

Sustainable & Circular Warehouse

DC Groningen Westpoort



For rent 24,673 m² | from 10,214 m²

expected
Q2
2025
completion

A future-proof and circular distribution center

DC Groningen Westpoort is a logistics complex of approximately 24,614 m² (excluding a pump room of 59 m²) on a site of approximately 38,700 m². The warehouse is suitable for a single user for the entire space, but can also be flexibly divided into two units with their own office spaces.

Unit A is 14,400 m², and Unit B is 10,214 m². This flexibility allows DC Groningen Westpoort to meet various user needs, ensuring an efficient and future-proof location.

This development meets the high sustainability standards for BREEAM-NL Excellent certification. The Nexteria construction formula ensures that this building is demonstrably constructed in a circular manner with a very low CO₂ footprint.

Nature is given ample attention on the site, and the green environment is designed with care for flora and fauna. The ecological integration of the new building and outdoor space creates a working environment where people also feel at home.



- Building Passport
- Detachable / demountable
- Minimal environmental impact
- Eligible for subsidies (EIA/MIA)



- Minimal CO₂ footprint
- Gas-free
- Energy neutral



- BREEAM-NL certified
- High-quality
- Optimal working environment
- Green (working) environment
- Vehicle charging stations

- Logistics Hotspot Northern NL
- Scandinavia-route
- Last-mile Groningen Center
- Directly on the A7 highway



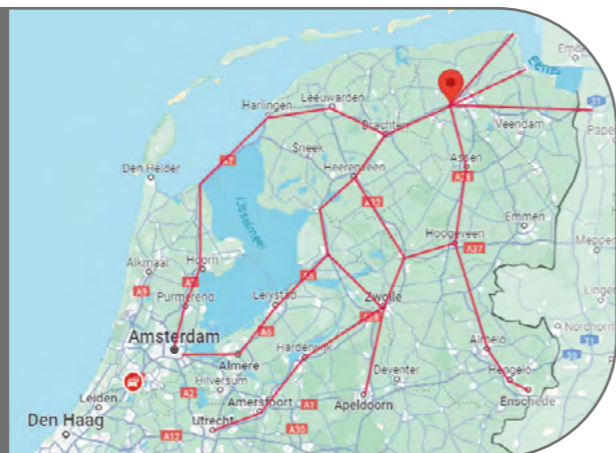
Westpoort Business Park

At the most strategic location between the Randstad and Northern Germany – on the west side of the city of Groningen, along the A7 – the outlines of the new business park Westpoort are emerging.

Westpoort, as the largest regional business park, is designated for mixed activities, transport and distribution, and large (inter)national companies. Westpoort will eventually cover 150 hectares and will be developed with green and sustainable features, including various shared facilities. The development of

the area places significant emphasis on the quality of life for local residents, the development of sustainable energy, water management and climate adaptation, nature connections and development, landscape protection, and recreational developments.

Heerenveen	50 km	Bus stop (walking)	0,3 km
Hoogeveen	70 km	Highway A7	0,5 km
Zwolle	110 km	Groningen Center	8 km
Almelo	120 km		
Hengelo	140 km	Central Station	8 km
Enschede	150 km	Groningen Airport	16 km
Apeldoorn	150 km	Eemshaven	40 km
Amsterdam	170 km	Delfzijl Port	43 km
Amersfoort	170 km	Lelystad Airport	125 km
Utrecht	180 km	Amsterdam/Schiphol	180 km
Rotterdam	240 km	Bremen (DE)	200 km



Location with (inter)national opportunities

Directly located on the A7 highway, the location serves as a perfect base for transport to Northern Germany, Denmark, Sweden, Finland, or Norway. The route to Scandinavia is right at your doorstep!

Westpoort functions as a hub for transport to and from the Randstad and key markets in northern and eastern Europe.

With Groningen Airport Eelde nearby and Lelystad Airport 125 km away.

