



# Lab

INFORMATION BROCHURE

LELYSTAD  
AIRPORT  
BUSINESSPARK

**LELYSTAD AIRPORT  
BUSINESSPARK  
SUSTAINABLE AND  
FUTURE-PROOF**

DECEMBER 2025

**“LELYSTAD AIRPORT  
BUSINESSPARK IS A  
DYNAMIC PLACE  
WHERE INNOVATION  
AND SUSTAINABILITY  
ARE THE FOCUS.”**

Thanks to its optimal accessibility and central location, Lelystad Airport Businesspark (LAB) is a springboard to Europe and the rest of the world.





# CONTENTS

## **1 Introduction**

- 1.1** General
- 1.2** Sale procedure
- 1.3** Communication

## **2 Flevoland Proposition**

- 2.1** Introduction
- 2.2** Strategic Position
- 2.3** Innovation Ecosystem and Themes
- 2.4** Investment Opportunities
- 2.5** Why invest in Flevoland?
- 2.6** Conclusion

## **3 Sale of plot at Lelystad Airport Businesspark**

- 3.1** Proposition and invitation
- 3.2** Description of location
- 3.3** Plot
- 3.4** Urban planning
- 3.5** Development and selection criteria for bids and plans submitted
- 3.6** Parkmanagement
- 3.7** Energy and sustainability
- 3.8** Reservation agreement
- 3.9** Purchase agreement, General Sales Terms and Conditions and conveyance of land
- 3.10** Serviced land
- 3.11** Minimum land price

