



*Blue Gate Antwerp is **Belgium's first eco-effective, water-based logistics park** and will be the benchmark innovative logistics real estate with **minimum environmental impact** and **maximum social value**.*

Jo De Wolf, Chief Executive Officer Montea

Blue Gate

Smart distribution hub at Belgium's first eco-effective logistics park

70.000 m² site
32.000 m² warehouse
32 loading docks
Clearance 12,2 m
Rooftop parking

Visit www.montea.com for more information or send an e-mail to info@montea.com

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The Netherlands

Entrada
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Tel.: +31 (0)88 2053 888

France

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la Madeleine
FR-75008 Paris
Tel.: 33 (0)1 83 9225 00

Germany

in coop. with IMPEC
Real Estate
GmbH
Tel.: 49 (0)6205 100 180

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MONTEA
SPACE FOR GROWTH

Blue Gate

Smart and sustainable logistics hub

At Blue Gate, Antwerp, Montea is developing a top-notch location for innovative and eco-conscious companies. Thanks to the unique location, directly on the Schelde river, and amidst a hub of railroads, roads and bicycle paths, transport has never been more efficient. Both for your goods and your employees!

- Sustainability
- Designed for the future
- Circular chain: re-using each other's surplus and waste streams
 - Intense cooperation with other Blue Gate residents
 - Sustainable modes of transport
 - Efficient use of available space
 - Innovative & responsible buildings
 - Minimal environmental impact
 - Maximum social value
 - Photovoltaic installation of more than 2.5 MWp
 - Connected to a thermal grid
 - Re-use and upgrade of a former brownfield
 - City-farming

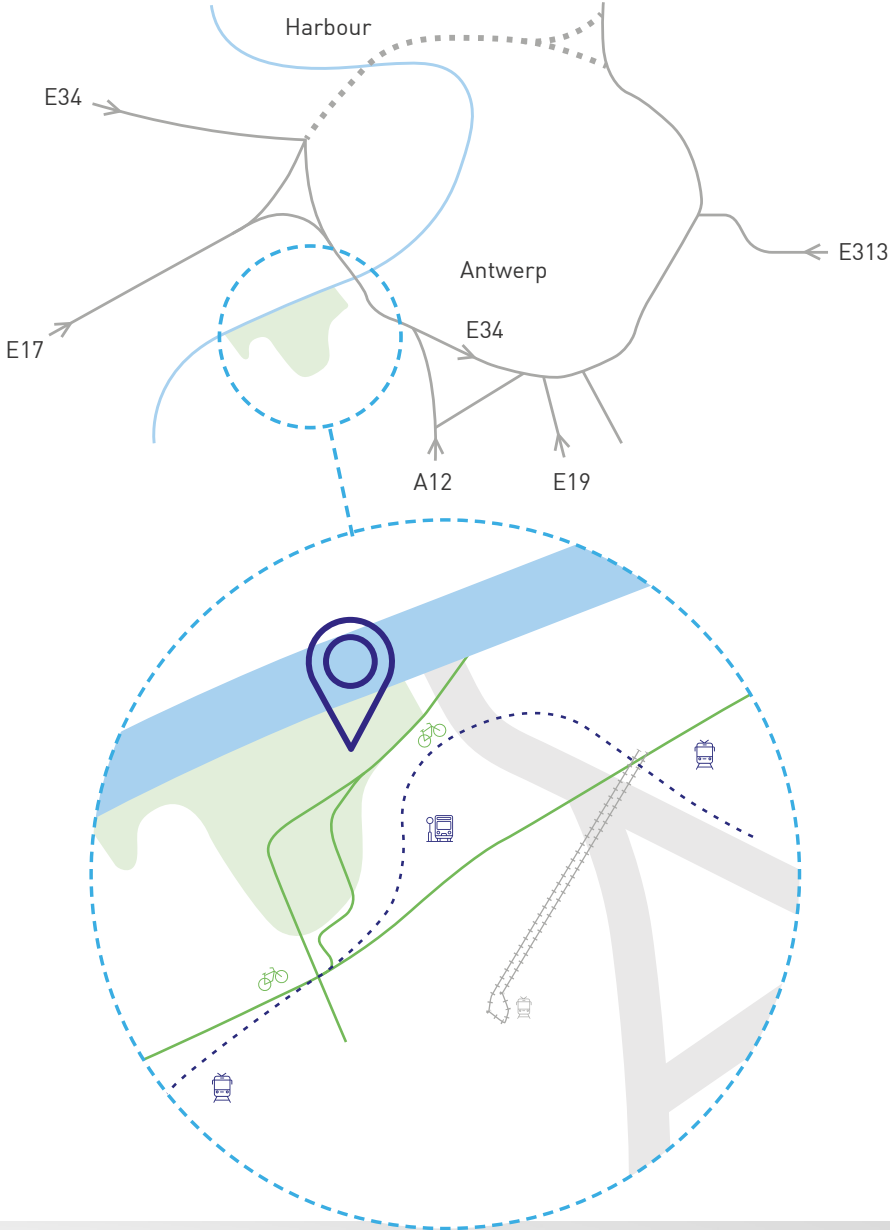
- Transport
- Multi-modal gateway to Europe
- Water-bound logistics
 - Loading docks directly on the Schelde
 - Gateway to Europe: Antwerp harbour, Brussels, Liège, Germany, Switzerland and France
 - Close to highways E17, E19, E34, E313 and A12
 - Hotspot for city distribution
 - Convenient location for public transport and bicycling, for your employees
 - Prime location

- Warehouse
- Site: 70.000 m²
- Warehouse surface
 - Ground level: 32.000 m² warehouse (units available from 2.000 m²)
 - First floor: 19.000 m² offices/parking
 - Clearance: 12,2 m
 - Loading docks: 1 per 1.000 m²
 - Rated BREEAM Excellent



This distribution park is strategically located

loading docks directly on the Schelde, close to highways E17, E19, E34, E313 and A12



profit from sustainable growth.

At Montea, we feel the responsibility to grow sustainably. Growth with consideration, for people and nature. With our eyes on the future. Hence, we develop built-to-suit projects that meet today's and tomorrow's occupant needs. If possible, we transform warehouses rather than build new ones. Or clean brownfields and develop these, rather than exploit greenfields. And we provide bee hotels, flower meadows and charging stations for electric vehicles. So that the current generation can work here pleasantly, and so can the next.