Last-Mile Distribution

The location is situated in the logistics hotspot of Northern Netherlands and is highly suitable for both international and local logistics. The short distance to Groningen Center and the 4 docks specifically designed for commercial vans make this property ideal for Last-Mile activities.

Large companies have already established their distribution centers here: Aldi, Radial Netherlands (e-commerce fulfillment), ColliCare Logistics, LCW (Logistics Center Westpoort), Wovar (wholesale).

Total 24,673 m² GFA

21,602 m²
Warehouse

59 m²
Pump room

Unit A
12,741 m²
Warehouse

Unit B
8,861 m²
Warehouse

1,928 m²
Mezzanine

1,750 kVA
Power connection

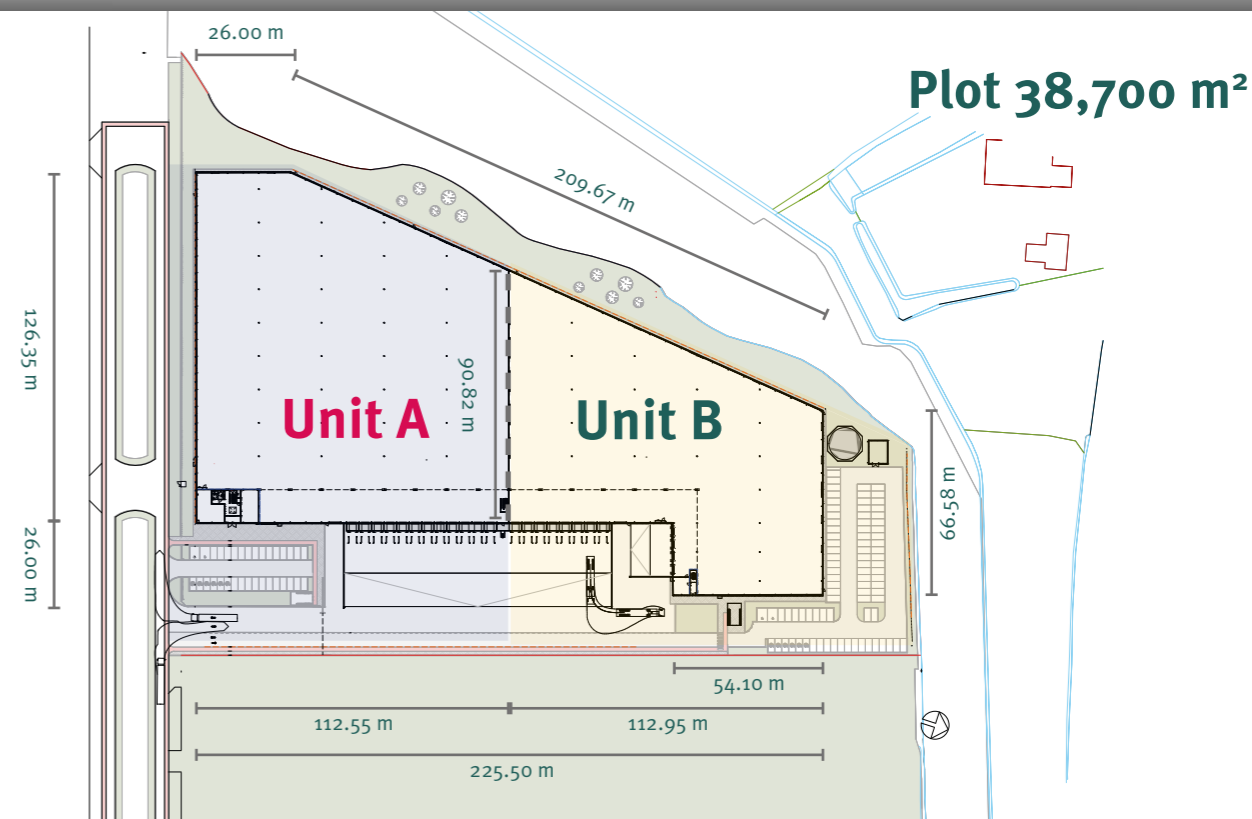
1,099 m²
Mezzanine

829 m²
Mezzanine

1,084 m²
Office

560 m²
Office

524 m²
Office



Bremen	200 km
Hamburg	300 km
Brussels	350 km
Calais	500 km
Berlin	580 km
Copenhagen	630 km
Paris	650 km
London	680 km
Prague	800 km
Gothenburg	930 km
Oslo	1100 km
Warsaw	1100 km
Stockholm	1280 km



		Unit A	Unit B	Total
Ground floor office	Approx.	280 m ²	64 m ²	344 m ²
1st floor office	Approx.	280 m ²	230 m ²	510 m ²
2nd floor office	Approx.	N/A	230 m ²	230 m ²
Loading docks		12 units	8 units	20 units
Ground level doors		1 unit	1 unit	2 units
Last-mile docks		N/A	4 units	4 units
Pallet places				
for narrow aisles	Approx.	28,000 units	16,000 units	44,000 units
for wide aisles	Approx.	22,000 units	12,500 units	34,500 units
Bicycle shed		1 unit	1 unit	2 units
Parking spaces total		33 units	85 units	118 units
of which electric		6 units	6 units	12 units

- 20 loading docks
- 4 last mile docks
- 2 ground-level overhead doors

- 12.2 m clear height
- 50 kN/m² floor load capacity max.
- 90 kN point load capacity max.



