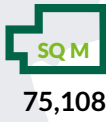


# LELYSTAD G-PARK



Available  
Q4 2023

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# LELYSTAD G-PARK

## LELYSTAD ECONOMIC REGION

Lelystad Airport Business Park (LAB) forms part of the Amsterdam Metropolitan region. Its location by the highways, railroads, waterways and airways, is located south-east of (the municipality of) Lelystad and offers a unique and fine business location for logistic companies. It also lies on the central logistic axis from Amsterdam to Northern Germany and Scandinavia. Over 170 million consumers reside within a 500 kilometer radius of Lelystad Airport Businesspark.

The function as logistic hub will be consolidated in the coming period, thanks to the widening of the A6 highway, the development of the container port Flevokust, and the development of Amsterdam Lelystad Airport. Several (inter)national retailers and logistics service providers - attracted by the good location and facilities - already established themselves here such as Inditex (Parent company of a.o. Zara), Bestseller and Bicycle manufacturer Giant.

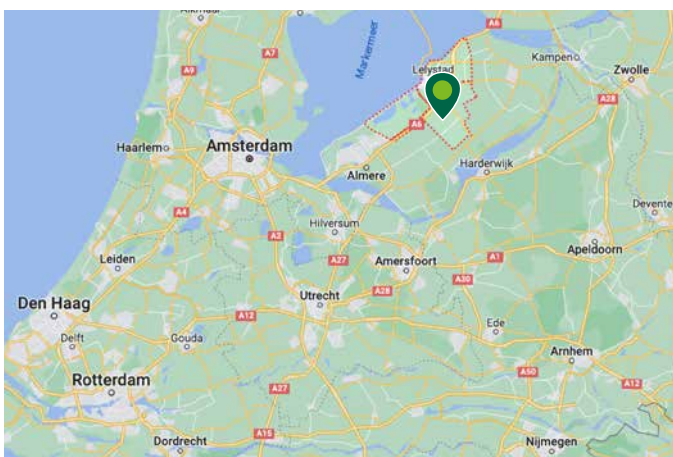
The central geographical position of the Netherlands, combined with its accessibility and an excellent infrastructure, are only some of the reasons why numerous European, American, and Asian companies have established their facilities in the Netherlands. Access to your customers will be fast, easy and convenient.

Lelystad Airport Business Park lies in the area between the A6, N727, and N302 highways and Lelystad Airport. Primary access to the site is through a direct connection to the A6 highway, and connected to motorway A27 at close distance.

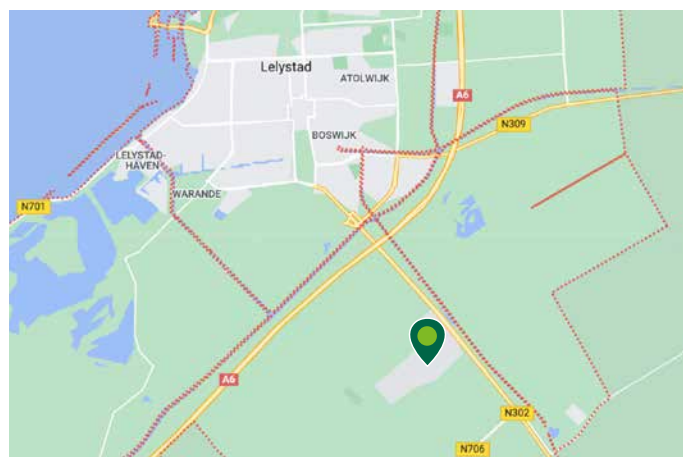
First phase of the N27 ( is realized and connected to the N 02 and to the Airport. Several secondary roads and waterways on Businesspark.



