



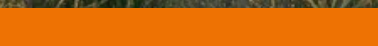
WDP

WAREHOUSES
WITH BRAINS



WDP LOGILINK EMSSLAND

Linking your logistics to the Netherlands,
Germany, and the Nordics.



WDP

Warehouses With Brains

WDP is your partner for the development and lease of logistics real estate on a permanent or temporary basis.

WDP, is a listed family business that has grown, since its foundation in 1977, into the market leader in the Benelux with the development and rental of logistics real estate.

WDP buys, develops, manages, and rents logistics real estate in a distinctive way: sustainable in all respects.





6,7 million m²

Total lettable area (99% occupancy)



280+ sites



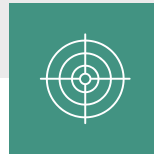
REIT listed

BEL 20 | Euronext BEL & NL



1 million m²

in development



6 countries



What sets us apart:

FOCUS

Pure player with investor/developer model



CUSTOMER ORIENTED



SUSTAINABILITY



#teamWDP



WDP Logilink

An **exceptional opportunity** for logistics companies

Linking your logistics to the **Netherlands, Germany, and the Nordics**. WDP's latest development is an **exceptional opportunity** for logistics companies looking to future-proof their operations.

Your future warehouse anticipates the completion of several infrastructure projects, offering your business prime access to forthcoming highway connections in the **Landkreis Emsland** region of Germany (Niedersachsen province).

Benefit from swift access to the **Dutch, German, and Nordic markets**:

Discover WDP LogiLink today!





THE MISSING LINK IN YOUR LOGISTICS STRATEGY

Strategize today, profit tomorrow.

WDPs LogiLink development is strategically located alongside Germany's future highway infrastructure, connecting trade cities in the Netherlands to crucial trade hubs like **Bremen**, **Hamburg**, and **Hannover**. Built in line with the highest standards in warehousing architecture, your company takes the lead through an unbeatable combination of **maximum efficiency**, outstanding location, and **exceptional accessibility**.

The benefits of this early-bird development

- 01 HIGHWAY INFRASTRUCTURE**
Future highway infrastructure: guarantee of swift accessibility on the **Rotterdam-Amsterdam-Bremen-Hamburg-Hannover axis**.
- 02 FUTURE TUNNEL**
Future tunnel between **Germany** and **Denmark**: easily tap into the Nordic markets.
- 03 SUSTAINABILITY & EFFICIENCY**
The best in warehouse and distribution centre development: **sustainable and efficiency boosting features**.
- 04 MARKET POTENTIAL**
Promising labour market potential: availability of **large potential work force** in region in full development.
- 05 TRAIN & PORT CONNECTION**
Port of Haren / Ems
Train station Meppen

Characteristics & specifications

A look **under the hood** at this unique development

WDP LogiLink is developed according to WDPs warehouse design, with **room for customization** and **personalized features** according to your specific production or logistic requirements.

This distribution hub consists of two units of 10,000 m² each, to be rented together or separately.

Benefit from additional mezzanine space and modern offices with outdoor leisure space, providing the best possible work environment for your employees.



plot size

The size of the plot measures ≈40,000 m².



warehouse surface

The warehouse surface measures ≈20,000 m².



mezzanine surface

The mezzanine surface measures ≈2,000 m².



offices

The space in Offices measures ≈2x500 m².



rent price

Warehouse: € 5,00/m²*
Office: € 9,00/m²*



social areas and offices on mezzanine

The space measures 900 m²



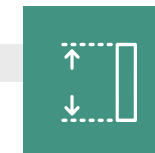
loading docks

10 per 10.000 m²*
+ 1 groundlevel sliding gate per 10.000 m²



parking space*

There are a total of 100 parking spaces available.



ceiling height*

The height of the ceiling measures 11,50 m.

* based on our standard programme of requirements

Location & accessibility

Landkreis Emsland in Niedersachsen: your gateway to the EU market

Your future warehouse is located near the the border from Germany to the Netherlands, off the new highway connecting **Rotterdam** and **Amsterdam** (NL) to key German trade hubs including **Bremen**, **Hamburg**, and **Hannover**. Access the **Fehmarn Belt** Fixed Link, the new **Germany-Denmark tunnel**, which is currently being constructed.

Infrastructure works are being initiated at this very moment, giving you early-bird access to one of the most crucial new highways on the German market. WDP LogiLink is located on a plot with **direct access** to the new highway, at the heart of Niedersachsen province's Landkreis Emsland.



Work field

About 41% of all employed people in Emsland are currently working in the industrial field.