Technical Specifications



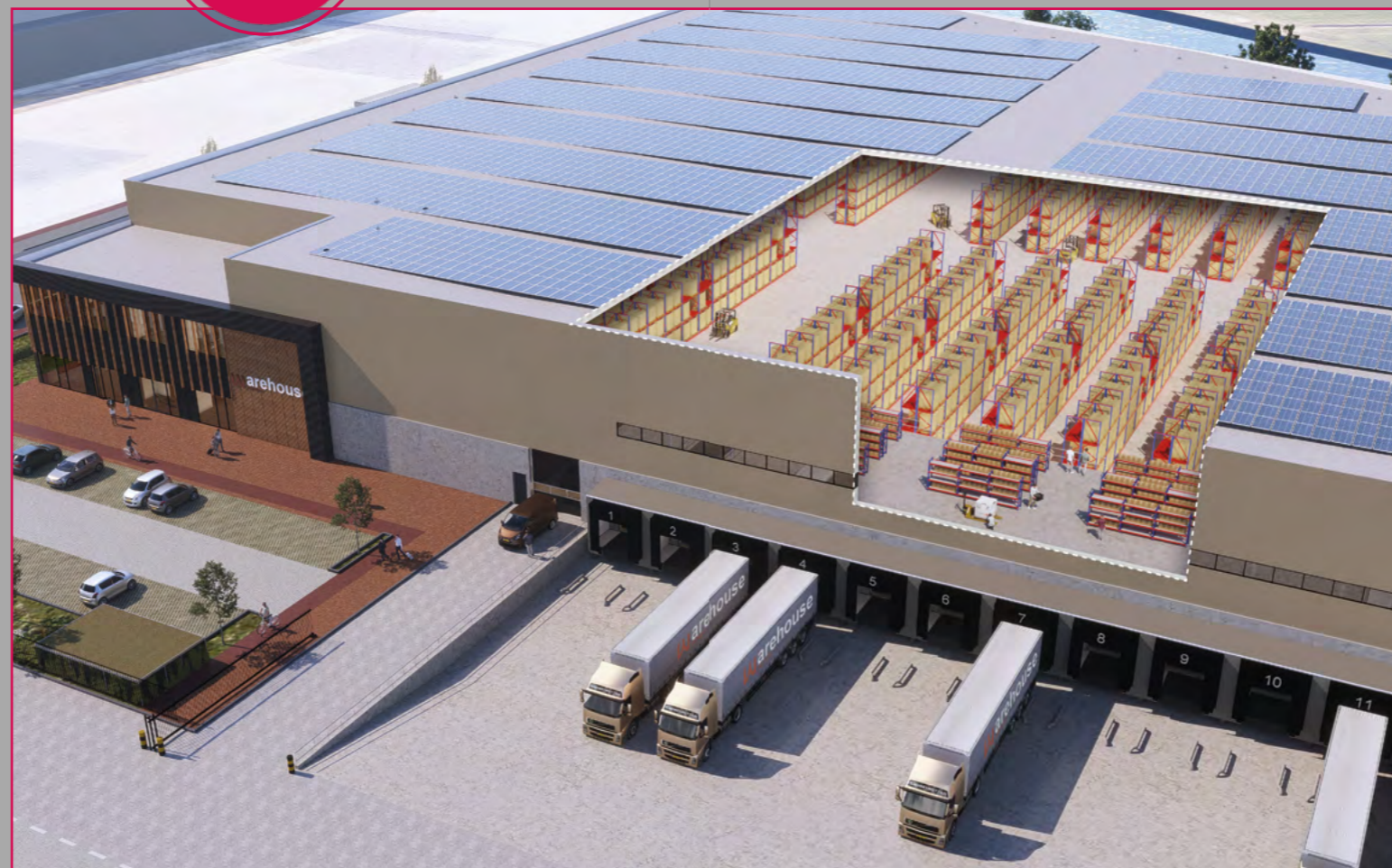
Building characteristics

The warehouse is suitable for a single user for the entire space, but can also be flexibly divided into two units for two users, each with their own office spaces and associated facilities.

On the mezzanine(s), there is also the possibility to create additional office space.

With extra attention to a healthy working environment, the offices are equipped with plenty of windows. This ensures the most natural possible daylight entry. Good ventilation systems ensure a healthy indoor climate.

The building is surrounded by lots of greenery, and the site is designed in close collaboration with an ecologist and landscape architect.



Warehouse

- Column structure with a width of 12 x 22.5 m
- Floor flatness according to NEN 2747 flatness class 2
- Construction consequence class CCII
- A certified ESFR sprinkler system, type K25, complies with FM Global standards
- Fire hose reels, fire alarm, and evacuation system
- LED lighting (200 Lux + 1m) controlled by motion sensors
- Roof suitable for the installation of PV panels 18 kg/m²

Expedition zone (first 22 m from the facade)

