



Curious about the logistics
centre of the future?



Discover our Log-E Hub
Hessenpoort, Zwolle





The logistics centre of the future is taking shape! Now is the time to personalise your new site.

Are you looking to enhance your business with the perfect combination of sustainability and operational efficiency? Would you like to break the boundaries of the traditional distribution centre and make your operation truly future-ready? Could you benefit from a green energy infrastructure that fully supports your ambitions for sustainable logistics, energy efficiency and security of supply?

WDP Log-E Hub has everything you need to meet your operational, sustainability and energy goals and take a crucial lead in the market. As well as occupying a highly desirable location, its facilities can be tailored to your operational requirements and customised for your brand.



A visionary development

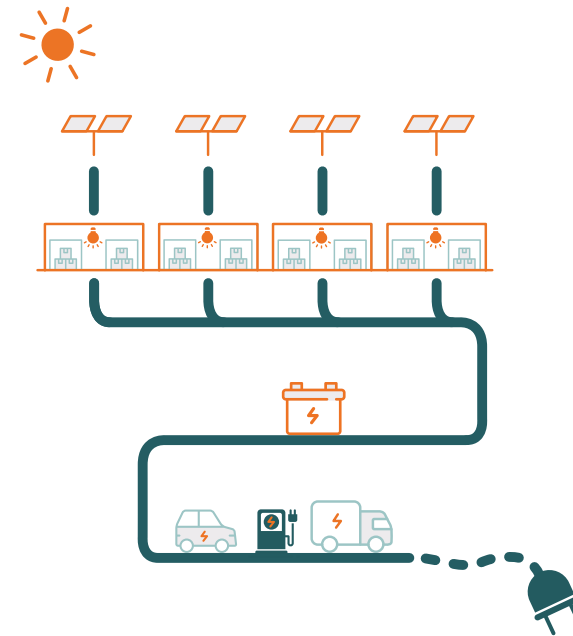
Ready to meet the challenges and opportunities of the future

Energy is a key driver behind the development of the WDP Log-E Hub. Its combination of green energy generation and overarching energy infrastructure prepares you for the future and gives your business a significant edge.

The logistics sector must take a leading role in the fight against land scarcity, climate change and declining biodiversity. At WDP Log-E Hub, you will be in pole position with the right technical foundation to support your strategy.

From energy storage to charging infrastructure for electric trucks, from circular construction techniques to operational flexibility, you will be fully equipped to anticipate a rapidly changing market.

The entire WDP Log-E Hub project is underpinned by a vision of tomorrow's ideal logistics hub. It combines eco-friendly outdoor spaces with green technology, environmentally conscious design and the latest insights into operational efficiency.



