

PRESS RELEASE

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# Montea acquires a 115,000 m<sup>2</sup> site in Dutch logistics hotspot

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## Montea acquires a 115,000 m<sup>2</sup> site in Dutch logistics hotspot

Montea has acquired a 115,400 m<sup>2</sup> strategically-located, partially-developed site in Zaltbommel, The Netherlands. The southern part of the site, comprising 49,000 m<sup>2</sup>, is available for development in the short term, while a factory building is currently located on the remaining 66,400 m<sup>2</sup>. The factory occupier has signed a long-term ground lease agreement with Montea, providing an immediate return. The transaction was made possible after a Dutch investment firm acquired the factory.



Montea's latest acquisition is in a prime logistics hotspot: located in the centre of the Gelderland waterway region and adjacent to the A2 highway. The sale and leaseback agreement secured means that the site, situated in the De Wildeman business park, offers an immediate return for Montea. On the undeveloped part of the site, Montea plans to build a 25,000–30,000 m<sup>2</sup> facility in the near future. The site's excellent accessibility also means that part of the site can be leased as outdoor storage.

The acquisition of the 115,400 m<sup>2</sup> site at Van Voordenpark 15 in Zaltbommel represents an investment of approximately €24 million. The ground lease of the factory provides Montea with a net initial yield of 6.4%. The transaction was made possible after a Dutch investment firm acquired the factory.

### 'Best development opportunity to date'

"We are delighted to have secured such a strong acquisition in this highly sought-after location. It's a fantastic opportunity to expand both our landbank and our property portfolio, creating significant value in both the short and long term", said Cedric Montanus, Country Director of Montea Netherlands. "We're also pleased to support the seller in unlocking capital through this collaboration."

"Our guiding principle is that every new development must surpass the last," explained Hylcke Okkinga, Co-Director of Montea Netherlands. "This should make the Zaltbommel project our best development to date. This could include its cutting-edge energy efficiency, multifunctional use of space, landscape design, water management, construction materials, and the amenities offered to the future tenant's employees. In the coming months, we'll be working on exactly how we bring this vision to life."

### ABOUT MONTEA "SPACE FOR GROWTH"

Montea NV is a listed real estate company under Belgian law (GVV/SIR) that specializes in logistics property in Belgium, the Netherlands, France, and Germany. The company is a leading player in this market. Montea offers its clients the space they need to grow, providing versatile and innovative property solutions, allowing Montea to create value for its shareholders. At March 31, 2025 the property portfolio comprised a total lettable area of 2,164,921 m<sup>2</sup>, spread across 119 locations. Montea NV has been listed on Euronext Brussels (MONT) and Euronext Paris (MONT) since the end of 2006.

### PRESS CONTACT

Inna Maslova | +32 53 82 62 62 | [ir@montea.com](mailto:ir@montea.com)

### MORE INFO

[www.montea.com](http://www.montea.com)

