



FLIGHT DISTRICT II CENTRALLY LOCATED LOGISTIC HUB

Lelystad Airport Businesspark is located at the crossing of the A6 motorway and the N302 provincial road. Whether you have clients in the Amsterdam region, in the province of Flevoland, Noord-Holland, Overijssel, the Northern Netherlands or in Northern Germany, they are always within easy reach from this central location, and usually free of traffic jams. You have direct access to Amsterdam-Lelystad Airport and you can get to the Amsterdam Schiphol Airport within a 40 minutes' drive.

Flight District II offers plenty of room for (large-scale) logistics and production businesses. This area is characterized by the presence of a variety of top notch companies and perfect access.

Businesses such as Inditex and Giant chose and have proven that LAB is a successful location to run a business.

Lelystad Airport Businesspark

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Lab LELYSTAD
AIRPORT
BUSINESSPARK



LOGISTIC HUB

Schiphol Group and various governments substantially invest in this area. The multi-modal container terminal and transshipment port 'Flevokust' is completed. In April 2020 the new Amsterdam-Lelystad Airport is to open its doors. The National government is going to further upgrade the A6 motorway, and the province of Flevoland is improving the accessibility of the airport by constructing a new exit road.

Thanks to the Hanze rail connection, Lelystad is currently not a final station for travelers from Amsterdam, but the train goes through to Zwolle. Did you know that, by the end of this year, there will be 6 trains per hour between Amsterdam Central Station, Lelystad, and Zwolle? All of this lays the foundation for a new centrally located logistic hub.

ROOM FOR GROWTH

We offer entrepreneurs the opportunity to grow. Whether you are looking for 5.000 m², or a plot size of 10 hectares or more, both are immediately available. The location is easily accessible to trucks as well as to your employees. The proximity of the airport makes your location internationally accessible, offers commercial opportunities, and has a positive influence on the appeal of your property.

FAVOURABLE SOIL CONDITIONS

Our businesspark offers a very favourable soil structure for the realization of industrial buildings. The fact is that the Pleistocene layer of sand is located at approximately 1.5 to 2 meters under ground level. This means that only roughly the first 2 meters under the surface level consist of a clayey top layer, and partially peat. From approximately 2 meters down the surface level, this location contains supporting sand. These favourable soil conditions can provide a substantial foundation advantage, which can considerably reduce the building costs.

PURCHASE OR RENT

Whether you prefer to buy a building plot or rent business space, both options are possible in Flight District II. If you choose to rent, we can put you in touch with reputable developers. They all develop high-quality, flexible, and sustainable logistic (multi-tenant) buildings.

THE FACTS

- More than 40 hectares of business park, aimed at logistics and production
- Green, high-grade, SMART and sustainable
- BREEAM certified
- Already 100 established businesses, and approximately 2.500 jobs
- Unrestricted building plots from 0.5 to 20 ha
- Room for high-quality developments at a top location
- Building height: maximum 20 meters (30 meters with exemption)
- Environmental category 3.2
- High-quality park management
- Collective security and fibre-optics
- Good local and regional labour market
- Flexible arranging of plots
- Excellent soil conditions (lower building costs)
- Short permit process

ACCESSIBILITY

- Amsterdam-Lelystad Airport is your friendly neighbour
- Within 40 minutes of Amsterdam Schiphol Airport
- Direct connections to the A6 motorway and N302 provincial road
- Direct bus connections to and from our business park to the Lelystad railway station / Harderwijk bus station
- 6 direct train connections per hour from Lelystad Central Station to Amsterdam Central Station. You can access the Amsterdam city centre within 30 minutes