Rooftop
PV park



Energy
management
logistics

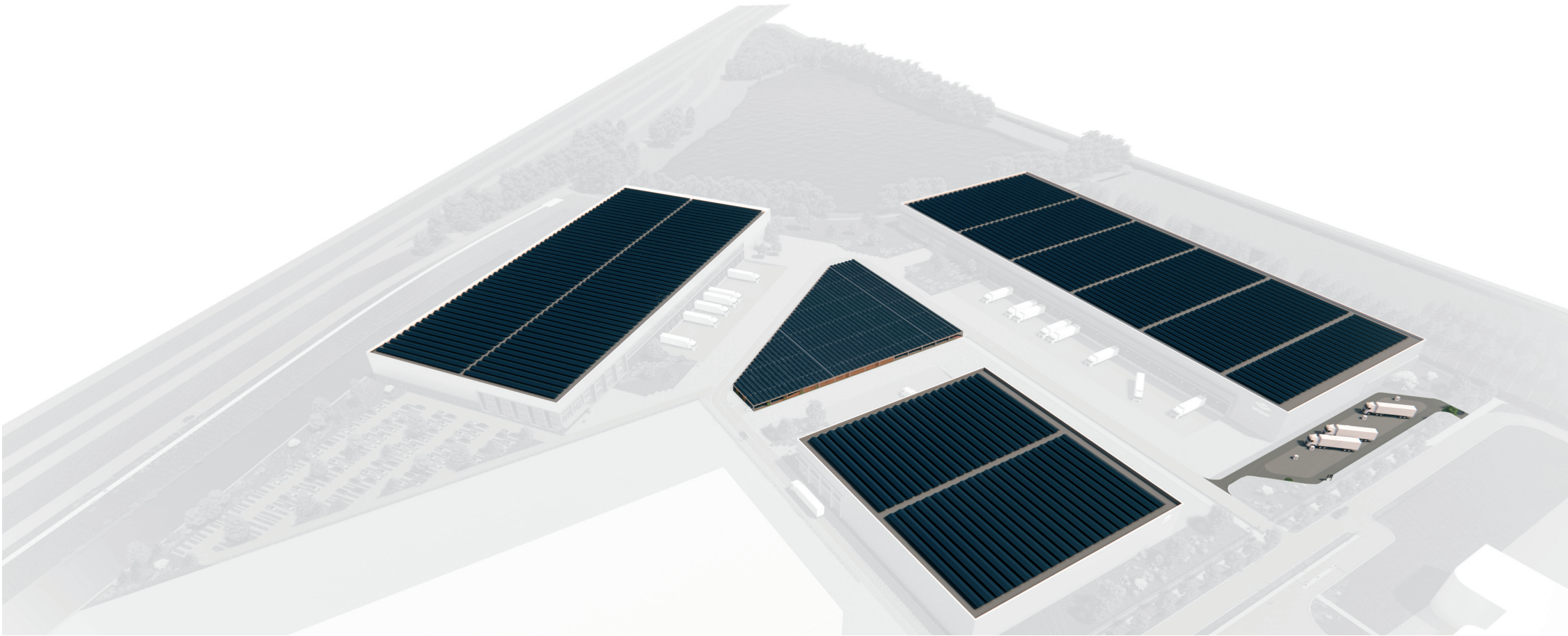


Energy
storage



E -
Hub



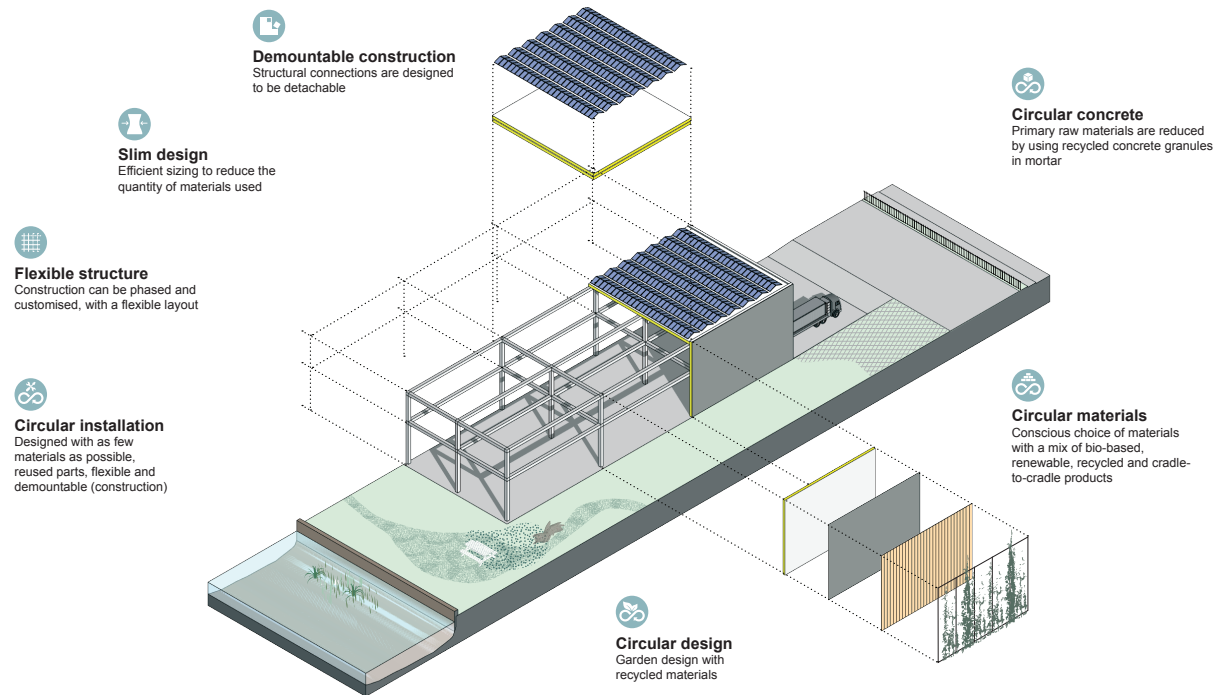


A sustainable design

Focused on circularity

Through an efficient layout and demountable construction techniques, the WDP Log-E Hub development limits the use of building materials and significantly reduces CO₂ emissions. At the same time it provides your business with a flexible structure and opportunities to grow.

