

# Lab

INFORMATION BROCHURE



LELYSTAD  
AIRPORT  
BUSINESSPARK

## LELYSTAD AIRPORT BUSINESSPARK SUSTAINABLE AND FUTURE-PROOF

JUNE 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.





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# 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.



## 2. OPPORTUNITIES FOR SUSTAINABLE AVIATION IN THE NETHERLANDS AND LELYSTAD

The Netherlands is at the forefront of an ambitious transition to climate-neutral aviation and offers exceptional opportunities for businesses in this sector. The Netherlands has an impressive aviation history dating back to 1911 when Anthony Fokker made his first successful flight. With KLM (founded in 1919) as one of the world's oldest airlines and Schiphol as one of Europe's largest airports, the Netherlands has a solid foundation for innovation in the sector.

### 2.1 NATIONAL AMBITION AND GOVERNMENT INVESTMENTS

The Dutch government has set ambitious targets for sustainable aviation with substantial financial support:

- the "Aviation in Transition" programme with €383 million in government funding, aimed at climate-neutral aviation by 2050.
- the "Electric Flying Connection" (EFC) initiative that enables and promotes electric flying.
- strong policy to support technological innovation and industrial growth in sustainable aviation.

### 2.2 INNOVATIVE TECHNOLOGIES AND PROJECTS

The Netherlands is developing pioneering technologies for sustainable flying:

- HAPSS (Hydrogen Aircraft Powertrain and Storage System): a hydrogen-electric system for entirely emission-free flights, with the first commercial passenger flight planned for 2028.
- Development and production of Sustainable Aviation Fuel (SAF) with production facilities such as Neste Rotterdam with capacity of 500,000 tonnes per year.
- Electric aircraft development via projects such as that of NLR with the PH-NLX4.

### 2.3 STRONG INFRASTRUCTURE

The Netherlands has excellent infrastructure for sustainable aviation:

- Rotterdam is Europe's largest port and serves as a hub for SAF production and distribution.
- Strategic hydrogen hubs in Rotterdam, Zeeland and Groningen offer excellent potential for sustainable aviation fuels.
- A network of electric charging points for aircraft is being actively developed at several airports.



## 2.4 LELYSTAD AIRPORT BUSINESSPARK: DRIVING SUSTAINABLE AVIATION INNOVATION

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.

## 2.5 SPRINGBOARD FOR SUSTAINABLE AVIATION

Lelystad Airport (LA) is developing into a leading centre for sustainable aviation innovation. As the largest general aviation airport in the Netherlands, Lelystad facilitates more than 80,000 flight movements each year. The airport provides an ideal testing environment for electric and hybrid aircraft technologies and is home to the 'Lelystad Innovation Airport' initiative, which coordinates and accelerates innovation projects for sustainable aviation. There are close partnerships with ROCs and others for field labs with electric aircraft, and LA is actively involved in the national Electric Flying Collective, which is working on a network of electric airports and knowledge sharing. LA offers businesses the opportunity to participate in pilots, research and practical applications of sustainable aviation technology.

## 2.6 STATE-OF-THE-ART SUSTAINABLE INFRASTRUCTURE

LAB and Lelystad Airport are investing heavily in sustainable facilities:

- operational charging stations for electric aircraft with powerful 180kW DC chargers, readily available at the airport.
- an energy hub under development, supplying locally generated green power from solar and wind for, among other things, charging infrastructure and business processes.
- scope for further expansion of solar energy production and innovative energy solutions.

## 2.7 SUSTAINABILITY AS CORE VALUE

LAB sets high standards for sustainability and circularity in new developments. Businesses setting up at the business park contribute to:

- sustainable energy generation and use.
- circular construction and increasing biodiversity.
- innovative solutions for water and waste management.
- creating knowledge-intensive employment and strengthening the broad prosperity of Lelystad.

## 2.8 INVITATION TO INNOVATIVE BUSINESSES

Lelystad Airport Businesspark extends an invitation to businesses that want to contribute to making aviation and mobility more sustainable. LAB provides space, facilities and a network to realise and scale up innovative ideas. Here, together with partners, you will build the future of sustainable aviation and strengthen your position in a growing, international market.





## 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.



2

4



1

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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).

**LAB: WHERE  
INNOVATION AND  
SUSTAINABILITY  
COME TOGETHER.  
YOUR SPRINGBOARD  
TO THE AVIATION OF  
TOMORROW.**



