

Amazon chooses Blue Gate Antwerp for its first delivery station in Belgium

Press release – From the sole director
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Montea is developing an 8,438 m² delivery station for Amazon at Blue Gate Antwerp (Belgium).

The new site will be Amazon's first development in Belgium. Blue Gate Antwerp has been chosen because of its strategical location, serving both the city centre of Antwerp and the wide Antwerp area.

This news is a confirmation of the Montea's track record in urban logistics developments.

The new delivery station is part of a larger site, which Montea is currently developing as an urban logistics park. The site is located on the first eco-effective, waterbound business park in Belgium. Moreover, the agreement is fully in line with Montea's sustainability strategy, where future growth is focused on multimodal hubs and urban distribution centres near major cities.

The building targets an "Excellent" certification by BREEAM (Building Research Establishment Environmental Assessment Method) and consists of a 5,764 m² warehouse, 2,157 m² offices and 517 m² of mezzanine floor. It will have a large parking building with 5 levels of 8,000 m² each.

Development for Amazon of an 8,438 m² delivery station at Blue Gate Antwerp.

In February 2016, Montea became the exclusive partner for the development of the logistic area at Blue Gate Antwerp. It has a strong focus on the development of 'next generation' buildings combining a unique sustainability with low-impact city distribution. This former brownfield site - which used to be a petroleum industry site - is located immediately adjacent to the Antwerp city centre. The site holds unique opportunities in terms of logistics and distribution and is accessible by water, public transport and the road network.

As part of Amazon's commitment to be net-zero carbon across its business by 2040, the building is designed with energy efficiency as a top priority. Heating, ventilation and air conditioning (HVAC) is controlled by a digital building management system (BMS) that ensures a comfortable working environment at the same time as reducing unnecessary energy consumption. The building is also equipped with solar panels and LED lighting. In addition, the project has more than 8,000 m² of green space and includes a water drainage network to collect and reuse rainwater.

Last year, Amazon and Montea already successfully realised a similar project near Amsterdam, which made Montea the first investor to realize an Amazon delivery station in the Netherlands.

Peter Demuynck, Chief Commercial Officer van Montea: *"We are extremely happy to sign this second project with an ambitious partner such as Amazon. The vision of the city of Antwerp regarding the brownfield of Blue Gate Antwerp directly convinced one of the world's largest companies to establish in Antwerp. With this project, phase 1 has been completed. We can now focus on the lease of phase 2 with similar ambitions."*



Image: ©MONTEA – Site Amazon – Artist Impression

Amazon Logistics assists independent local delivery companies in growing their businesses with the aim of increasing capacity and flexibility to Amazon's delivery network to meet increasing customer demand. Packages will be shipped to the delivery station from Amazon's existing European fulfilment and sorting centres, and then loaded onto vehicles to get delivered to customers.

Amazon will create around 50 permanent jobs at the delivery station. In addition, roughly 200 drivers working for the independent delivery companies will collect parcels from the station and deliver them to Amazon customers in Belgium.

Amazon was advised by CBRE for this transaction. The project was designed by POLO Architects.

Erica Caluwaerts, Vice Mayor for labour market, economy and digitalization: *"I am thrilled to welcome Amazon to Blue Gate Antwerp. When companies are settling in, Blue Gate is adding a new chapter to its future. The arrival of Amazon confirms the strategic location of the business park. The convenient location near the city center makes the site ideal for urban distribution. I look forward to what the future holds for Blue Gate Antwerp."*

Ambitious partnership.

The development of the Blue Gate Antwerp circular business park came about through a partnership between various stakeholders. DEME Environmental Contractors (DEC) is the expert in the remediation and redevelopment of this brownfield. The Flemish Government contributes to this project through do and dare company PMV. The autonomous municipal company for real estate and urban projects (AG Vespa) supports the city of Antwerp as one of the initiators of the total redevelopment of Petroleum South. Bopro is taking on the role of developer. Finally, Montea is the logistics real estate investment partner at Blue Gate Antwerp that will become the new standard when it comes to smart use of scarce space.

Annick De Ridder, alderwoman city of Antwerp. Chairman of AG VESPA: *"With the arrival of Amazon's very first logistics and office centre in our country, Blue Gate Antwerp is taking on a real-world player. Blue Gate Antwerp underscores its great ambitions as a progressive eco-effective, water-bound business park. The city is particularly proud that what was once the heart of Antwerp's oil industry, is today being developed into a hub for innovative companies. This investment in a site of more than 8,000 m² and the associated employment proves once again that Blue Gate Antwerp offers unique opportunities in terms of accessibility and logistics."*

ABOUT MONTEA "SPACE FOR GROWTH"

Montea NV is a public regulated real estate company under Belgian law (GVB/SIR) that specializes 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 31/12/2021 the property portfolio represented a total space of 1.545.165 m² spread across 79 locations. Montea NV has been listed on Euronext Brussels (MONT) and Euronext Paris (MONTP) since the end of 2006.

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