

Project Lelystad

Development LEY01
2026





‘A location with large scale logistics that strengthens the local and regional position economically and socially’

Lelystad

LEY01 is strategically located at Lelystad Airport Businesspark. This new development covers an area of approximately 18 hectares, on which a high-quality distribution centre will be built. The development will be constructed in a sustainable way (BREEAM).

Please be advised that the final design with its finishes and fit-out will be determined in consultation with the tenant and may therefore deviate from the drawings in this documentation.

Index

01.

Introduction
intospace®

02.

Positioning
LEY01

03.

Warehouse
specifications

04.

Co-creation
& Proven track-record



Introduction intospace®

Intospace®

Intospace® is one of Europe's leading one-stop- platform for future proof warehousing solutions. We specialize in the development of innovative, value- adding, and sustainable logistics real estate. Our projects are thoughtfully designed to benefit both companies and individuals, creating a mutually advantageous environment.

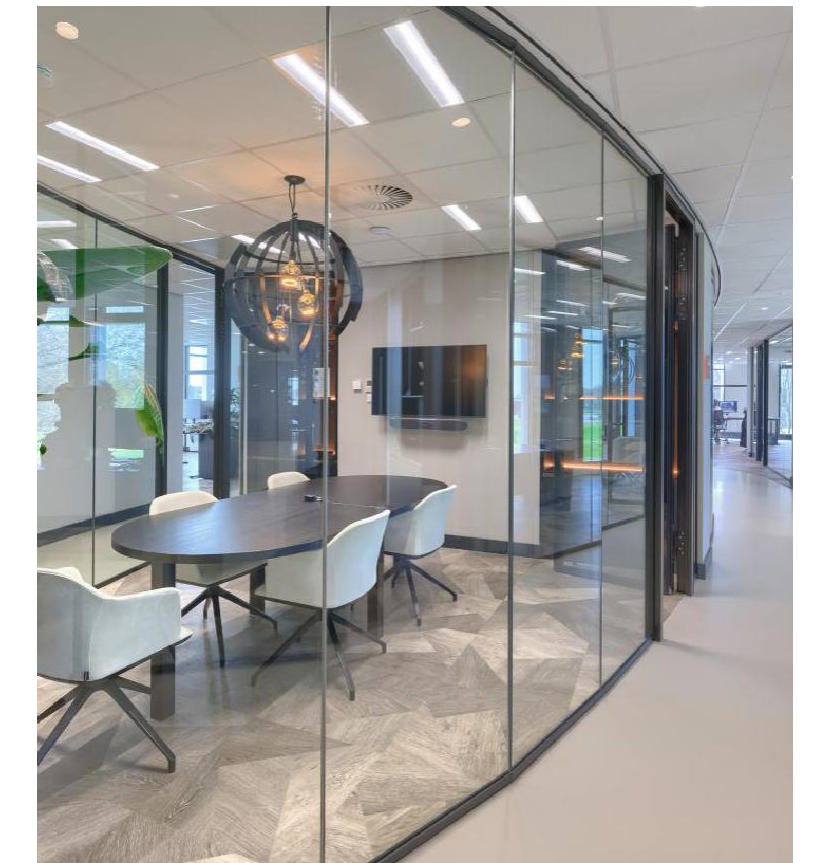
We develop solutions that enhance comfort and improve quality of life for everyone. We want to leave a positive mark on the planet. Striving for an optimal result for landscape, flora and fauna, and of course, people.

Over the years, we have specialized ourselves in large logistics developments. This includes related businesses such as industrial properties and data centers.

We seamlessly integrate top-notch quality, functionality and design to offer exceptional accommodations for logistic service providers. Furthermore, we specialize in crafting pre-let solutions that perfectly blend sustainability and excellence, and that are tailored to meet the specific needs of our tenants.

At Intospace® we collaborate and closely work together with leading construction firms, architects, real estate advisors, lenders and governmental authorities. We are known for our swift decision-making process, allowing us to provide prompt solutions while constantly striving to secure additional value for our clients.

“Since the company’s establishment, over 1 million square meters of high-quality warehouse projects have been delivered to satisfied customers”



The Netherlands

The Netherlands stands out as one of Europe's most economically robust and stable countries. The combination of a good economic climate with a highly-skilled and English-speaking workforce has turned the country into a desired global destination for business and leisure.

Position and infrastructure

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 operations and facilities in the Netherlands.

Access to your customers is fast, easy, and convenient. Our impartial international image in the world is also a benefit for Netherlands-based businesses.

Connected

According to the DHL Global Connectedness Index 2023, the Netherlands is the world's number one most connected country. Over 1,000 American and Asian companies have centralized their European distribution activities in the Netherlands.

Stable economic climate

The solid and stable political and economic climate in combination with an established and internationally recognized legal system has increased the interest of international investors in the Netherlands in recent years. Unique for the Netherlands is a special import VAT regime for companies importing goods, which results in a cash flow benefit. An application can be made to the Dutch tax authorities for an Import VAT deferment license, also known as an Article 23 license.