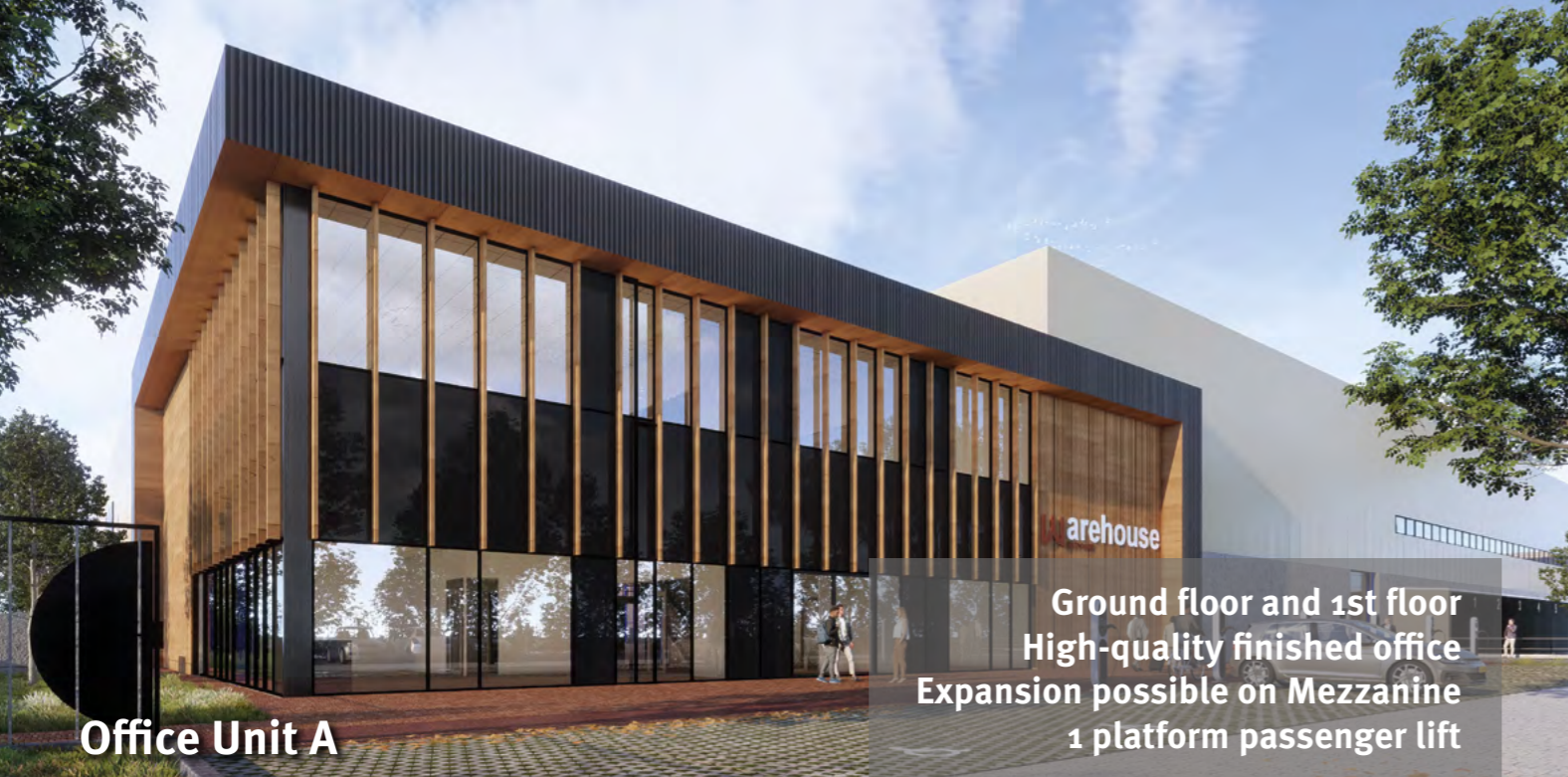
- Floor flatness according to NEN 2747 flatness class 4
- Expedition zone floor load 25 kN/m²
- Equipped with collision protection at free-standing columns and industrial doors

Dock area

- 20 loading docks (approx. 1 per 1,000 m² warehouse)
- Floor load between the levellers 15 kN/m²
- Each dock equipped with an electrically operated overhead door of 3x3 m
- Each dock with an electrically hydraulic leveller with a dynamic load of 60 kN
- Each leveller 2.0x2.5 m (wxd) suitable for trucks
- 2 ground-level overhead doors (4x4.5 m), electrically operated

Last-mile Docks

- 4 units for delivery vans, manually operated and adjustable to the height of the van



Office Unit A

Ground floor and 1st floor
High-quality finished office
Expansion possible on Mezzanine
1 platform passenger lift

- Equipped with suspended ceilings, wall and (carpet) floor finishes, tiles and pantry
- Cooling, heating and ventilation via VRF system
- LED lighting, average 500 Lux, controlled by motion sensors
- Cable trays for electrical outlets (2 per 10m²) and data cabling
- External sunshades (electrically operated screens) at the facade windows on the east, west and south sides

Mezzanine

- Positioned above the expedition zone
- Equipped with a balustrade
- Ample natural light
- LED lighting (200 Lux + 1m) controlled by motion sensors (1 per 100m² GFA)