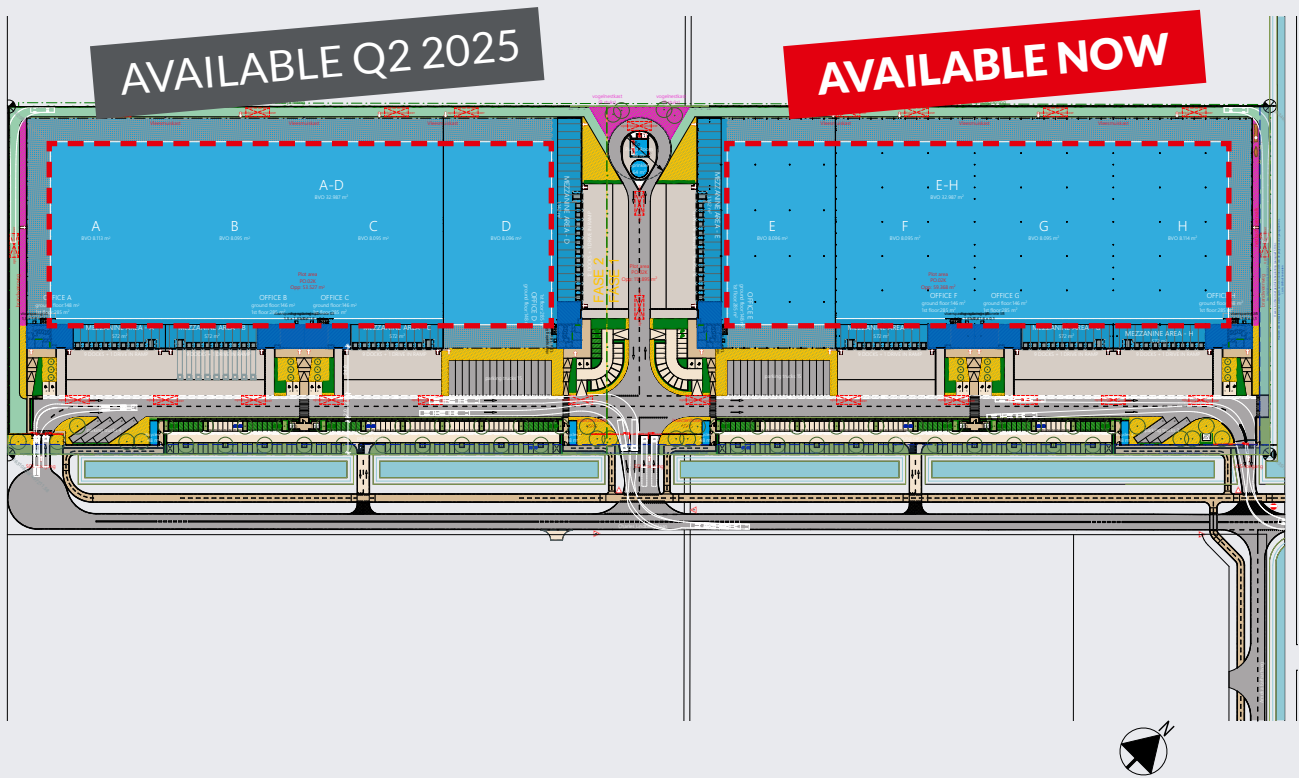
## LOCATION AND TRAVEL DISTANCES



Destination	Km
Lelystad	7
Almere	16
Groningen	135



Destination	Km
Schiphol Airport	65
Port of Flevokust	18
Port of Rotterdam	150



## SITE & BUILDING SPECS



75,108



808,455



High spec

Warehouse	64,178 SQ M (690,806 SQ FT)
Office	3,302 SQ M (35,542 SQ FT)
Mezzanine	7,628 SQ M (82,107 SQ FT)
Total LFA	75,108 SQ M (808,455 SQ FT)
Car / HGV parking	on site
Dock Doors	78 (with levelers)
Drive in Ramps	8
Floor loading capacity	50kn
Floors Slab	super flat
Clear Height	12,2 m
LED Lighting	Warehouse 200 lux; Mezzanine 300 lux; Office 500 lux
ESFR-Sprinkler-System	K22 Sprinklers
BREEAM	Excellent