Gateway to Europe

The Netherlands is the gateway to Europe, with its proximity to the core Western European markets of the United Kingdom, Germany, France and the Scandinavian countries and its extensive multimodal infrastructure, the Netherlands has a dearth of large industrial and logistics occupiers with global e-commerce companies, couriers, fashion, food and beverage, and third-party logistics providers.

Rotterdam, in the Netherlands, houses Europe's largest container port, serving as a vital hub for international trade. Amsterdam Airport Schiphol, the region's second-best connected airport, is also the third-largest cargo airport in Europe.

Antwerp, situated in Belgium, stands as Europe's second-largest seaport, positioned in close proximity to the Dutch border.





Positioning LEY01


Regional positioning


Lelystad, a new airport, new roads, new port, and improved rail connections. All of this forms the basis for a new, innovative and centrally located logistics hub.


Both by car and public transportation the location can be conveniently reached from the Randstad, Flevoland, North Holland, Overijssel, Northern Netherlands and even Northern Germany.


Fast train connections from central station Lelystad.

Amsterdam	38 min
Zwolle	40 min
Schiphol Airport	41 min

 A6 (Amsterdam - Groningen)
+/- 2 minutes

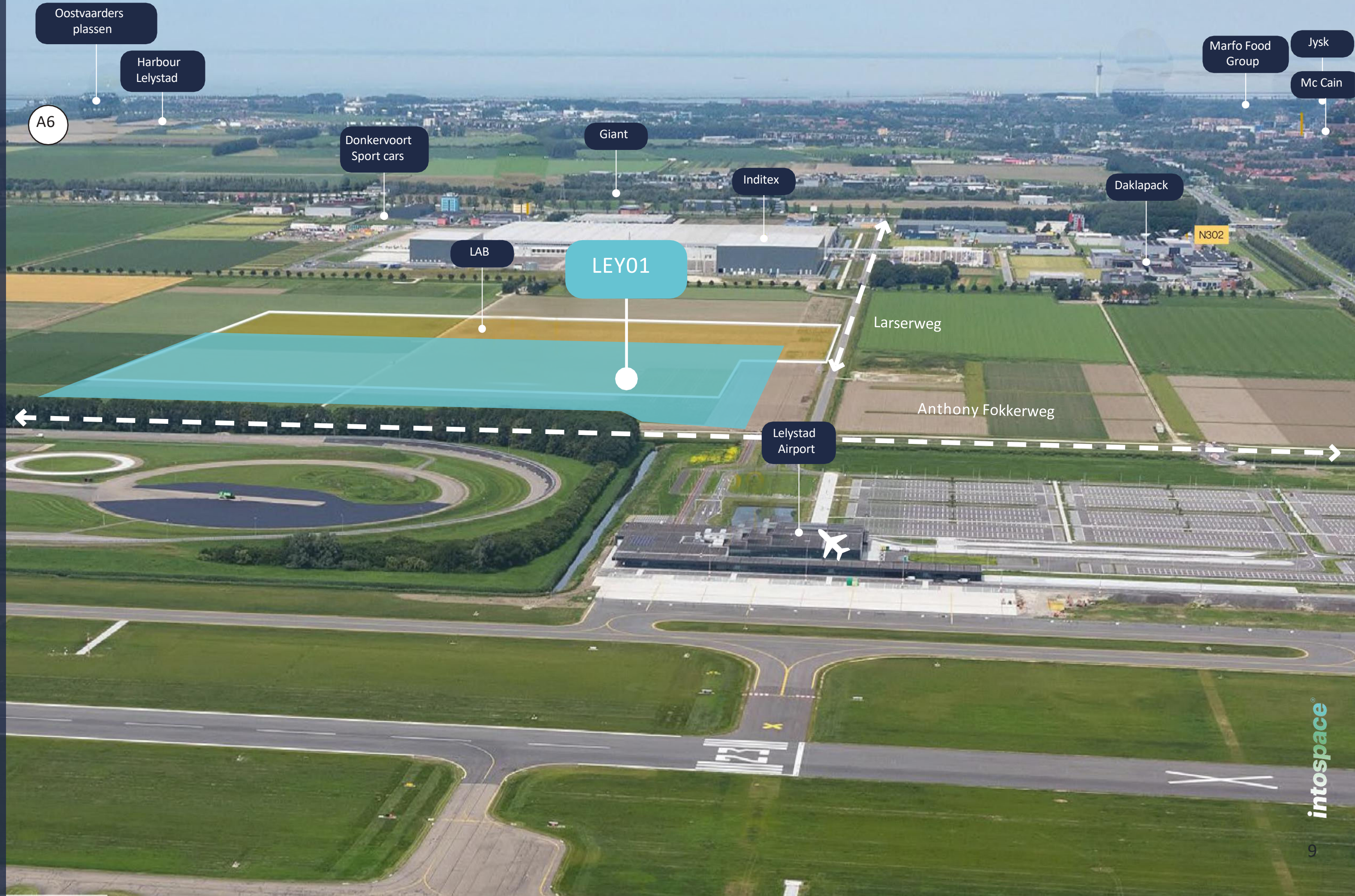
 A27 (Breda - Almere)
+/- 20 minutes

 Lelystad airport
+/- 2 minutes

 Amsterdam Schiphol Airport
+/- 50 minutes



Location LEY01



LEY01 has a direct connection to the regional road N302 which leads to the A6 motorway.