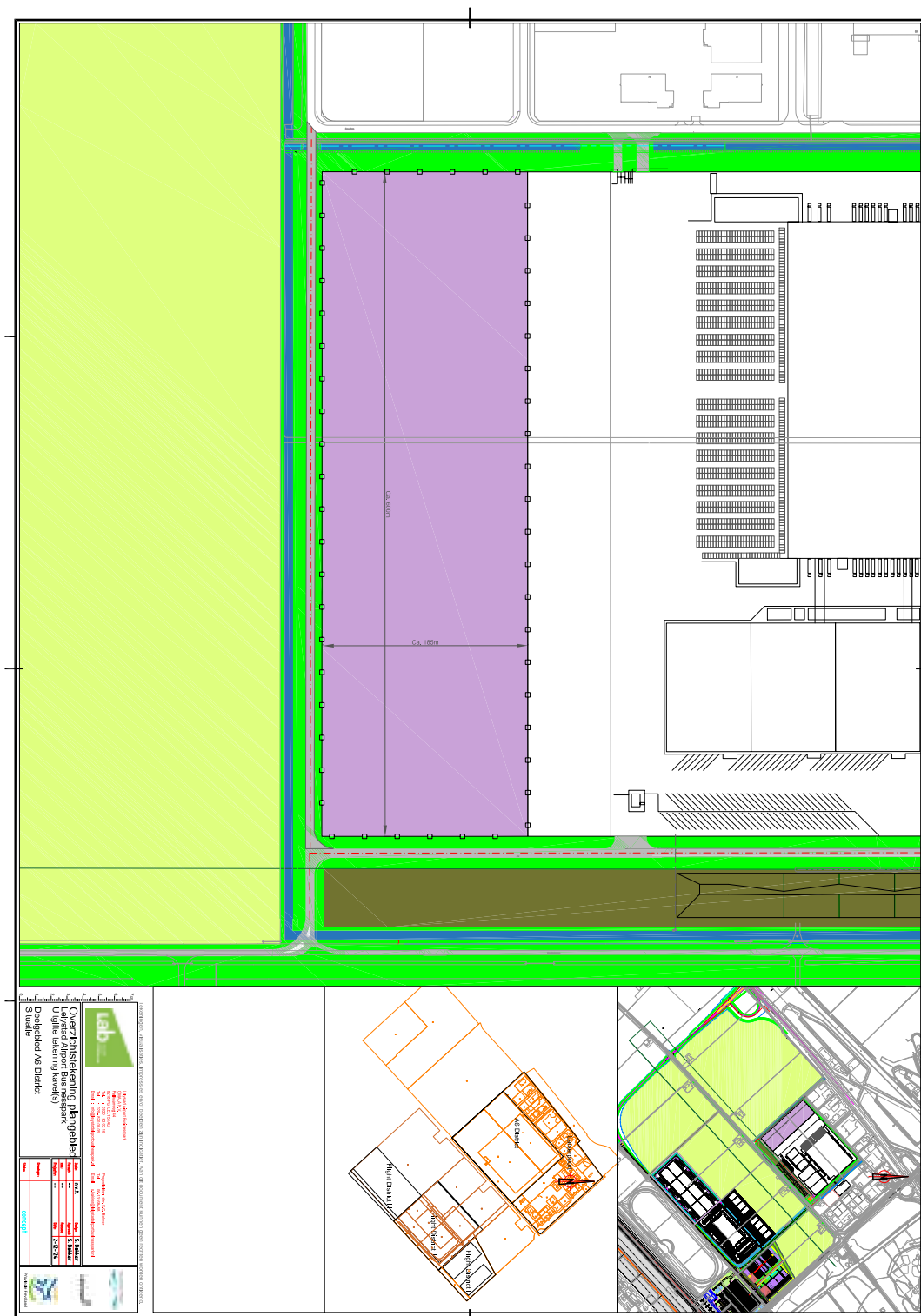


# 1. INTRODUCTION

## 1.1 GENERAL

Ontwikkeling Maatschappij Airport Lelystad Almere N.V. (OMALA) has a commercial plot of approximately 11.1 hectares at Lelystad Airport Businesspark (LAB) available for sale. The plot is being offered in its entirety. A phased or split development, however, is not excluded, subject to conditions.

Lelystad Airport Businesspark (LAB) is the ideal place for sustainable aviation and innovative business to come together. Thanks to its immediate proximity to Lelystad Airport and excellent accessibility via the A6 and rail connections, LAB offers a unique testing ground for businesses looking to invest in the future of sustainable mobility and aviation. The commercial plot being offered for sale is future-proof. A unique opportunity, at a central location in the Netherlands.



## 1.2 INFORMATION

The purpose of this brochure is to inform interested parties.

## 1.3 COMMUNICATION

Communication takes place exclusively digitally via [verkoop@lelystadairportbusinesspark.nl](mailto:verkoop@lelystadairportbusinesspark.nl). No rights can be derived from information provided other than via this channel. Amendments and/or announcements will be sent to the email address specified by the interested party when registering with OMALA.



## 2. FLEVOLAND PROPOSITION

THE FUTURE-PROOF GROWTH REGION FOR AGRIFOOD,  
CIRCULAR PRODUCTION, AND INNOVATION

### 2.1 INTRODUCTION

Flevoland is the youngest and most progressive province in the Netherlands, where innovation, space, and entrepreneurship converge. Solutions to global challenges in arable farming and food supply are developed here and demonstrated to the world. From its core position in the heart of the Netherlands, as part of the Amsterdam Metropolitan Region (AMR), Flevoland is developing into an internationally leading agrifood ecosystem. Knowledge institutions, innovative companies, and government agencies collaborate on the food

production of the future. Flevoland is known for its modern agriculture, sustainable food chains, and circular economy. Pioneers are coming together here to embrace new technologies and apply them directly in practice: from high-tech agriculture to sustainable protein production and precision food processing.

## 2.2 STRATEGIC POSITION

Flevoland is strategically located between the Randstad, the Food Valley region, and Northern Germany, with direct access to Rotterdam, Schiphol Airport, and the logistics corridors of Northern Europe.

### The province boasts unique advantages:

- The most fertile agricultural land in the Netherlands, suitable for large-scale and innovative cultivation;
- Agrifood clusters in Lelystad, Dronten, and Almere with strong connections to Wageningen University & Research, Aeres University of Applied Sciences, and the business community;
- Excellent logistics infrastructure (road, water, rail, air) with multimodal connections via Lelystad Airport and Flevokust Haven;
- Space and scale to test, build, and scale up innovations.

Flevoland thus offers a unique mix of practical application, innovation, and entrepreneurship – exactly what investors and entrepreneurs are looking for in a growth region.

### Businesspark location, opportunities for the sector:

In Flevoland's capital, Lelystad, many companies have already discovered the space to grow. Alone and together. This contributes to economic growth, cross-pollination between different sectors, and a vibrant business climate. Craftsmanship and innovation converge here: the ingredients for sustainable growth. Lelystad Airport Businesspark (LAB) is centrally located, easily accessible, and primed for sustainable innovations.

## 2.3 INNOVATION ECOSYSTEM AND THEMES

Flevoland's strength lies in connecting practical food production with knowledge, innovation, and entrepreneurship. Several innovation areas are being developed within the province:

### 1. Sustainable and Circular Agriculture

Precision agriculture, robotization, water management, and residual flow valorization are key. Flevoland is a leader in circular agriculture and sustainable soil improvement.

### 2. Protein Transition and Food Processing

Growing clusters around plant-based proteins, alternative crops (such as fava beans and lupine), and innovative processing chains. Companies in Flevoland are developing new products for both human and animal consumption, with a focus on export.

