

GVZ EUROPARK (LAAR) LOGISTICS CENTRE



49824 Laar
Germany



Clear Height
10m



99,296



1,068,813



Available
within 12 months
glp.com/eu

GVZ EUROPARK (LAAR) LOGISTICS CENTRE

LAAR ECONOMIC REGION

The GVZ Europark in Emlichheim -Coevorden is a cross-border intermunicipal industrial area located between the joint municipality of Emlichheim (county of Grafschaft Bentheim) and the municipality of Coevorden (province of Drenthe) on the German-Dutch border. Europark has the status of a freight traffic centre (GVZ). At the trimodal terminal, trucks, trains and ships can load and unload their cargo. There are regular freight train connections with Rotterdam and Malmoe. The terminal is trimodal due to its water-rail combination: the trains can travel to the port quay.

The Europark has very good transport connections from / to the Netherlands, Belgium, Scandinavia, Germany, Poland and the Baltic States as well as freight train connections between Coevorden-Rotterdam / Coevorden-Malmoe and the European economic centres.

Within 5 minutes you reach the N34 and within 10 minutes the A37 Zwolle (NL) - Meppen (D). The junction to the A31 is located near Meppen (Emden-Ruhrgebiet). Bremen and the Ruhr area can be reached within approx 2.5 hours driving time.



