

GVZ EUROPARK (LAAR) LOGISTICS CENTRE



49824 Laar
Germany



Clear High
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 Malmö. 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-Malmö and the European economic centres.

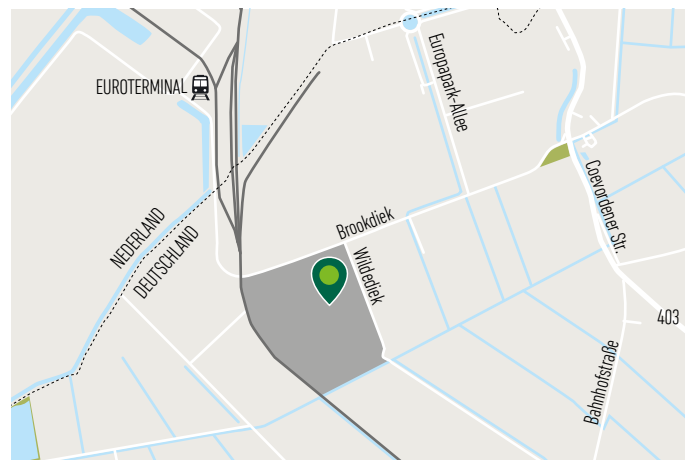
Within 5 minutes you reach the N34 and within 10 minutes the A37 Zwolle (NL) - Meppen (D). The junction to the A31 is located near Meppen (Emden-Ruhrgebiet). Bremen and the Ruhr area can be reached within approx 2.5 hours driving time.



Strategic Location

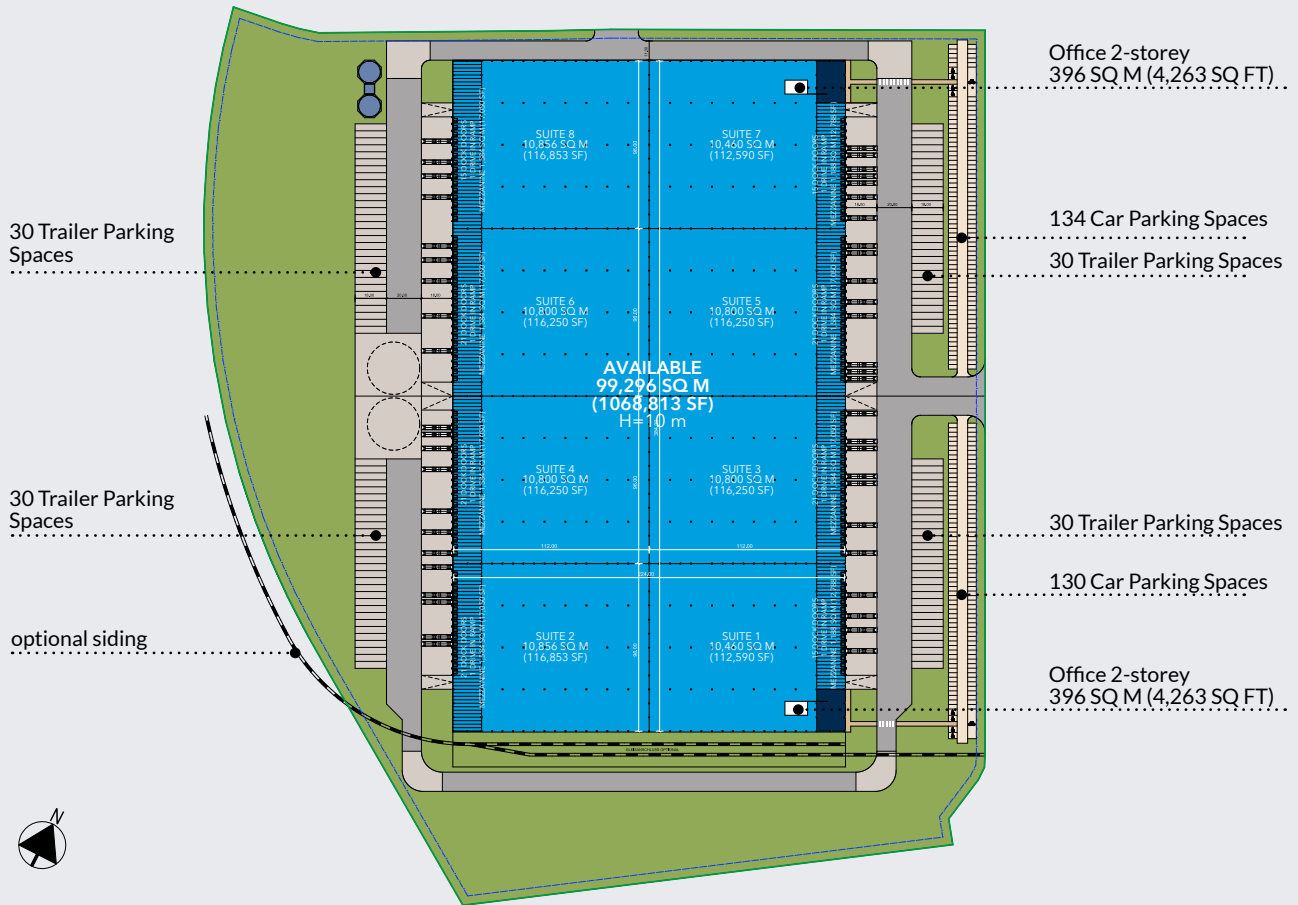
A strategically well located location – direct rail connection possible

LOCATION AND TRAVEL DISTANCES



Destination	Km
Osnabrück	115
Duisburg	188
Bremen	190
Dortmund	200

Destination	Km
Düsseldorf	210
Hamburg	260
Amsterdam	175
Rotterdam	220



SITE SPEC



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)
Suites	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 IN EUROPE

GLP is a leading developer, investor and manager of European logistics real estate and distribution parks with a portfolio of approximately 21,5 million square feet focusing on the core European markets of France, Germany, Netherlands, Spain, Italy, Poland, Hungary, Slovakia, Czech Republic and the United Kingdom.

In addition to its operational portfolio, 98% of which is leased to blue-chip customers such as Amazon, UPS and Volkswagen, GLP also has a first-class land bank, which allows it to develop an additional 21,5 million square feet.



approx. 21,5 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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