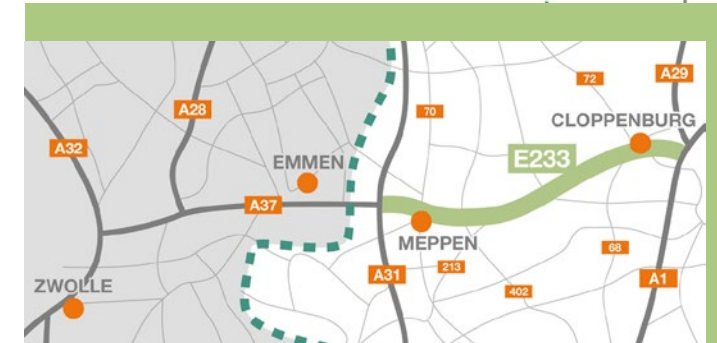
Population emsland

The population of Emsland totals to over 330.000 people of which 64,2% are employed.



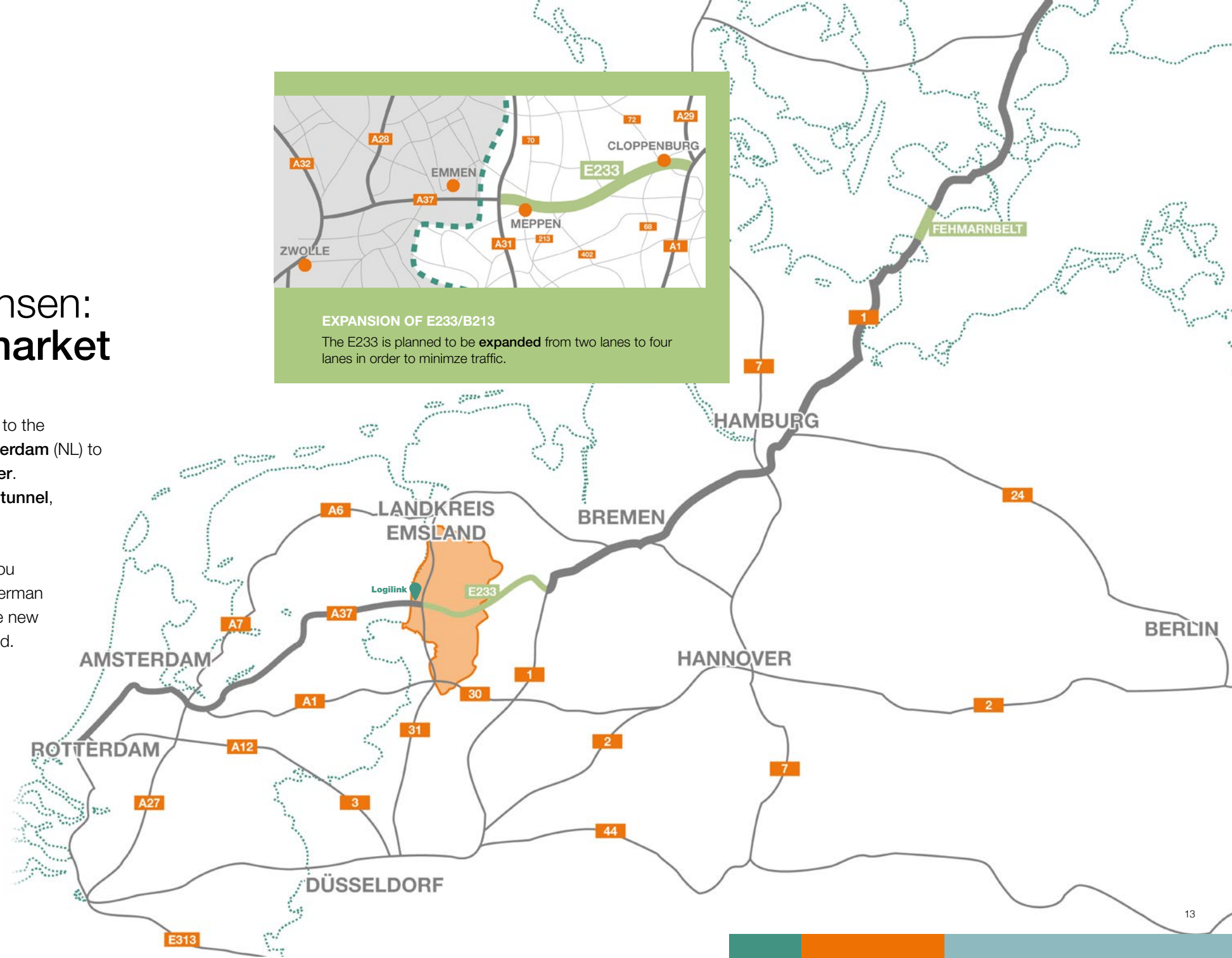
Emsland growth

The population shows a steady growth averaging 0,72% per year in the last ten years.



