

Вогнет

Build-to-suit project

- Plot of land of 19.000 m²

- Next to the N16

- Between A12 & E17



New project
**tailor-made for
the customer**

Proposals @ Bornem

- Montea offers a build-to-suit project, where both parties work together towards the most suitable building for the client
- The proposals in this brochure only give an idea of volume and can still be adjusted.
- The proposals below are not yet licensed.
- The images in this brochure are based on projects and realizations by Montea.

Timing

- 3 months preparation
- 6 month of the building permit
- 11 months to build

Prices

Will be determined individually for each project



Proposal 1

Warehouse - 4.860 m²

- loading docks in front - 4
- Loading docks aside - 16
- sectional gate - 1

Office - 600 m²

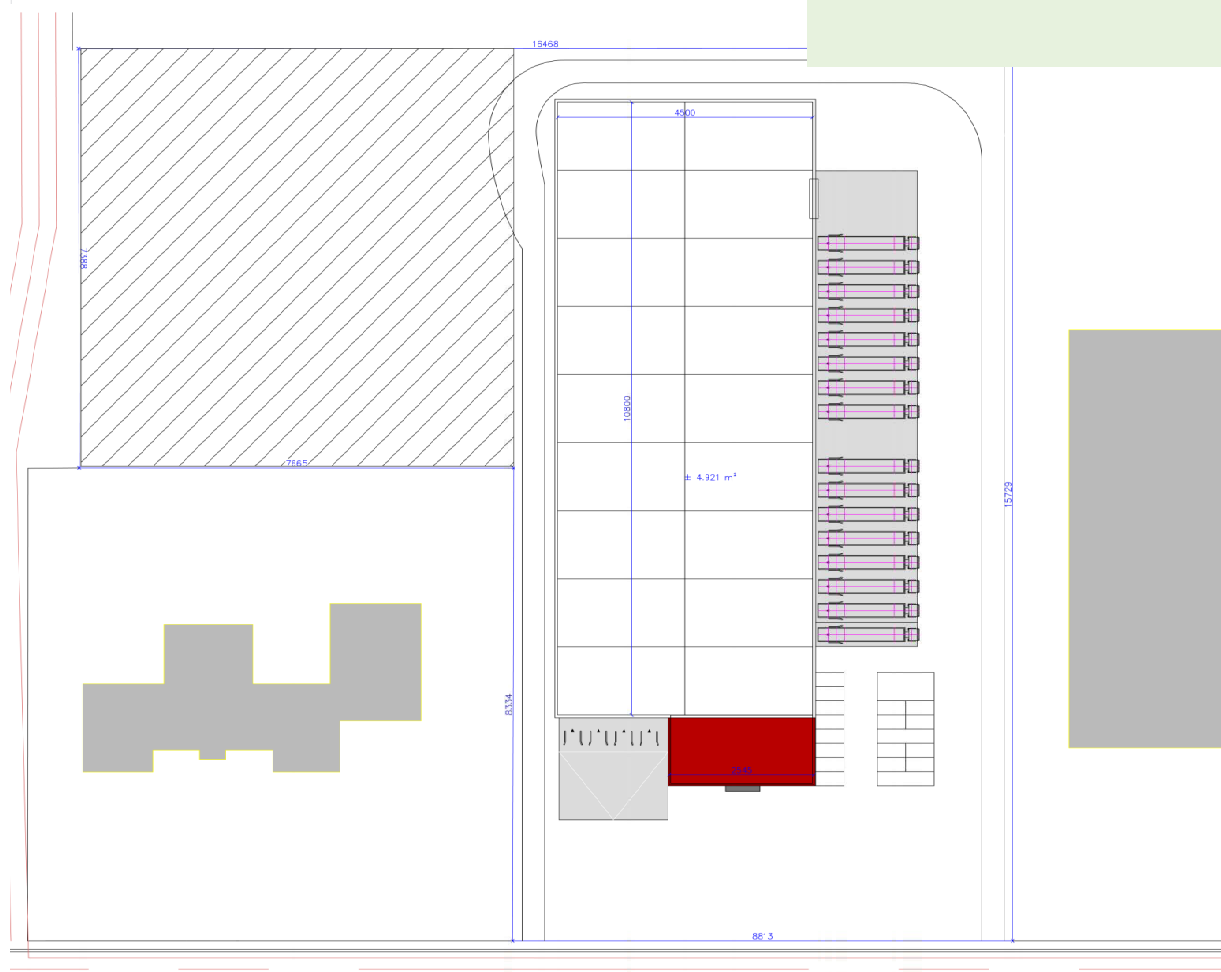
- Floors - 2
- plan - open plan

Parking - 30 pp

- possibility for charging stations

Expansion area - 5.600 m²