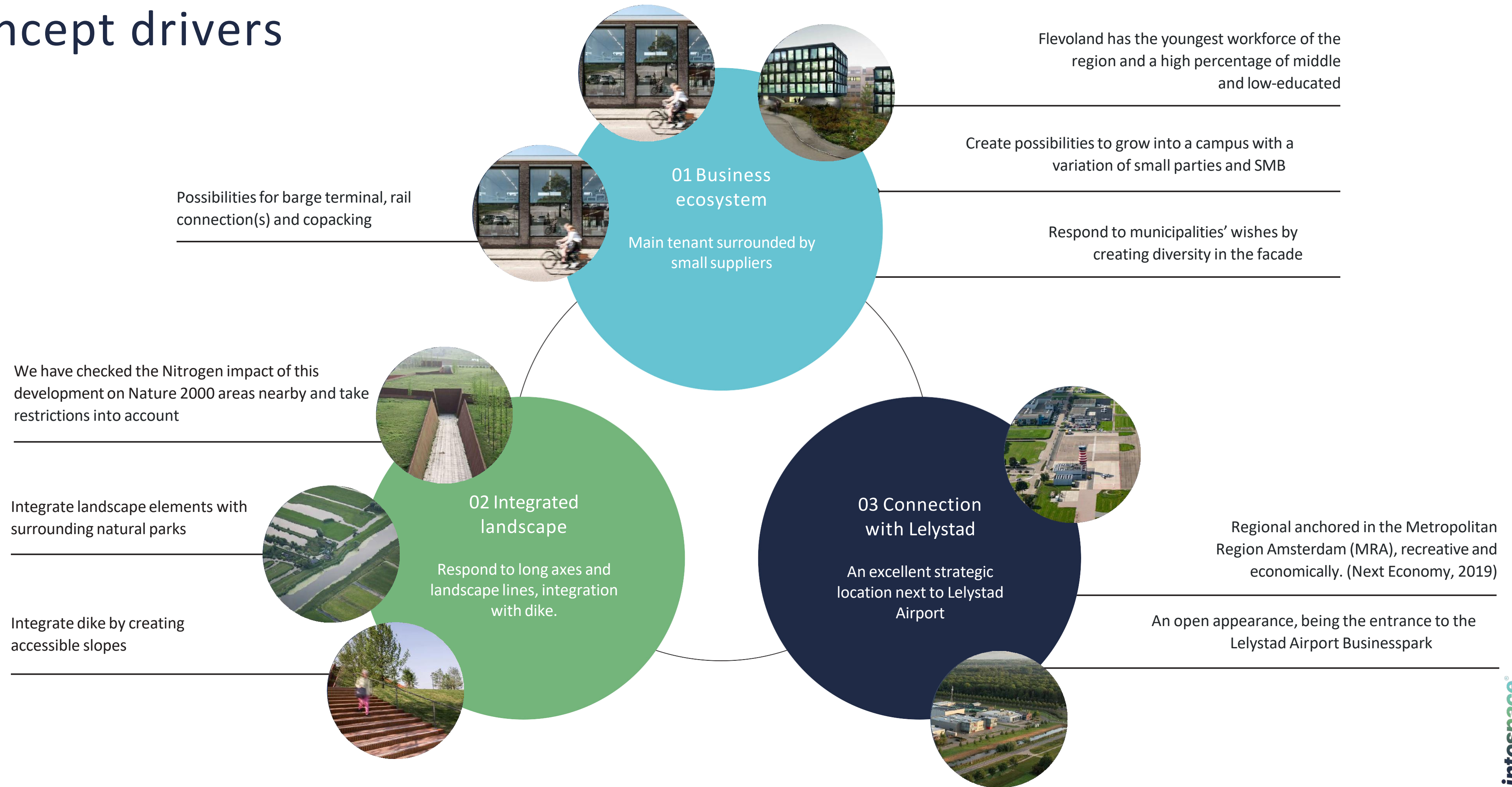
Lelystad Airport <1 km
Railway station Lelystad 8 km

Bus line 148 to the railway station 12 minutes walk

Distances from railway station

Schiphol Airport 65 km
Eindhoven Airport 140 km
Rotterdam Harbour 140 km

Concept drivers





Warehouse specification

Front view from Anthony Fokkerweg



View from airport terminal



Indicative map

General (on ground level)

Surface plot	180,204 m ²
Surface constructed area	103,193 m ²
Percentage constructed area	57.2%

