

# PRESS RELEASE

FROM THE SOLE DIRECTOR  
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## Montea is building a new warehouse for Herfurth and Dries Van Noten Group at Blue Gate Antwerpen



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# Montea invests in positive energy logistic buildings near the city.

- New climate-friendly distribution centre for Herfurth and Dries Van Noten at Blue Gate in Antwerp
- Montea invests € 20.1 million euro with a net yield of approximately 6.5%
- Example of forward-looking and sustainable last-mile development

Montea is increasingly focusing on major cities to develop new city –hubs, aiming to make the last mile as sustainable as possible. Montea is currently building a new distribution center comprising two units at the large Blue Gate industrial site in Antwerp, one for logistics company Herfurth and the other for fashion group Dries Van Noten.



Image: ©MONTEA – Building Herfurth and Dries Van Noten – Artist Impression

Having previously developed warehouses for Amazon and DHL at the Blue Gate business site in Antwerp, Montea is now teaming up with Herfurth, a family-owned firm specialising in transport and logistics. The Antwerp-based company will establish the group's headquarters in the new building by autumn 2024, featuring a 9,000 m<sup>2</sup> warehouse and 2,000 m<sup>2</sup> of office space.

*“As pioneers in our industry, we recognize the crucial importance of sustainable mobility and multimodality. The Blue Gate site offers not only state-of-the-art infrastructure, but also optimal accessibility that will enable us to better meet our customers' logistics needs while reducing our carbon footprint. Herfurth's new depot at the Blue Gate site symbolizes our commitment to innovation and sustainable growth,”* said **Olivier D’hoop, Managing Director** of Herfurth.

The Antwerp-based fashion house Dries Van Noten was also in search for a new distribution center close to the city and will soon have access to 4,000 m<sup>2</sup> of brand-new warehouse space and 800 m<sup>2</sup> of office space.

*“We will stay in Antwerp. Thanks to this development, we don't have to sever ties with Belgium's fashion capital while gaining room for expansion. At the same time, we are contributing by moving to an extremely energy-efficient building. We follow Dries Van Noten's example, who has always been at the forefront of finding more sustainable and climate-friendly solutions in the fashion industry. In short: a win-win for us”,* says **Tom Van Berendoncks, Production Director** of Dries Van Noten Group.

Both companies are entering into a long-term lease agreement with Montea. Montea will invest a total of € 20.1 million in this development, with a net initial yield of approximately 6.5%. The transaction with Dries Van Noten was brokered by Ceusters.

### Highly sustainable development

Energy efficiency is central to the development of the site. For example, the building complex will be heated entirely via heat pumps and there will no longer be a gas connection. Montea is also investing in solar panels with a capacity of 1.1 MWp, equivalent to the annual consumption of 425 families. By paying conscious attention to airtightness and insulation, the building has a very low consumption of no more than 25 kWh per m<sup>2</sup> per year, half the industry standard of 50 kWh per m<sup>2</sup>. All these elements make this new development "energy positive": meaning that more (green) energy will be generated than consumed.

*“During the design process, the ecological footprint of the building is minimized, and the choice of building materials is kept to a minimum. That is done here, among other things, by making the construction of the office incross-laminated timber (CLT). For the roof, we use low-carbon steel plates and integrate energy-performing façade panels. The combination of all these efforts is fairly unique in our sector, resulting in a Zero Emission Building (ZEB).”* – **Dirk Van Buggenhout, Chief Sustainability Officer** at Montea.



Image: ©MONTEA – Blue Gate Antwerp

## Montea's strategic approach: sustainable investment near large cities

This development is part of Montea's broader strategy to invest in well-located distribution hubs close to economic hotspots. Blue Gate is situated near Antwerp and its port, clearly appealing to major international players like Amazon and DHL while at the same time also meeting the needs of major local players such as Dries Van Noten Group and Herfurth.

*“At Montea, we think beyond just the building. Significantly reducing the number of trucks in the city should be one of our industry's priorities, and it's something we are fully committed to. Investing in sites on logistics business parks like Blue Gate in Antwerp - which is also close to the city centre - makes perfect sense. Here you can pursue for multimodal connections with cargo bikes and electric vans, meeting the new logistics needs of tomorrow.”* – **Xavier Van Reeth, Country Director Belgium** at Montea.

## Ambitious partnership

The development of the circular business park Blue Gate was realized through a partnership between several actors: DEME Environmental Contractors (DEC), PMV, AG Vespa, Bopro, and Montea.

The completion of both units is scheduled for the autumn 2024.

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### ABOUT MONTEA “SPACE FOR GROWTH”

Montea NV is a public regulated real estate company under Belgian law (GVV/SIR) that specializes in logistics real estate in Belgium, the Netherlands, France, and Germany. The company is a benchmark player in this market. Montea literally offers its customers the space to grow through versatile and innovative property solutions. In this way, Montea creates value for its shareholders. As of 31/12/2023 the property portfolio represented a total surface of 1,959,242 m<sup>2</sup>, spread across 95 locations. Montea NV has been listed on Euronext Brussels (MONT) and Euronext Paris (MONTP) since the end of 2006.

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#### MORE INFO

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