- Hatched area



Proposal 2

Warehouse - 6.950 m²

- loading docks in front - 6
- sectional gate - 2

Office - 600 m²

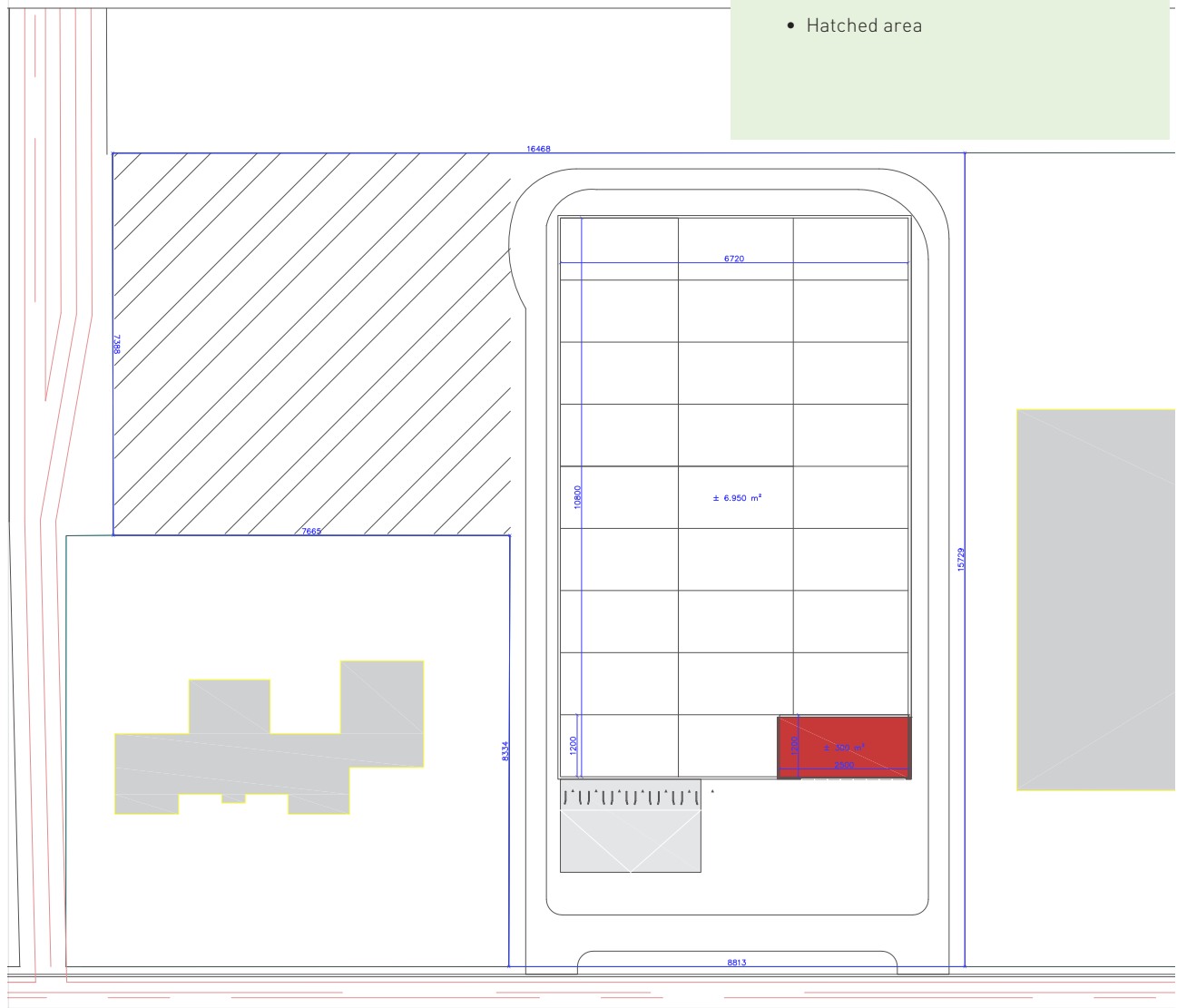
- Floors - 2
- plan - open plan

Parking

- possibility for charging stations

Expansion area - 5.600 m²

- Hatched area



Proposal 3

Warehouse - 9.012 m²

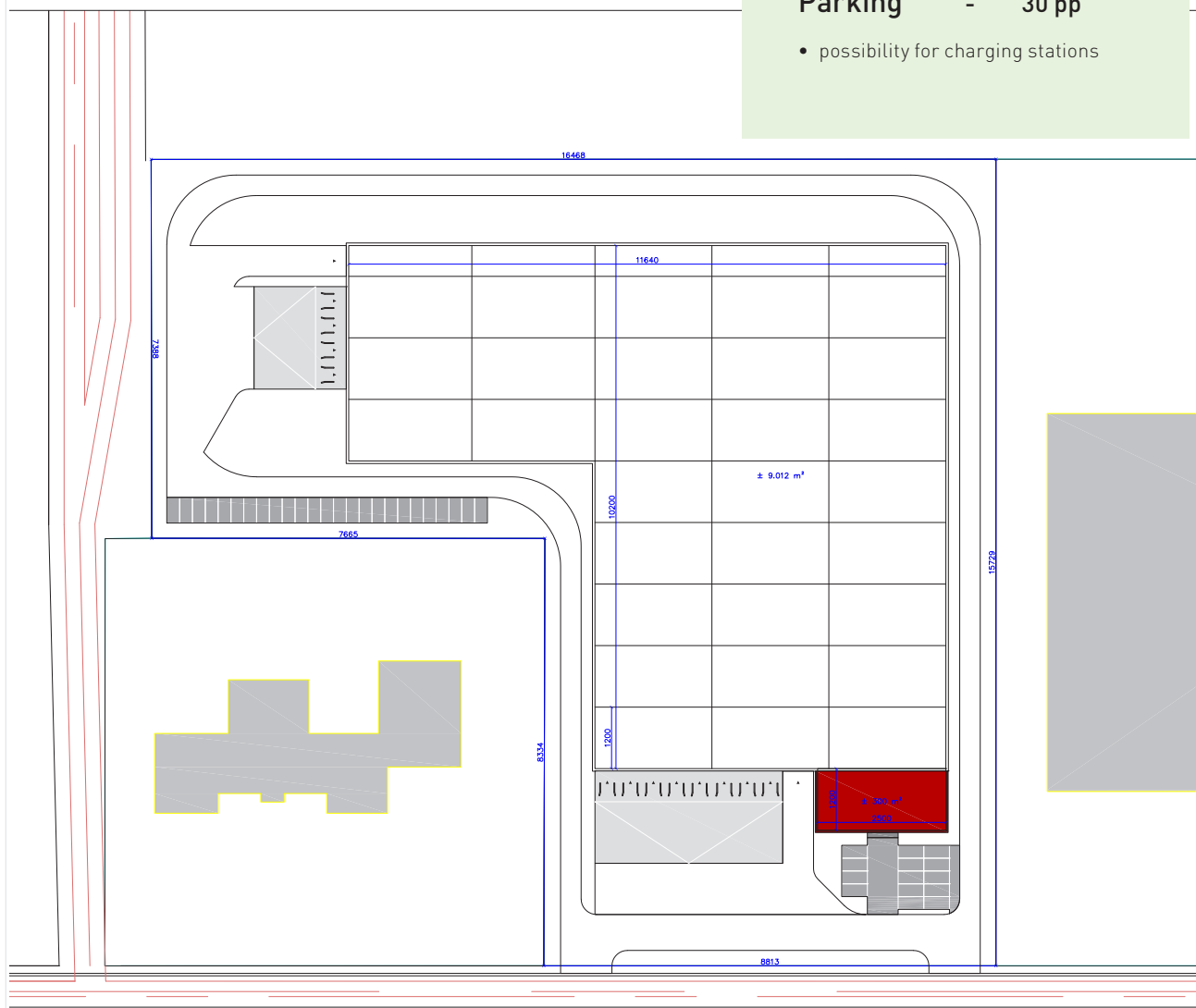
- **loading docks in front** - 8
- **Loading docks in the back** - 4
- **sectional gate** - 2