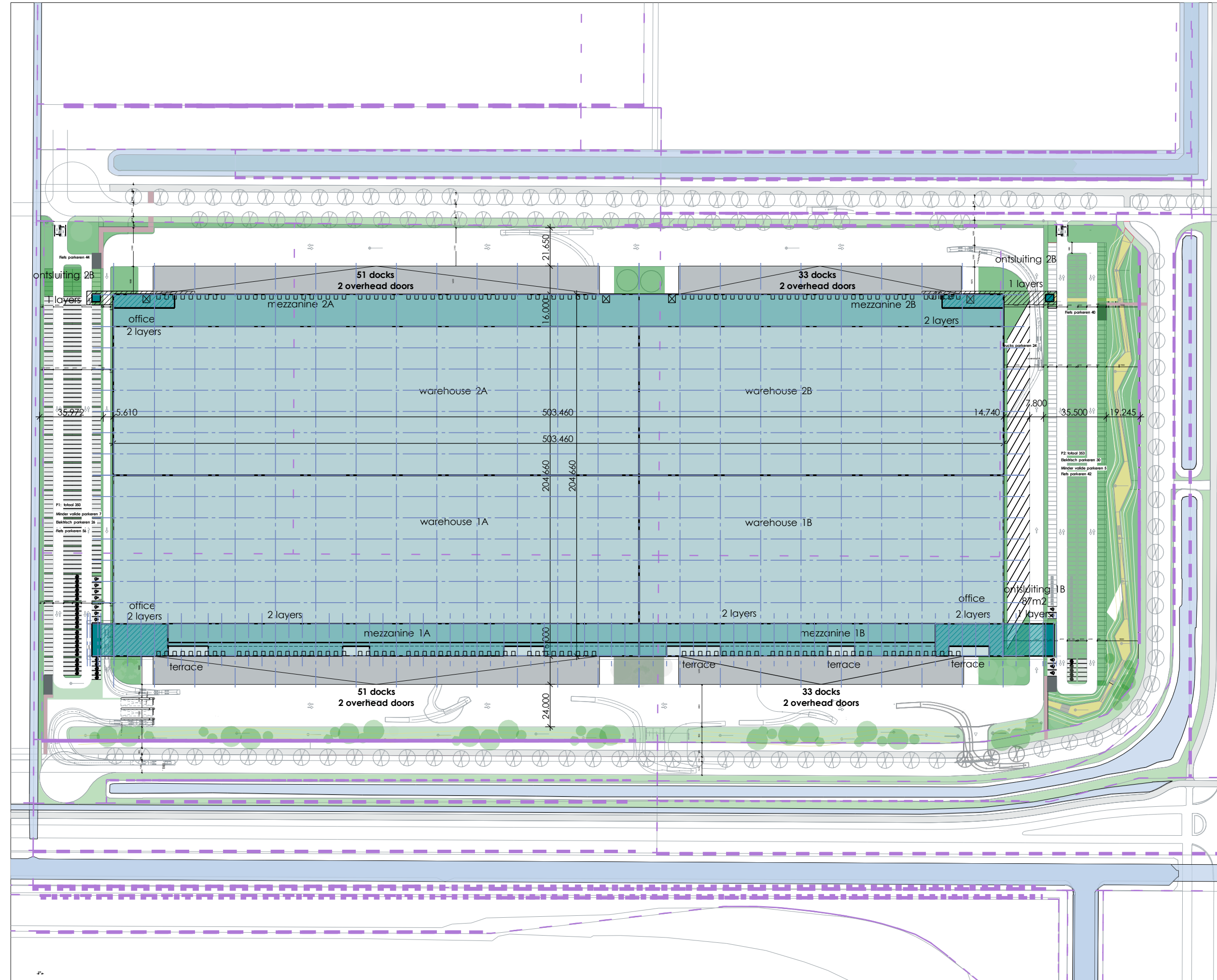
Warehouse 1A/1B

Surface warehouse	30,005 m ² / 20,672 m ²
Surface mezzanine	4,518 m ² / 3,006 m ²
Surface office	3,303 m ² spread over 3 storeys
Building height warehouse	14 meters
Number of docks	51 / 33
Ratio surface warehouse per dock	1/592 m ² / 1/639 m ²
Number of overhead doors	2 / 2

Warehouse 2A/2B

Surface warehouse	30,005 m ² / 20,672 m ²
Surface mezzanine	4,546m ² / 2,896 m ²
Surface office	4,360 m ² over 3 storeys
Building height warehouse	14 meters
Number of docks	51 / 24
Ratio surface warehouse per dock	1/592 m ² / 1/879 m ²
Number of overhead doors	2 / 2

Number of parking spaces requested (CROW)	865
Number of parking spaces requested (regulations)	1372
Number of parking spaces available	677



LEGEND

Site boundary	Water
Title boundary	Pedestrian pat
Dock area	Bicycle lane
Warehouse	Bicycle parking
Mezzanine	Green
Office	Sprinkler area
Office	Existing building
Road for cars/trucks	

0 50

LEY01
LELYSTAD

STUDY
VERSION Y2

DOC NR STU01 - Y2	STATUS DEFINITIEF
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DATUM 16.01.2024
SCHAAL 1:2000
PROJECT ...

REVISIE ...
FORMAAT A3
TEKENAAR ...

intospace
LOGISTICS REAL ESTATE SOLUTIONS

mulderblauw

Mulderblauw Overgoo 6 +31 (0) 7 527 73 11
www.mulderblauw.nl 2266 JZ Leidschendam xxxxx@mulderbla

Plot information

Zoning plan Larserknoop

Max. building footprint: 100%

Max. building height: 20 meters

Zoning plan category: category 3.2

Parking ratio: not specified

Status zoning plan: partially irrevocable
(established 2010-09-28)

NL.IMRO.0995.083811-VG01

NL.IMRO.0995.BP00084-OW01
(reparation)

(established 2020-07-02)

Parking

Number of parking places: Complies with CROW

Location information

Address: Lelystad, the Netherlands.