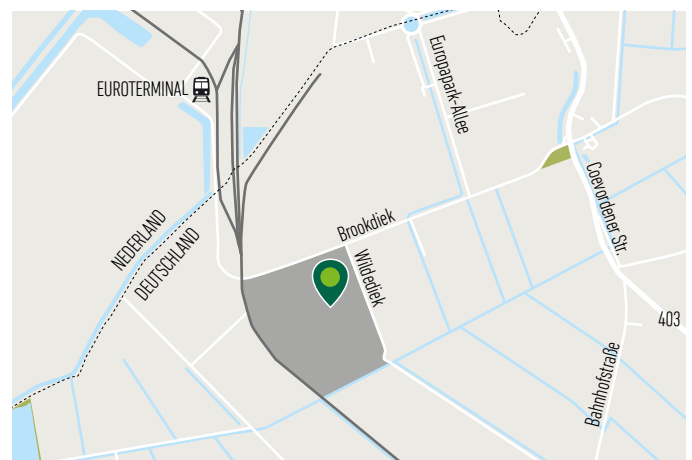
Strategic Location

A strategically well located location – direct rail connection possible

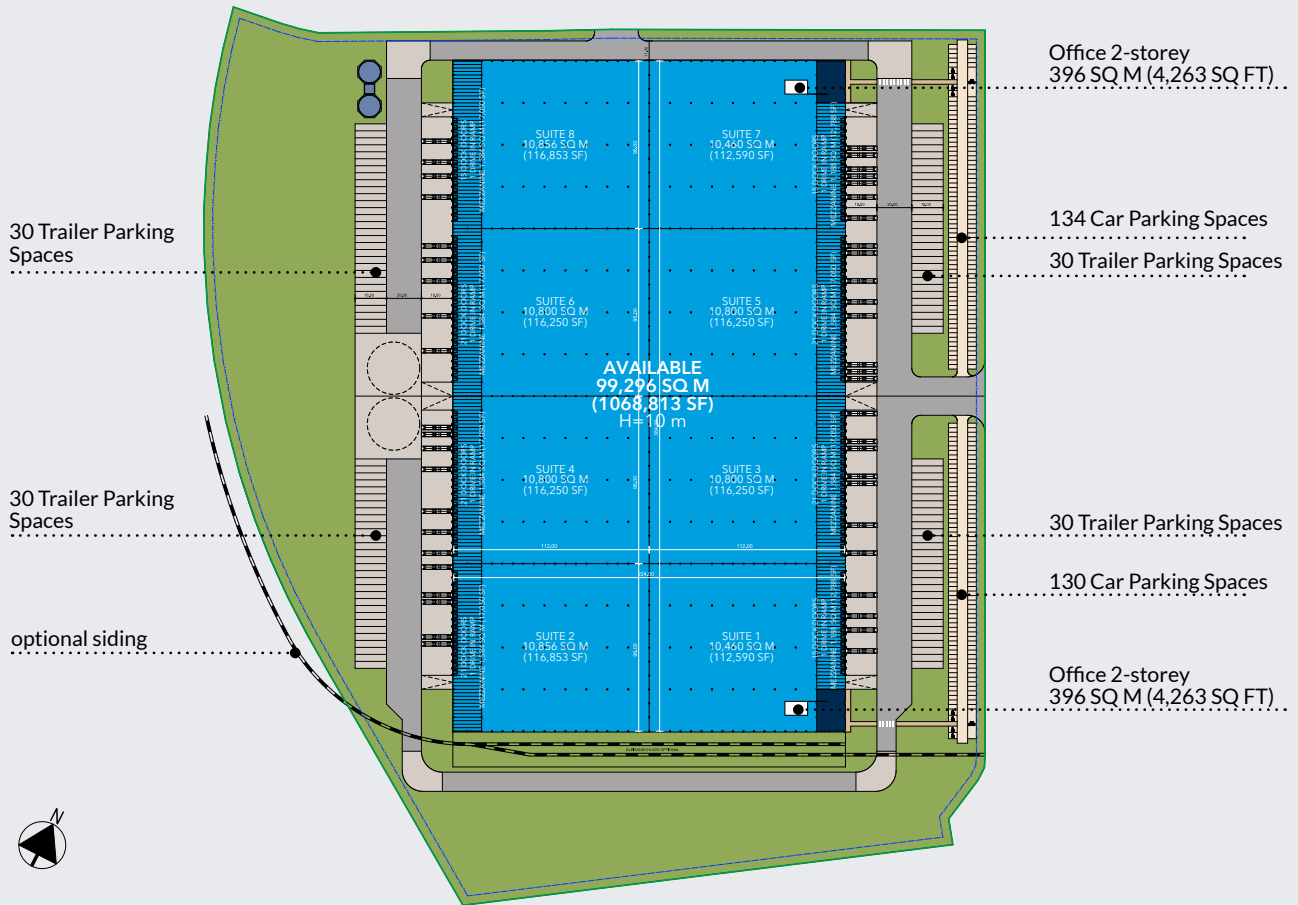
LOCATION AND TRAVEL DISTANCES



Destination	Km
Osnabrueck	115
Duisburg	188
Bremen	190
Dortmund	200



Destination	Km
Duesseldorf	210
Hamburg	260
Amsterdam	175
Rotterdam	220



SITE & BUILDING SPECS



99,296



1,068,813



High spec

Total Size	197,490 SQ M (2,125,765 SF)
Warehouse	85,832 SQ M (923,888 SF)
Mezzanine	10,190 SQ M (109,684 SF)
Office/Social Rooms	2 x 792 SQ M (8,525 SF)
Future Office	2 x 792 SQ M (8,525 SF)
Hall sections	6
Car Parking Spaces	264
Trailer Parking Spaces	120
Dock Doors	144
Jumbo Dock Doors	24
Level Doors	8
Floor loading capacity	5t/SQ M
Clear height	10 m
ESFR-Sprinkler-System FM Global	
Track connection possible	Yes



GVZ Europark (Laar)
Logistics Centre
 Wildediek
 49824 Laar
 Germany



SUSTAINABLE EXCELLENCE



GLP's logistics- and distribution properties meet high sustainability criteria worldwide through environmentally sound building solutions.

All new developments in Germany are certified to at least the DGNB Gold standard, making them more cost-effective to operate and maintain. In addition to reducing operating costs for users, GLP contributes to sustainability by improving the CO₂ balance, reducing energy and water consumption, and selecting certified and recyclable building materials.

GLP EUROPE

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies.

Our European operating portfolio consists of more than 4 million SQ M across the strategic logistic markets, which is 98% leased to blue chip customers such as Amazon, UPS and Volkswagen. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million SQ M.

GLP operates globally across Brazil, China, Europe, India, Japan, the U.S. and Vietnam. Our combined investing and operating expertise allows us to create value for our customers and investors, and have US\$97 billion in assets under management in real estate and private equity funds.



**approx. 43 million sq ft
portfolio**



**Leading with
innovation**



**European
market leader**



**Award winning
developments**

If you would like any further information on the building, or to arrange a meeting, please email or call:



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GLP

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