Office - 600 m²

- **Floors** - 2
- **plan** - open plan

Parking - 30 pp

- possibility for charging stations

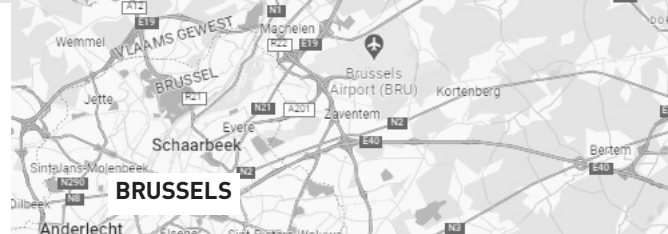
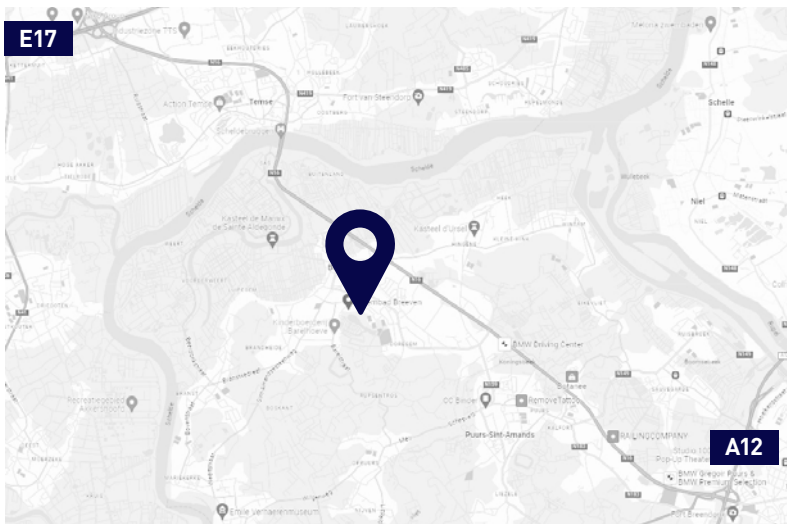
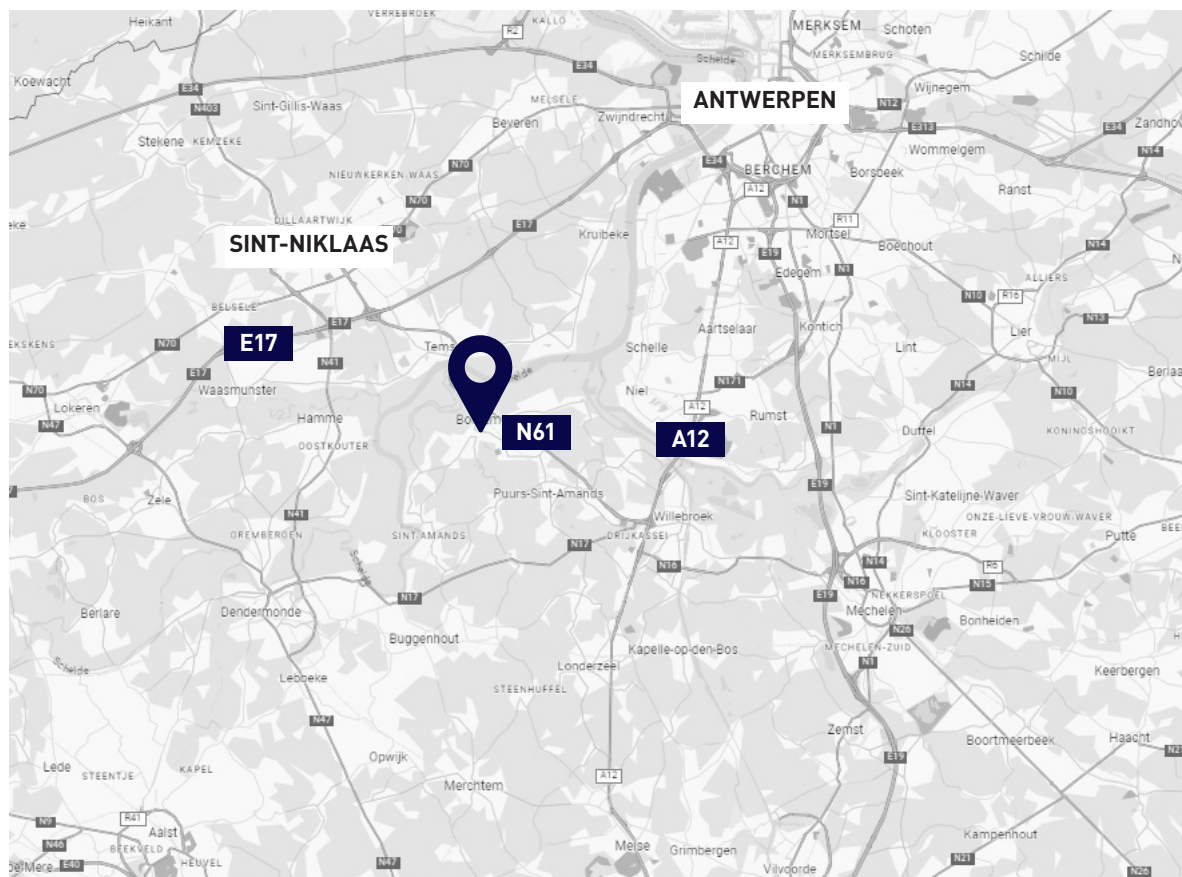