Plot numbers: section B 725, 726, 728, 729,
846

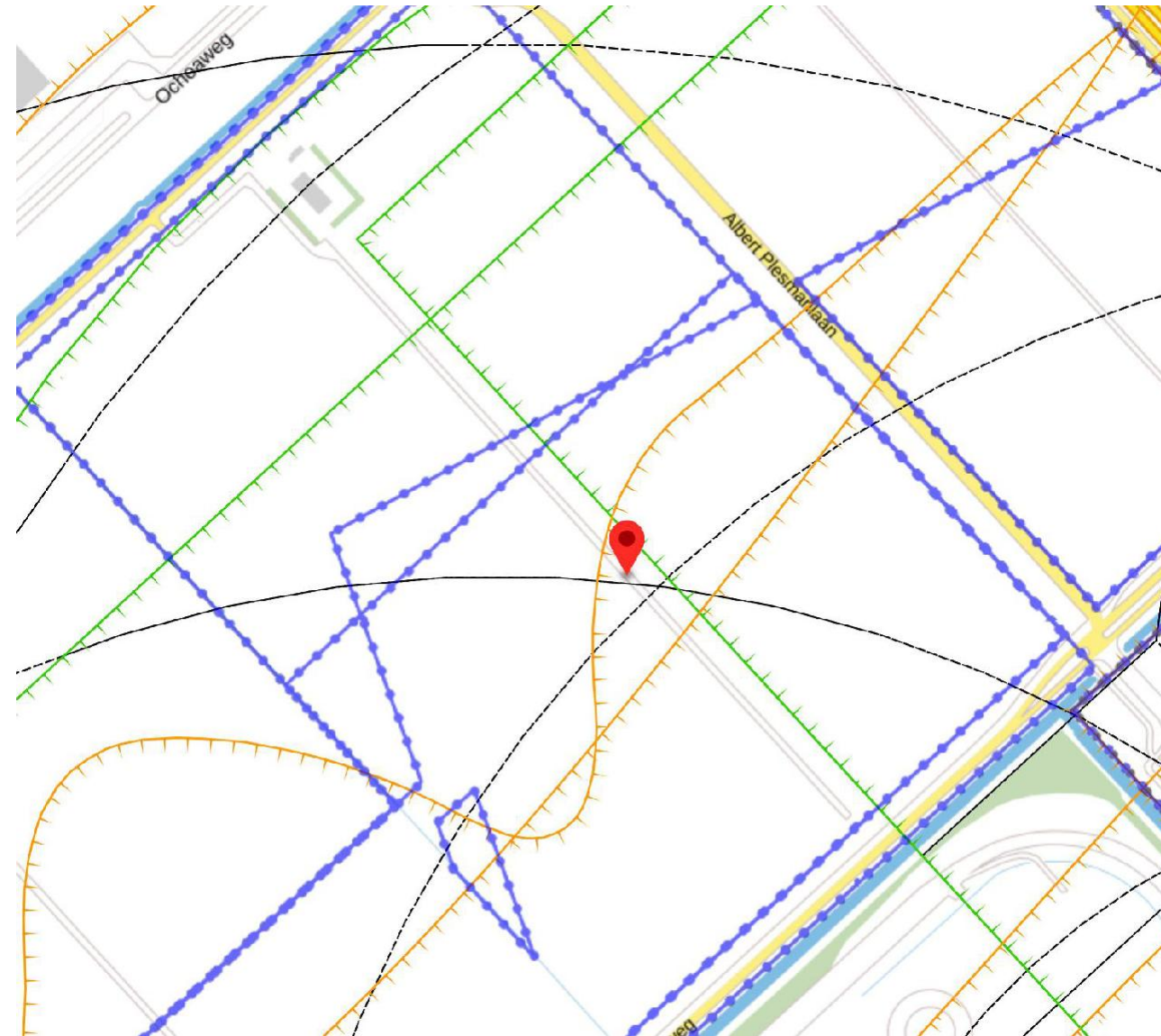
“Klic” announcement: Yes

Zoning plan airport contours

Maxi. building footprint: 100%

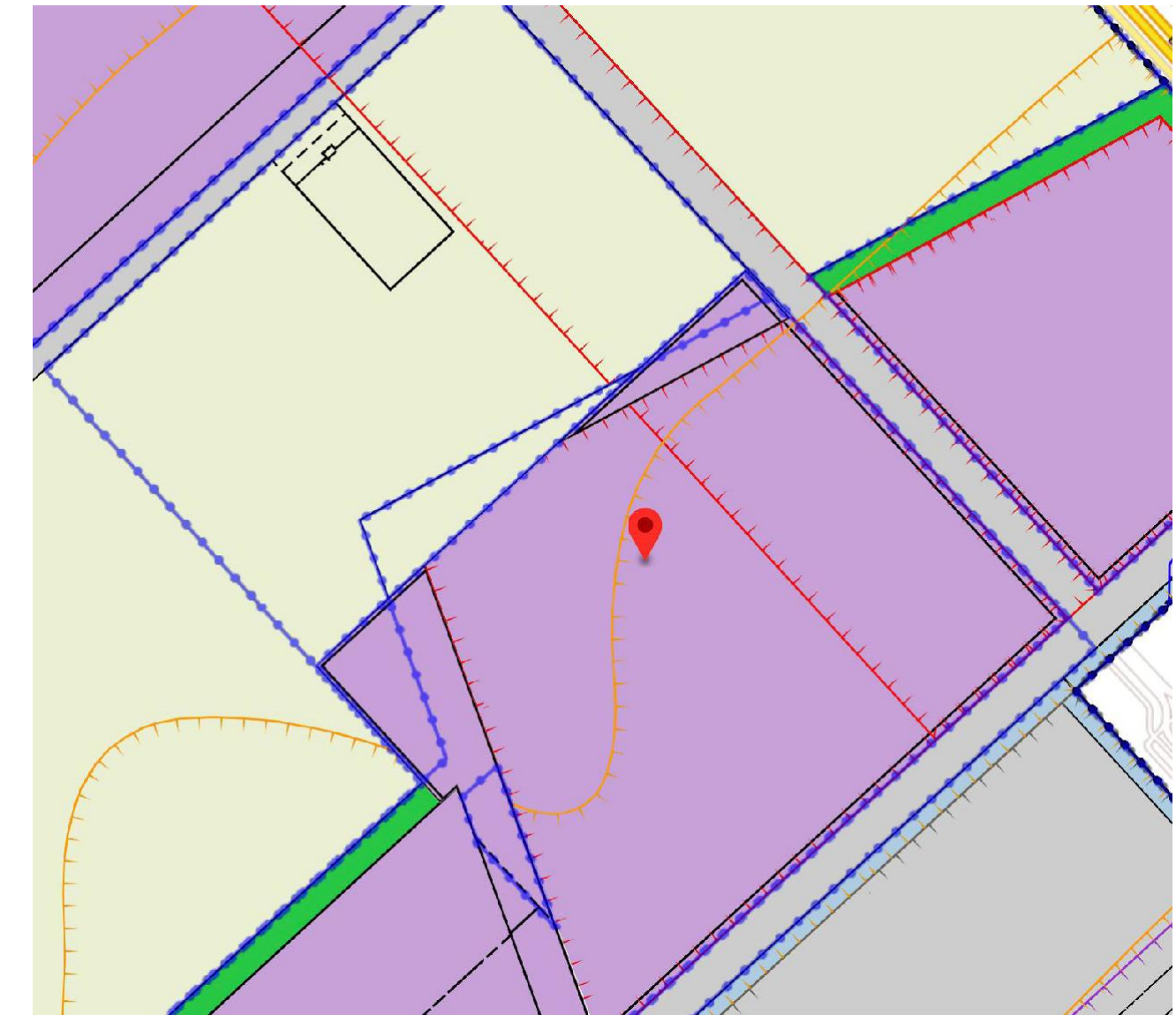
Maxi. building height: 10 meters (tower), 10 meters
(ILS/ DME), 16,3 meters (ILS)

Status zoning plan: (in preparation 2017-05-18)



Larserknoop

Zoning: business park - layout according to zoning plan