Circularity is a key priority, leading to a strong preference for reusable parts. Outdoor spaces are designed according to the same philosophy: reuse, recycling and attention to biodiversity.



Future-ready energy architecture

Operational strategies to support your ambitions

As a distribution centre, WDP Log-E Hub will have a tangible impact on your operations and operating results. As an innovative smart energy hub, it goes even further by giving you a significant head start in the energy transition.



E-parking hub

The entire car park is covered with solar panels. Naturally, a high-quality charging network is provided where you, your employees, partners and visitors can power their electric vehicles with green electricity.



Energy storage

Managing your energy consumption is simple, by buffering and storing locally generated energy. Smart congestion management gives you the flexibility to adapt to conditions.



Energy management

The distribution centre of the future is equipped with an intelligent nanoGrid. Your warehouse, lighting, heating and cooling are powered by the right power supply using a central monitoring and control system.



Energy generation

The entire site is equipped with about 60,000 m² of solar panels. The energy park allows you to generate energy for local consumption.



E-hub

WDP Log-E Hub is equipped with charging infrastructure for electric trucks and vans. Using locally generated solar power, you can charge up to 110 electric trucks with green energy – enough for about 9,912,000 kilometres per year! *

*Depending on tenant specifications



Central location

A fast-growing region in the heart of the Netherlands



WDP Log-E Hub is located in Zwolle and is part of the Hessenpoort site. This unique project is being built on a 110,000 m² plot which can accommodate up to three distribution centres. This offers opportunities to share infrastructure and facilities easily with other tenants - or occupy the entire site exclusively with your business.

The Dutch logistics market is one of the most active and mature in Europe. Its well-developed transport infrastructure, proximity to world ports, excellent accessibility and easy connections to Europe's main logistic axes make it a superb location.

The Hessenpoort site is a modern, recently developed area hosting a number of important international companies. The site is characterised by a small-scale feel with high-end infrastructure and a premium location.



Multimodal access

Road, rail and water connections

WDP Log-E Hub is easily accessible for road transport, thanks to its strategic location near major logistic axes such as the A1, the A28, the A37 and the A50.

It also offers access to the Port of Zwolle, which combines the ports of Zwolle, Kampen and Meppel. Transport by water is just a 15-minute drive away, giving you access to the Netherlands' extensive inland waterway network.

Looking ahead, it is only four years until seaworthy ships will have access to the IJsselmeer. This will add the benefit of fast sea connections to Scandinavian, British and Scottish markets.

Convenient rail transportation is also guaranteed by the site's excellent location at the crossroads of the Dutch railway network.



A beneficial workplace

For employers and employees

Are you an employer who wants to combine an advantageous fiscal environment with a favourable labour market? If so, WDP Log-E Hub is the perfect location.

The Netherlands is known for its business-friendly policies and offers a distinct fiscal advantage compared with its neighbouring countries. There are numerous tax incentives for companies looking to invest in the country and in this particular region.

The city of Zwolle is making a considerable effort to attract businesses who want to contribute to the region's growth, and local and provincial government organisations are investing heavily in infrastructure. In the current market, with land becoming increasingly scarce, this development is a rare opportunity to create a comprehensive, future-oriented distribution centre.

The surrounding region benefits from a well-trained workforce, ensuring your operations will get off to a flying start. Many aspects of WDP Log-E Hub also provide you with a crucial advantage in the war for talent:

- A modern, bright working environment
- Extensive, beautifully designed outdoor spaces
- A business park with a small-scale, family feel
- An attractive waterfront plot
- An appealing workplace on all levels, supporting your employer branding

