

# Intergamma and Montea develop sustainable distribution centre of approx. 95,000 sqm.



Press release – From the sole director  
Regulated information  
08/03/2023 – 8:00 a.m.

**MORE INFORMATION:**  
**MONTEA.COM**



Montea developing investor in logistic real estate, and Intergamma, market leader in the Benelux with construction markets Gamma and Karwei, signed an agreement for the development of a new distribution centre of approx. 95,000 sqm on the former site of the old Glass Factory located in De Kellen, Tiel. The building will be among the 10% most sustainable new-build developments, with a BREEAM Excellent certification.

### Sustainability central

Instead of developing a new greenfield site for the new distribution centre, scarce space will be reused. On the location where AGC Glasfabriek was located until 2015, a new sustainable distribution will rise ten years later. With the consolidation of 4 sites into 1 large distribution centre efficiency will increase. In addition less space will be used and the total amount of traffic movements will decrease.

The distribution centre will have no gas connection and the 22,000 planned solar panels are expected to generate around 9,000 MWh of electricity per year. This is comparable to the amount of energy used by 3,600 households on average per year. Options are also being examined to store the energy generated by the solar panels in batteries in order to make the best use of this energy. Particular attention is also being paid to the environmental impact, water consumption and waste in the development of the distribution centre.



Images: ©MONTEA – Site Tiel – Artist Impression

**Hylcke Okkinga, Director Montea Nederland:** *“This development fits perfectly into the strategy of Montea. A former factory site that is being completely revitalised, with all challenges that come with it. To be able to do that together with a party that shares the same sustainability ambitions is, of course, icing on the cake.”*

**Joost de Beijer, CEO Intergamma:** *“With the construction of this new distribution centre our distribution capacity in the Benelux will be centralised, expanded and made more sustainable. We have been investing in a sustainable logistics chain for some time, and now also in sustainable logistics property. This is not only important to us, but also to our customers and employees. With Montea, we found a development partner who shares our ambitions and is able to realise these.”*

**Mr. Verbeek, Alderman for Economic Affairs of the Municipality of Tiel:** *“The college is pleased that Intergamma is once again choosing Tiel with this redevelopment. Not only will jobs be retained in our municipality, this development gives a nice contribution to the Tiel and regional business climate and our strong economic position as a logistics hotspot.”*

## Healthy working environment

Besides having an eye for the environment, Montea and Intergamma also paid attention to people when developing this project. A healthy building will be realised, with attention to green areas, indoor climate, ventilation and natural light. After all, a healthy working environment promotes the well-being and productivity of the building's occupants.



Image: ©MONTEA – Site Tiel – Artist Impression

## Preserving regional employment

Intergamma has been based at various locations in Tiel since 2001, employing around 200 people. The decision to also develop the new distribution centre in Tiel underlines the company's good relationship and commitment to this city. In addition, Tiel is centrally located and easily accessible, making it extremely suitable for distribution. Moreover, it fits with Intergamma's sustainability ambition not to opt for new construction on a new, empty plot of land, but to reuse the site of the old Glasfabriek.

## About the development

Until 2015, AGC Glasfabriek used the site in Tiel. Montea acquired the 48-hectare site in 2018. With two connections, the site is easily accessible from the A15 motorway. In addition, the site is located next to the Amsterdam-Rhine Canal and the Waal river, and has its own quay facilities.

From summer 2025, ten years after the closure of the factory, the site will finally be used again for what it was intended. A site of bustling activity! After completion of this development, there remains some 200,000 sqm of ready-to-build land on this site, ready for development.

Intergamma and Montea will conclude a long-term lease of 15 years, subject to the usual reservations. The total additional investment on top of the current land value amounts to approximately € 68.25 million and the expected initial yield upon delivery will be at least 6.25%.

Industrial Real Estate Partners was involved in the transaction as advisor. Montea was assisted on the legal aspects of the transaction by Hemwood lawyers.

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### ABOUT MONTEA "SPACE FOR GROWTH"

Montea NV is a public regulated real estate company (GVV/SIR) that specialises in logistical and semi-industrial property in Belgium, the Netherlands, France, and Germany. The company is a benchmark player in this market. Montea literally offers its customers the space they need to grow through versatile and innovative property solutions. In this way, Montea creates value for its shareholders. As of 31/12/2022 the property portfolio represented a total space of 1,890,029 m<sup>2</sup> spread across 92 locations. Montea NV has been listed on Euronext Brussels (MONT) and Euronext Paris (MONTP) since the end of 2006.

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