**G-PARK Lelystad**  
Charles Lindberghlaan 2 - 16  
8218 NS Lelystad  
The Netherlands



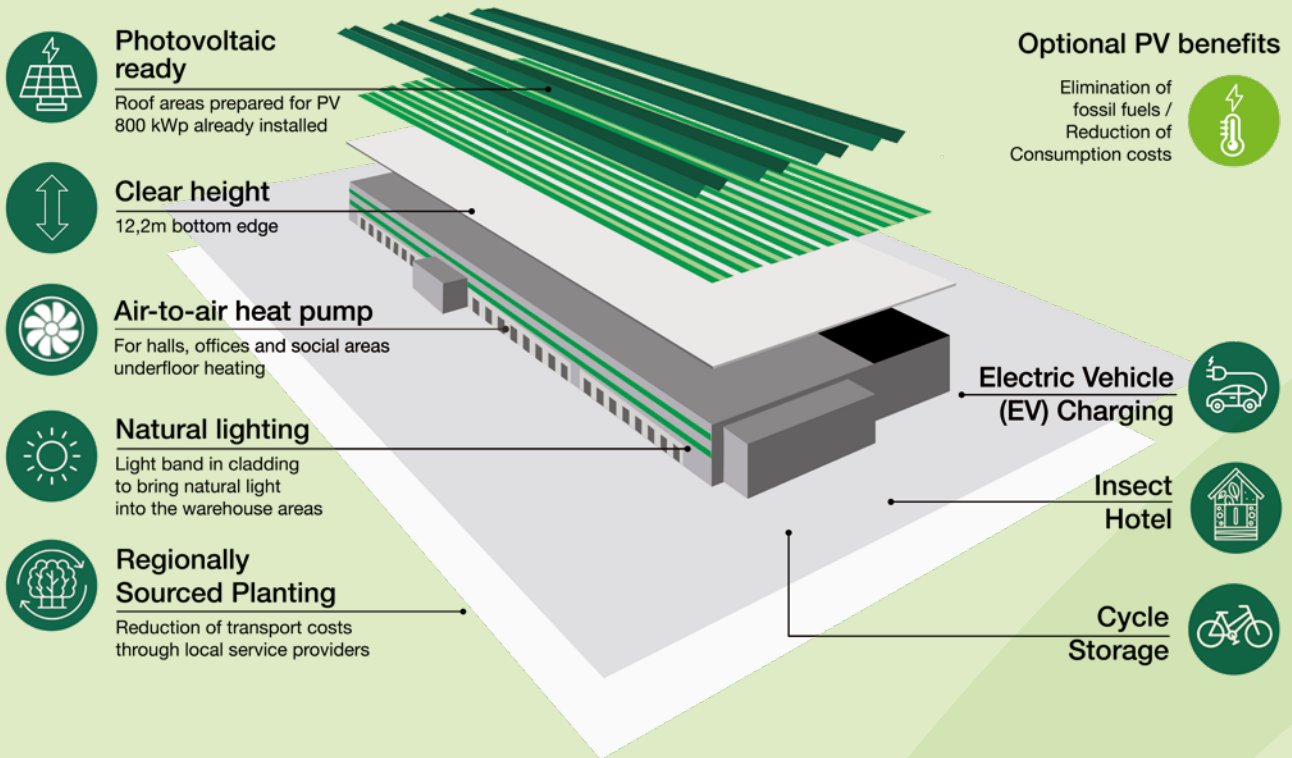
# SUSTAINABLE EXCELLENCE



**BE  
GREEN.  
BUILD  
BLUE.**

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 CO<sub>2</sub> balance, reducing energy and water consumption, and selecting certified and recyclable building materials.



## Internals



**DGBC**  
Bream  
Excellent  
★★★★



**Excellent  
Air Tightness**



**LED  
Lighting**



**Recycled content  
concrete /  
aggregates**



**Low Water  
WC's**



**Sensors &  
Monitoring**

# GLP EUROPE

GLP is a leading global business builder, owner and operator of logistics real estate, data centers and renewable energy technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas. GLP Capital Partners, a global manager for alternative investments with approximately \$126 billion in assets under management as of 31 December 2023, is the exclusive investment and asset manager of GLP.

Our European operating portfolio consists of more than 9.7 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and GXO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 1.7 million SQM.



**approx. 9,7 million sq m  
(104 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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