Airport contours

Building height restrictions

Our promise



A high quality building as already validated during independent fire safety-, insurance- & bank audits.



Making use of the same team with the actual knowledge & experience to build an logistics centre.

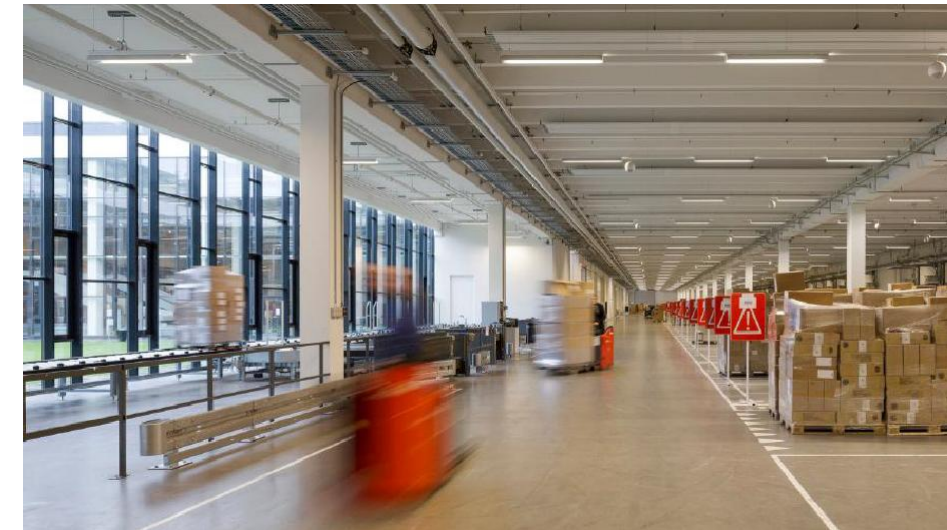


Full and demonstrable control in any circumstance during the entire construction process.