EXPANSION OF E233/B213

The E233 is planned to be **expanded** from two lanes to four lanes in order to minimize traffic.



Employer benefits

A **committed workforce** in an investment-friendly environment.

Doing business in the Emsland area is remarkably more **cost-effective** in comparison to neighboring German and Dutch regions.

Both in terms of **leasing costs** and **workforce potential**, Landkreis Emsland is one of the more advantageous areas on the market.

As an employer, you can tap into a readily available talent pool of production and logistic employees.

Their **excellent work ethics** will strengthen your operations to the full.



Sustainability & energy

Sustainability **M.A.D.E.** for future

WDP offers only the best when it comes to warehouse sustainability. This new development ensures you meet your **sustainability targets** and **lower your energy bill** at the same time. Consume less energy and produce it locally.

WDP LogiLink will be built according to the strictest regulations in terms of sustainability, following the **BREEAM*** guidelines**. Good for the environment, good for your budget.



gasless building

Building without a gas connection



solar panels

Core of a modern and decentralized energy supply.



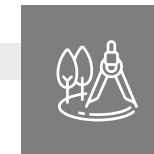
heating

Heat pumps and floor heating.



socket height

Socket height of 2,70 m.



landscaping

Beautiful landscaping architecture offering a green look and feel.



energy

Energy label A+++.



parking

Water-permeable parking lots.



floor flatness

Seamless floor with a flatness conform DIN 18202 warehouse with wide aisle racking



water infiltration

Maximum water infiltration throughout the development.



lighting

Dimmable led lighting throughout the building.



breeam very good

The building will be certified breeam in use very good

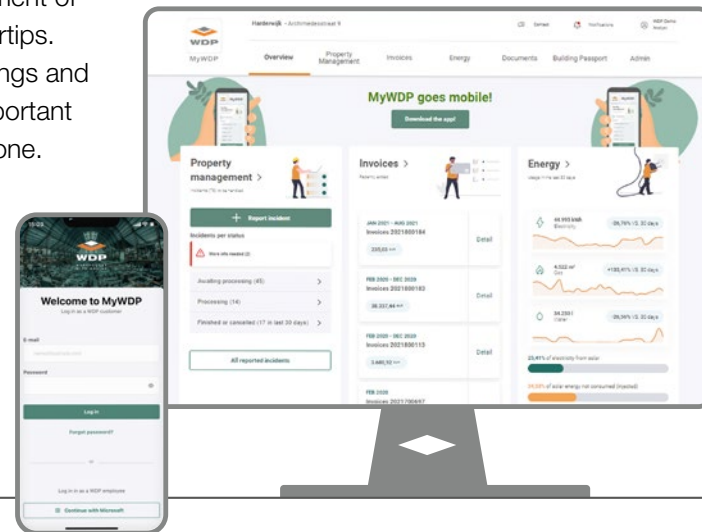
MyWDP

Your WDP warehouse, **100% digital, 100% personal**

MyWDP is the smart **connection** between our valued customers and #teamwdp.

It's the one-stop-shop for **issue reporting** and **resolution**, turning **real-time data** into insights, and providing all relevant information on clients' warehouses – all **at the touch of a button**. A fully **digital client portal** where unmatched convenience meets business functionality.

With the **MyWDP app**, the management of your buildings is always at your fingertips. Quickly view the status of your buildings and their open tickets, and access all important information directly on your smartphone.



01

EASY

Consult relevant information and documents, report issues and gain valuable insights about your warehouse(s) in a comfortable user environment with intuitive design.

02

SMART

Make the most of your data and improve your business strategies based on the right insights. Opt for sustainable operations by monitoring your energy consumption in real-time - and improving it.

03

CONNECTED

Get in touch with the right WDP contact, wherever you are. Communicate quickly and easily. And follow up on reported issues in real time.





Discover WDP Logilink

Why wait? plan your visit today!

Visionary businesses can identify exceptional opportunities before the competition. LogiLink allows you to tap into the road infrastructure of tomorrow, today.

Become the first company to fully profit from Germany's infrastructure upgrade, connecting crucial trade cities in the **Netherlands, Germany, and the Nordics.**

Find out more: contact us to discuss this unique development opportunity!

CONTACT



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