



Lab

INFORMATION BROCHURE

LELYSTAD
AIRPORT
BUSINESSPARK

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

FEBRUARY 2026

**“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.



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. 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 ENERGY & INNOVATION, SUSTAINABLE TECHNOLOGY, AND CIRCULAR SOLUTIONS

2.1 INTRODUCTION

Flevoland is the youngest and most progressive province in the Netherlands, a place where innovation, sustainability, and technological advancement converge. Located in the heart of the Netherlands and part of the Amsterdam Metropolitan Region (AMR), Flevoland has evolved into an internationally leading ecosystem for energy transition.

Here, solutions to global challenges—from renewable energy and circular production to sustainable mobility—are not just developed but demonstrated to the world. Pioneers, knowledge institutions, and government agencies collaborate to turn laboratory concepts into operational realities.

2.2 STRATEGIC POSITION: INFRASTRUCTURE & ASSETS

Flevoland serves as a gateway to Europe, strategically located between the Randstad, major industrial centers, and Northern Germany. The region offers a unique combination of logistical excellence, physical space, and established high-tech infrastructure:

- **Central Connectivity:** Direct access to Rotterdam, Schiphol Airport, and Northern European logistics corridors, with excellent multimodal connections via road (A6), water (Flevokust Haven), and air.
- **Space to Scale:** Unlike other regions, Flevoland offers the physical space and scale required to test, build, and expand innovations in a real-world environment with minimal regulatory delays.
- **World-Class R&D Infrastructure:** The province is home to specialized facilities that accelerate market readiness:
 - **MITC (Mobility and Infrastructure Testing Centre):** A hub in Marknesse bundling high-tech testing facilities for smart mobility.
 - **NLR (Royal Netherlands Aerospace Centre):** Located in Marknesse, this world-renowned institute offers state-of-the-art testing facilities for aerospace and future mobility.
 - **Lelystad Airport:** Lelystad Airport serves as a dedicated testing ground and development center for electric aircraft technology and sustainable aviation solutions, positioning the region at the forefront of aviation electrification;

- **ACCRES Research Centre:** Focusing on advanced energy storage and circular resource efficiency.
- **High Tech Campus Almere:** An innovative ecosystem fostering technical education, collaboration, and applied research.

- **Established Industry Leadership:** The region is anchored by international leaders such as Alfen (Euronext-listed), proving the province's capacity to support world-class energy enterprises.
- **Renewable Energy Champion:** Flevoland is the leading province in the Netherlands for renewable energy generation, demonstrating proven capacity to develop and integrate large-scale clean energy systems into operational infrastructure.

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: THEMES & TECHNOLOGIES

Flevoland's strength lies in its track record of connecting advanced development with practical implementation. The region's innovation clusters focus on four interconnected themes:

1. Renewable Energy Systems & Storage

Building on its status as a renewable energy champion, Flevoland is a pioneer in grid-scale storage. The region hosted the development of the Netherlands' first large-scale battery storage systems and continues to drive innovation in intelligent energy distribution, smart grids, and power electronics. Companies here are developing next-generation photovoltaic systems and circular battery technologies, supported by the expertise of the ACCRES Research Centre.

2. Green Hydrogen & Future Fuels

Flevoland is emerging as a European green hydrogen hub. Through the Flevoland Hydrogen (FLHY) platform, partners collaborate across the entire value chain—from electrolyzer production to hydrogen fueling infrastructure. Manufacturers of fuel cell technologies and alternative systems increasingly choose Flevoland to develop and demonstrate their solutions

3. Next-Generation Mobility & Aviation

The region is at the forefront of electrifying transport, from urban mobility to heavy freight and aviation.

- **Electric Aviation:** Lelystad Airport acts as a development center for electric aircraft technology and sustainable aviation solutions.

- **Urban Air Mobility:** Initiatives like the Urban Sky Lab research autonomous UAV technologies and next-generation air transport.
- **Automotive:** In collaboration with MITC, companies validate battery chemistries, fast-charging infrastructure, and electric powertrains.

4. Smart Manufacturing (Industry 4.0)

High-tech manufacturing in Flevoland integrates automation, AI, and real-time monitoring to create net-zero production lines. This attracts companies seeking to scale production where renewable energy systems are directly integrated into smart manufacturing processes.

2.4 INVESTMENT OPPORTUNITIES

Flevoland offers a favorable investment climate designed for impact and growth. Opportunities are concentrated on:

- **Scale-up Locations:** Ready-to-use manufacturing space and test facilities for companies moving from prototype to mass production.
- **Lelystad Airport Businesspark, the next phase:** A sustainable, centrally located hub specifically primed for energy and innovation leadership.
- **Access to Funding & Talent:** Direct access to national and European climate funding, supported by regional partners like Horizon Flevoland and a specialized labor market.
- **Streamlined Business Climate:** Investors benefit from efficient permitting processes and competitive renewable energy costs.



2.5 WHY INVEST IN FLEVOLAND?

Investing in Flevoland means choosing a region where energy transition is an operational reality, not just an aspiration.

- **Proven Track Record:** The region has successfully nurtured Euronext-listed companies and converted lab innovations into market-leading products.
- **Living Lab Environment:** This is not a simulation; it is a hub where technologies are applied at scale under real conditions.
- **Future-Proof Resources:** The availability of land, grid connectivity, and renewable power provides a competitive advantage as these resources become scarcer elsewhere in Europe.

2.6 CONCLUSION

Flevoland is the premier growth region for entrepreneurs leading the global energy transition. With state-of-the-art infrastructure, world-class research partnerships, and available space at locations like Lelystad Airport Businesspark, the province offers a solid foundation for profitable, sustainable investment—today and for decades to come.





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.

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.

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