DC level

- A light, transparent building
- BREEAM certification
- Excellent insulation
- Dock levellers and overhead doors
- Extra docks and doors can be added
- Roof and facade walls fully insulated
- The entire building is equipped with sprinklers
- Ample manoeuvring space for trucks, sufficient space for loading, unloading and driving



Warehouse

- Maximum floor load 50kN/m²
Mezzanines floor load 8kN/m²
- Free height ground floor 3.50 m¹ other floors 3.0 m¹
- Column pattern 22,80 m¹ x 12,00 m¹
- Lay-out suitable for width- (approx. 3,0 m) and narrow (approx. 1,7 m) aisle solutions
- Minimum stacking height 12.20 m¹, except on- and under the mezzanine
- Minimum stacking height 4,50 m¹, under the mezzanine



Office

- Offices on ground floor and first floor
- Cooling and heating
- Mechanical ventilation with top cooling
- Suspended ceiling with monitor friendly fixtures
- Cable trays for electricity
- Pantry and toilets on ground floor and first floor
- Ceiling height ground floor approximately 3.5 m¹
- Sufficient parking spaces

Terrain

- Brick pavement
- Lockable gates using barrier and electric gates
- Enclosure with fences
- Exterior lighting

Sustainable ambitions



BREEAM sets the standard for best practices in sustainable building design, construction and operation, and has become one of the most comprehensive and widely recognized measures of a building's environmental performance.

It encourages designers, clients and others to think about low-carbon and low-impact design, minimizing the energy demands created by a building before considering energy efficiency and low-carbon technologies.

A BREEAM assessment uses recognized measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology.

They include aspects related to energy and water use, internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes. All intospace® buildings will receive a BREEAM Excellent Certificate or higher.

1

Solar panel field



2

Wooden facade



3

Green roofs



4

Circular materials



Sustainable drive

We are intospace® and we love what we do. We set ambitious targets. Our objective is to go above and beyond expectations. By doing so, we're not just pushing our own boundaries, but also setting a higher standard for the entire logistics real estate market.

At intospace®, we believe in developing for the generations to come, something that makes us aware of the opportunities we have – and need to seize – to leave the world in a better condition than we found it.

To grab these opportunities, we have developed our own unique approach to the sustainable development of future-proof distribution centers.

“We are motivated by our environment and believe in developing for generations to come.”



ESG approach

At intospace®, we are driven by a strong commitment to responsible logistic real estate development. This dedication is fundamental for preserving the environment and mitigating climate change, enhancing community well-being, and complying with regulations. Contributing to a sustainable future is at the core of our mission and vision. Our overall approach is built on seven pillars that collectively add value in line with our Human, Earth and Value sustainability drivers.

Every project is unique, offering distinct opportunities for sustainability and circularity. Consequently, we thoughtfully explore every aspect and opportunity to craft the best possible solution for each project. Our aim is to create solutions that are sustainable, circular, forward-thinking, and value-driven. While our primary focus is on meeting our clients' needs, we also prioritize the broader environmental impact of each project, ensuring we generate value for all stakeholders.