12m depth
4.3m clear height under mezzanine
5kN/m² floor load
1 tilting gate per unit



Office Unit B

- Shell delivered (Optional: finishing according to Unit A)
- Ground floor, 1st and 2nd floor
- Expansion possible on Mezzanine

Site

- Separated traffic flows for trucks, cars, and cyclists
- The entrances and exits are equipped with electrically operated sliding gates with an intercom system
- The site is equipped with bar fencing on two sides, 2m high including anti-climb protection
- LED lighting on the facades, above the docks, and at the parking spaces
- Two (moped) bicycle sheds
- Charging stations (12x) for electric cars (2x11kW)
- 1 transformer of 1,750 kVA





Design Vision

The distribution center is located near the on- and off-ramps of the Westpoort Business Park in Groningen. The building faces Dublinweg with its first office (Unit A) and serves as the business card of the complex.

The second office (Unit B) is rotated a quarter turn at the other end of the building. Due to their prominent location on the corners, the offices act as anchors to the entrances and the reception area for staff, visitors, and truck drivers. The building backs onto the open Groningen

landscape. All traffic movements by trucks and cars are on the other side of the complex, adjacent to the surrounding business park.

With the separated routing for trucks, cars, and bicycles/pedestrians, this plan ensures that functionality does not compromise safety at the site.

Connection with the surroundings

By creating a wide landscaped green strip at the rear and using warm, soft colors for the warehouse, a smooth transition to the surrounding Groningen landscape will be achieved.

Office and workspaces

All the office floors are located along the façade, benefiting optimally from daylight and views through the use of extensive glazing. In contrast, the functional spaces (storage, technical rooms, and sanitation) are situated along the closed side of the warehouse. Strips of glass in the facade provide daylight into the warehouse.

People and Nature

The positioning and design of the offices reduce the large volume of the distribution center to a human scale. The use of glass and natural materials gives the offices a sustainable and welcoming appearance.

Warehouses

In terms of dimensions (height and construction grid), the warehouses are adapted to regular and common racking systems for storing various goods. In addition to 20 docks for trucks and 4 docks for vans, the distribution center has two large ground-level doors, allowing large vehicles to drive directly in and out of the hall.



Sustainable and circular

Paris Proof

With a very low CO₂ footprint for both material-bound and operational CO₂ emissions, this property fits perfectly into a green portfolio. The gas-free and energy-generating building contributes positively to your potential ESG/CSRD reporting and the guidelines of the Paris Proof Indicator.

- The roof surface offers the possibility to install a multitude of PV panels. With the surplus of generated electricity, the building could function as an energy hub for the surrounding area.

Demonstrably Circular

The applied sustainable, detachable, and circular products are documented in the Nexteria Building Passport, ensuring clarity about the building's materials in 30 years. More importantly, it identifies which materials can be reused, thereby retaining their value even at the end of their life cycle.

- Detachable: including the hybrid construction, freestanding mezzanine.
- Circular materials: including circular construction steel, fully bolted and reusable.
- Material suppliers have a Take-Back Guarantee, ensuring that materials retain future value.

BREEAM-NL Excellent

As a building owner, you can achieve significant tax benefits on your investment with a BREEAM-NL Excellent certificate. It is a sustainability methodology that goes beyond making a building more sustainable.

- You will receive a certified, healthy building of guaranteed high quality.
- Gas-free, minimal energy consumption, and the ability to return power to the grid (solar panels).
- Green environment with care for flora and fauna.

Landscape design

Targeted choices are made with an eye on the experience of greenery and landscape, biodiversity, and climate adaptation. The ecological integration of the new building and outdoor space ensures a working environment where people also feel at home.

- West and North sides: woodland planting, flower-rich grassland, and a bank zone.
- Office spaces and parking areas: hedges, flower-rich grassland, scattered evergreen and hardy plants.

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