### 3. Agrotechnology and Digital Farming

Application of drones, data platforms, and sensor technology in collaboration with regional high-tech companies and knowledge institutions such as Aeres and WUR.

### 4. Food, Health, and the Short Supply Chain

Local initiatives in Almere and Lelystad connect healthy food to residents, with direct chains between farm and fork.

### 5. Circular Production and the Biobased Economy

Flevoland actively invests in businesses related to bio-based raw materials, CO<sup>2</sup> reuse, sustainable energy, and residual flow valorization.

Together with regional development partners (Horizon Flevoland) and the triple helix collaboration Agrofoodcluster Noordelijk Flevoland, innovative companies are supported in growth, financing, and internationalization.

## Numerous opportunities at Lelystad Airport Businesspark

Companies in the Agrifood and Agrotech sectors are ideally placed at LAB and can develop and grow at this future-proof business park. Its geographical location, nestled in the heart of the polder fields, provides the sector with a solid foundation. Furthermore, Lelystad offers attractive networks, important connections, and business opportunities in the immediate vicinity.

## 2.4 INVESTMENT OPPORTUNITIES

Flevoland is a dynamic region with a clear focus on sustainable growth and impact investments. Investment opportunities focus on:

- Agrifood scale-ups and production locations – space, labor market, and logistics are available;
- Circular agriculture and biobased valorization – direct access to national and EU funds;
- Innovation campuses such as Aeres Campus (Dronten), Food Forum (Almere), and Flevokust Haven (Lelystad);
- Collaboration with knowledge institutions for R&D, field labs, and testing facilities;
- Strong ecosystem with Horizon Flevoland, municipalities, the province, and the business community as active investment partners.
- Favorable business climate and excellent connections to the labor market.

Flevoland offers a favorable investment climate with space, infrastructure, and support. Ideal for companies seeking to scale in a sustainable European market.



## 2.5 WHY INVEST IN FLEVOLAND?

Investing in Flevoland means investing in a region where:

- Space and scalability go hand in hand with knowledge and innovation;
- Circular production and the food transition become tangible and feasible;
- Government, businesses, and knowledge institutions actively collaborate on sustainable growth;
- High availability of labor, infrastructure, and energy (which is becoming scarcer elsewhere in the country);
- And where practical innovation leads directly to returns and impact.

Flevoland is not a laboratory, but a living testing ground where new technologies are applied, tested, and scaled up into international business cases.

## 2.6 CONCLUSION

Flevoland is the growth area for investors who want to contribute to the food and energy transition of tomorrow, and LAB is the perfect location for entrepreneurs who want to move forward.

With space, knowledge, entrepreneurship, and sustainable ambition, the province offers a solid foundation for profitable and meaningful investments in the agrifood sector, now and in the future.







## 3. SALE OF 11.1-HECTARE PLOT AT LELYSTAD AIRPORT BUSINESSPARK

### 3.1 PROPOSITION AND INVITATION

Our proposition comprises a commercial plot at Lelystad Airport Businesspark (LAB) approximately 11.1 hectares in size and situated between Ochoaweg and Pascallaan (shown on Annex 1). Interested parties are invited to submit a proposal consisting of a land offer combined with a concrete development plan for the development envisaged by the interested party. The aim is to sell the entire plot to one party at a minimum land price of €250.00 per square metre (excl. VAT). This party must be an end-user or another (likely real estate) party that is demonstrably acting for a 'contracted' end-user. Furthermore, there must

not only be a bid for the land, but also a concrete (proposed) development plan for the plot. The plan must enhance Lelystad's broader prosperity and fit in with its desired economic profile. A detailed plot passport has been prepared and is available for the plot, setting out the spatial frameworks for the development of the plot. A reservation agreement and purchase agreement have also been adopted and there are General Terms and Conditions which must be complied with.



## 3.2 DESCRIPTION OF LOCATION

Lelystad Airport Businesspark (LAB) is located in Lelystad between the A6 motorway and Lelystad Airport. Accessibility is excellent via both the A6 (with two direct slip roads) and the provincial N 302 and N 727.

## 3.3 PLOT

On offer is a commercial plot totalling 11.1 hectares. This is a portion of the two cadastral parcels known locally as municipality of Lelystad B649 and B912. The plot is located between Ochoaweg and Pascallaan. Detailed and more specific information about the plot is included in the plot passport, which can be requested from [verkoop@lelystadairportbusinesspark.nl](mailto:verkoop@lelystadairportbusinesspark.nl).