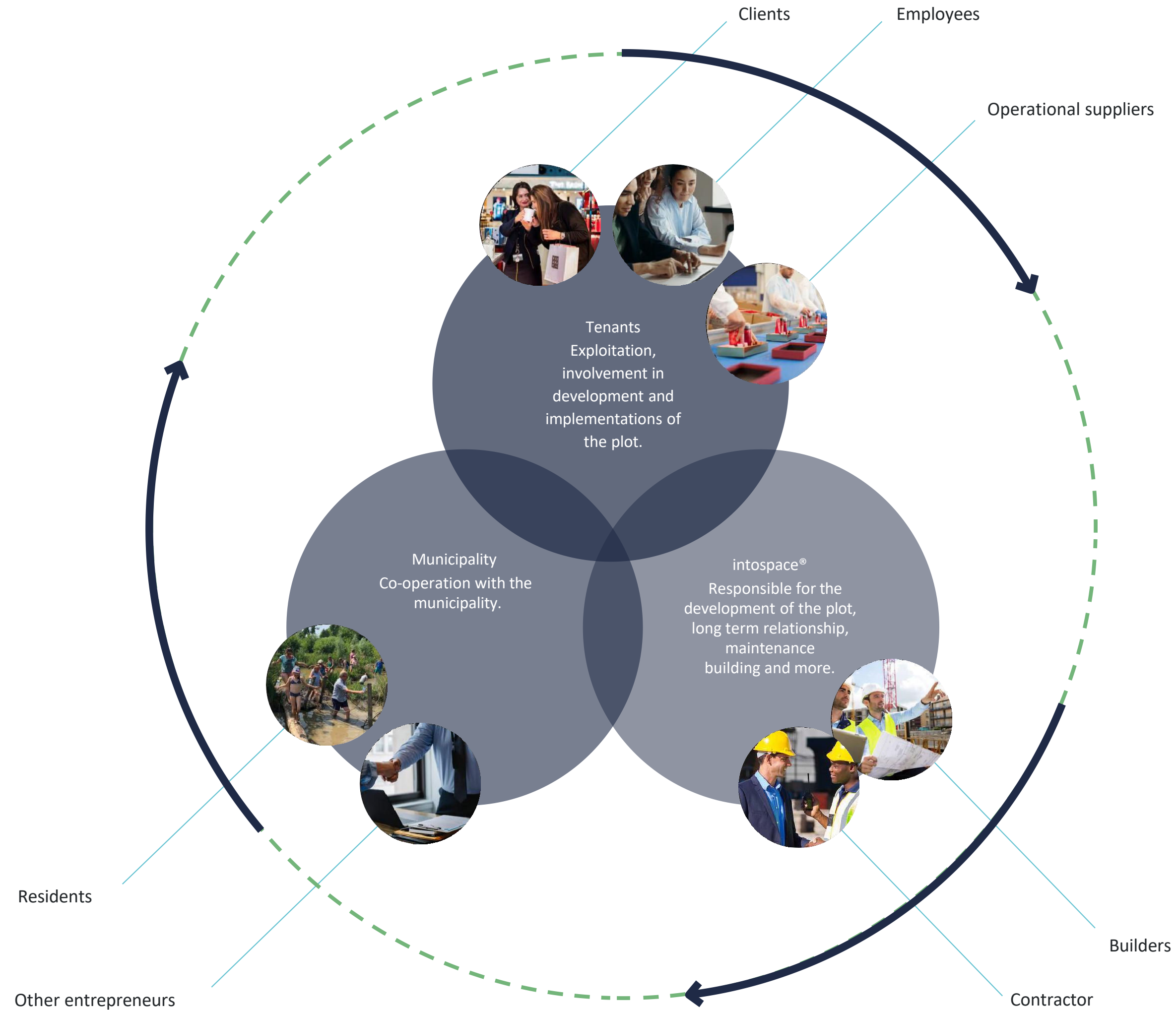




Co-creation track-record

Co-creation

Working together
We prioritize partners who work sustainably. This vision applies to building offices and logistic real estate, but also to production processes. Together with tenants and architects, we apply circular design principles to the building, construction process and the environment. Collaborating closely with tenants and architects, we embrace circular design principles in building construction, processes, and the surrounding environment. Our commitment to sustainability is a collaborative effort involving the municipality, contractors, residents, and other stakeholders. Together, we strive to create a harmonious and environmentally conscious ecosystem.



Our expertise



Custom built

Always the perfect environment for your logistics. No two clients are the same, and that applies to your logistical challenges as well.

That's why we never just develop a building. We create the perfect tailor-made 'suit' in which your company can achieve your logistics ambitions. We do this by combining our in-house expertise with the knowledge and experience of specialised partners. Result: the best solution for you, delivered quickly. From e-fulfilment warehouse to last-mile hub to data centre, we have everything that's needed to make it happen.



Brownfield redevelopment

Building ground is getting scarcer by the day. Strict regulations, a shortage of new construction locations and the public's negative opinion of logistics are increasing the challenge of finding new plots for high-quality logistics real estate. So we're broadening our horizons by increasingly looking at redeveloping existing business parks. Breathing new life into old sites presents a fantastic opportunity to further reduce our ecological and social impact. By transforming existing, often old and ugly industrial complexes into innovative, sustainable logistics centres, we create new value in the best possible way.



Last-mile warehousing

As e-commerce continues to grow, so too does the Netherlands' need for efficient and sustainable solutions for urban logistics. This is one of the most challenging forms of logistics, because last-mile warehousing faces a number of specific hurdles. These include a shortage of land, more stringent architectural requirements and the need to reduce pollution. Intospace® relishes the challenge of developing logistic centres that add value to the urban environment. Centres that take into account the wishes of our clients and other stakeholders, and so not only create economic benefit but add social value as well.



Land portfolio

Strategic locations throughout the Netherlands. Our core business is built on developing unique, high-quality and sustainable facilities at strategic locations. Being constantly on the lookout for promising sites, we have properties at the key locations throughout the Netherlands.

Proven track record

As a developer and investor intospace® has a proven track record. Since the company's establishment, over 1 million sqm of high-quality warehouse projects have been delivered to satisfied customers.

Intospace® works together with experienced partners in architecture, engineering and construction. All projects are being managed and monitored by our in-house project management team. Together with a professional financial team this stands for a smooth process, where all project milestones are being monitored continuously.

At completion date the project is being handed over to our in-house property management team, who performs both commercial and technical management over all assets in the portfolio.





Distribution centre - Greenparc | Bleiswijk



Distribution centre - DocksNLD | 's-Heerenberg



Distribution centre - Seingraaf Business Park | Duiven



Distribution centre - Apeldoorn Noord II | Apeldoorn



Distribution centre - Lage Weide | Utrecht



Distribution centre - Lage Weide | Utrecht

Het Zuiderkruis 23C
5215 MV 's-Hertogenbosch The
Netherlands

+31 (0)85 - 902 8900
sales@intospace.eu
www.intospace.eu