

STRATEGIC AND INNOVATIVE OFFSHORE LOGISTIC HUB

EEMSHAVEN

WESTEREEMSWEG - GRONINGEN, NL

AVAILABLE IN

Q3 2024



NECRON
GROUP

DEDICATED WAREHOUSES

WESTEREEMSWEG - GRONINGEN, NL

Necron's Dedicated Warehouses are uniquely located directly in the port zone of Eemshaven, a fast-growing seaport strategically located on the Northern Sea Route with a water depth 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 bays in 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

6

HECTARES

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

6

ACCESSIBLE UNITS

from 6,000 m² to 20,000 m²

48

CARGO DOCKS

Direct connection to all of Europe

15.5

METRES HARBOUR DEPTH

Directly by the Northern Sea Route

SPECIFICATIONS

Overhead doors

1 per unit

Max. floor loading warehouse

5.000 kg/m² m

BREEAM

Excellent

Sprinkler

ESFR

Headroom

12,2 meters

Solar panels

On the roof

Daylight transmission

Optimal for employees

Fence

Fully fenced

Access

Multiple sliding and access 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, Necron has decided to strive in all its development projects for the BREEAM "excellent" certificate at least.



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REACH OUT TO US

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