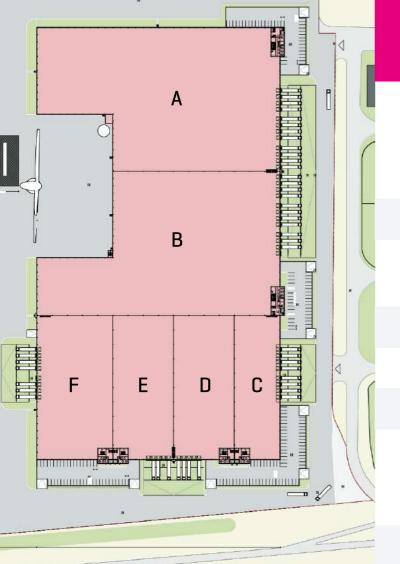
Headroom 12,2 meters

Fence Fully fenced BREEAM

Excellent

Solar panels On the roof

Access Multiple sliding and acces gates







THE BUILDING

Area	Size (m2)
Plot Size	123.151
Total (G.F.A) Divided into:	67.353
Hall total	58.461
Mezzanine	7.062
Office	1.822
And divided in 6 units:	
Unit A	20.832
Unit B	19.526
Unit C	5.878
Unit D	6.119
Unit E	6.119
Unit F	8.897

OUR SERVICE PROVIDERS

The seasoned management team works with high profile experts in the industry to create high quality projects. Well reputed business partners are chosen for the design and construction phase.









Necron Group AG is a Swiss based real estate investment and development company. Necron's strategy is to secure plots for the development of light industrial, hotels, offices, secured warehouses, health care projects and other commercial buildings. What began years ago with projects in the hospitality sector has developed over the years into a holistic solution provider in the development of real estate projects. Necron Group anticipates the market, creates supply chains and jobs. Under this title, the Necron projects are specifically interesting for qualified investors.

Necron's projects are characterized by a consistent circular economy. In 2022, Necronhas decided to strive in all its development projects for the BREEAM "excellent" certificate at least.



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