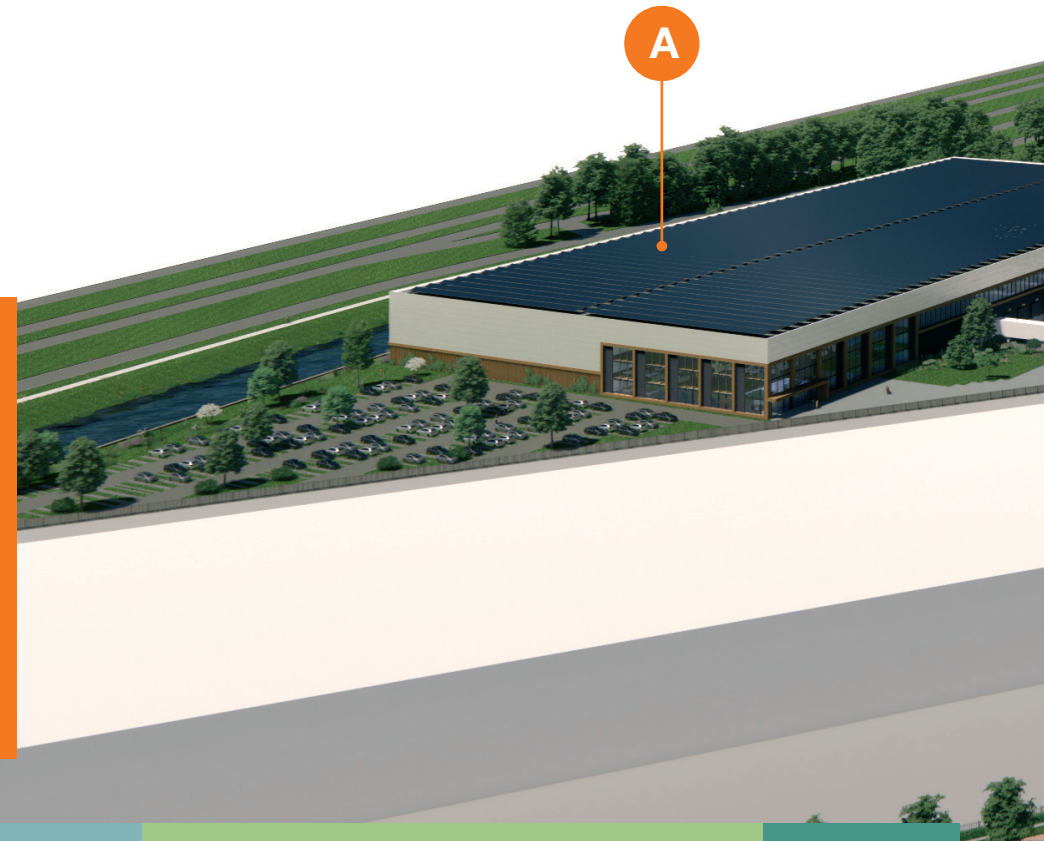
WDP Log-E Hub is being developed on a 110,000 m² plot and features the following specifications*:

General

- Grid size: 22.8 X 12 metres
- Free stacking height of 12.2 metres
- Floor load of 50 kN/m²
- Energy label A+++ or higher
- BREEAM-NL *** 'Very Good' (Optional: Excellent or Outstanding)
- Gas-free 'All Electric' heating
- Biodiversity
- Green façades

Warehouse A

- 19,500 m² of warehouse space
- 1,900 m² of mezzanine space
- 820 m² of office space
- 20 loading docks
- 1 ground floor door
- 200 parking spaces



A unique offer

Tailored for your business

WDP Log-E Hub sets a new benchmark in terms of operational efficiency, location, renewable energy, biodiversity, energy infrastructure and accessibility.

* This project can be customised to meet your specific requirements. In a logistics landscape characterised by land scarcity, this is a unique added bonus.

Warehouse C

- 10,500 m² of warehouse space
- 1,100 m² of mezzanine space
- 540 m² of office space
- 10 loading docks
- 1 ground floor door
- 70 parking spaces

Warehouse B

- 24,000 m² of warehouse space
- 2,300 m² of mezzanine space
- 820 m² of office space
- 24 loading docks
- 1 ground floor door
- 160 parking spaces



Think ahead

Your business deserves a future-oriented operational base that transcends the limitations of a traditional distribution centre. It's time to prepare your infrastructure for tomorrow's energy challenges.

We can help you combine operational efficiency with pioneering, sustainable infrastructure and a Smart Energy Hub that not only charges your electric trucks, but also powers your business operations.

WDP Log-E Hub is a unique campus for companies that want to lead the energy transition and stand out as pioneers in tomorrow's market.



Ready to prepare your business for the future?

Your WDP contact will be happy to discuss your expectations and strategy with you. Contact us to discover the opportunities offered by this exceptional project and explore its possibilities for storage, logistics and energy.

Karel Rengelink
Business Development Manager
karel.rengelink@wdp.eu
+31 682 067 783







WDP NV/SA

Blakebergen 15, B-1861 Wolvertem
T. +32 (0)52 338 400
info@wdp.eu | www.wdp.eu

 www.facebook.com/WDPwarehouses
 [@WDP_EU](https://twitter.com/WDP_EU)
 linkedin.com/company/wdp

Company number:
BE 0417.199.869 (Register of legal entities of Brussels, Dutch section)