## 3.4 URBAN PLANNING

In principle, the 'Environment Plan for the Municipality of Lelystad', formerly known for this area as the Lelystad-Larserknoop Zoning Plan, applies. A plot passport has been prepared for the further development possibilities of the plot. Developments on the plot fall spatially under the supervision of the supervisor appointed by Lelystad municipality.

## 3.5 DEVELOPMENT AND SELECTION CRITERIA FOR BIDS AND PLANS SUBMITTED

### The plot is being offered under the following conditions:

- In principle, the entire plot is purchased and developed; a phased implementation is accepted, provided it is substantiated in accordance with SMART (Specific, Measurable, Acceptable, Realistic and Time-bound).
- The proposal must fit in / comply with the plot passport. Following on from the plot passport, we can also accept a proposal for a substantial part of the plot, whereby a substantial portion of the plot remains to be developed independently'.
- A bid for the land of at least €250.00 per square metre (excl. VAT), which is inseparable from the development plan which is also submitted.
- The financial feasibility and fundability of the envisaged development must be adequately substantiated.
- The end-user is known and secured (by means of a formal agreement which can be verified by us) or the submitter is itself the end-user.
- A concrete plan is submitted for the envisaged implementation/development, both in terms of functionally (what kind of business will be there and what will it do, description of activities, number and nature of jobs) and in terms of spatially/constructively (fleshing out of the plot with building plan and layout plan). At this stage, an outline design can suffice.
- The proposal must fit in with one of the four economically preferred market segments/ economic spearheads identified for the Municipality of Lelystad: energy, food, aviation, Circular Economy or if it concerns another intended development, it must be able to be at least comparable in terms of its economic impact on improving the broader prosperity of Lelystad.
- It must concern a company/business activities in the High tech manufacturing or related (business) services, e.g. research or assembly.
- The share of knowledge-intensive jobs must be substantial; at least 30%.
- The proposed development must demonstrably contribute to sustainability and circularity. This means that the plan provides for sustainable energy generation, sustainable water use and sustainable wastewater management. Circular construction is also used and a contribution is made to increasing biodiversity.
- The envisaged development incorporates within itself a solution for energy, water and wastewater, or is not one-sidedly dependent on utility companies for the supply of electricity and water and on the sewerage system (via the Pascallaan) for wastewater disposal.
- The envisaged development (buildings and site layout) will implement the measures identified in the sustainability measures.
- The reservation agreement and the purchase agreement and related General Terms and Conditions are accepted.



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### LEGEND TO THE MAP:

- 1. Commercial plot (11.1 ha)
- 2. Inditex
- 3. A6 motorway
- 4. Hotel Van der Valk

## 3.6 PARKMANAGEMENT

Parkmanagement is active at LAB. This is provided by LAB Beheer B.V., a subsidiary of OMALA. Every buyer of a commercial plot undertakes to participate in LAB Management. Owners of plots at LAB thus make a sustainable financial contribution to paying for the management and maintenance of public spaces and various (communal) facilities by LAB Beheer.

## 3.8 RESERVATION AGREEMENT

A draft reservation agreement has been adopted. You can request this from [verkoop@lelystadairportbusinesspark.nl](mailto:verkoop@lelystadairportbusinesspark.nl).

## 3.10 SERVICED LAND

OMALA will deliver the plot in a serviced state and with soil quality suitable for realisation of the intended use. To this end, OMALA has commissioned a soil survey, which is part of the purchase agreement and the General Terms and Conditions. OMALA will also realise the public space based on its role as area developer. The A6 District Development Plan for this subarea was adopted by the Municipal Executive in 2017.

## 3.7 ENERGY AND SUSTAINABILITY

The sustainability conditions are part of the land allocation agreement. This includes a list of sustainability measures that must be taken at a minimum, based on circular principles, in relation to, among other things, energy, materials, water, welfare, biodiversity, etc. Specifically for the envisaged development, a solution is expected for energy, water and wastewater or the development must not be one-sidedly dependent on the supply of electricity and water by the utility companies or on the drainage of wastewater via the sewer system (Pascallaan).

## 3.9 PURCHASE AGREEMENT, GENERAL SALES TERMS AND CONDITIONS AND CONVEYANCE OF LAND

The plot will be sold and conveyed in accordance with the purchase agreement adopted and the General Sales Terms and Conditions.

## 3.11 MINIMUM LAND PRICE

A bid for the land must be at least €250.00 per square metre (excluding VAT).

**LELYSTAD AIRPORT  
BUSINESSPARK (LAB)  
IS CENTRALLY LOCATED,  
EASILY ACCESSIBLE,  
AND PRIMED FOR  
SUSTAINABLE  
INNOVATIONS.**





Lab