Location

Bornem – Industrieweg 3

Easy accessible location next to the N61

Bornem is located in between the A12, which connects Antwerpen en Brussels, and the E17, which goes from Antwerpen to Gent.



Building specifics

Warehouse

- **Clearance height** - 12,2 m
- **Structure** - Concrete
- **Floor** - Polished concrete floors
- **Bearing capacity floor** - 5T/m²
- **Light** - LED (200 lux)
- **Spinkler** - ESFR system
- **Heating** - Heat pumps

Office

- **Plan** - Open floors
- **Sanitary** - On each floor
- **Kitchen**
- **Light** - LED (500 lux) with motion-detection
- **Heating** - Heat pumps
- **Cooling**

Outdoor area

- **Private site**
- **Car parkings**
- **Truck parkings**
- **Bike parking**



Sustainability



Lighting

Lightcatchers are placed on the roof. These provide a pleasant indoor environment by bringing in natural daylight.

Additionally, LED lighting will be used which works with presence detection.



Heating & hygiene ventilation - warehouse

In order not to work with a gas-fired air heater and a separate installation responsible for the hygiene ventilation air, we switch to air handling units in combination with heat pumps placed on the roof.

This system has a much better energy performance, which allows energy to be recovered. It also provides a better distribution of the conditioned air and there is the possibility of free cooling.



PV Installation

Montea incorporate PV installations into its logistics property portfolio to generate more local green energy in order to help reduce its portfolio CO2 emission. Tenants will be able to purchase the generated energy at an advantageous rate.



Materials

Montea reassess its choice of materials continuously and will look for innovative and circular materials that can be easily repaired, dismantled, reused or recycled without any major impact on the environment.



Energy monitoring

The warehouse is equipped with an energy monitoring system that enables costumers and Montea to access their energy consumption on a daily basis and make adjustments as and where necessary. Deviations in energy consumption can thus be quickly detected and adjusted.



Rainwater

Rainwater will be collected as much as possible with a buffer capacity of 200m³. The rainwater that is not used for the toilets and maintenance will be triple filtered to turn it into drinking water.



Ventilation - Office

Warm and cooled air is blown in through grilles. The quantity of blowers is calculated on the basis of the highest possible thermal comfort. Where occupancy can fluctuate strongly, demand-controlled ventilation is provided, so that the ventilation flow can always be adjusted on the basis of the measured CO₂ concentration. The air handling unit allows both heat and moisture to recover.



Charging facilities

Charging stations (22kW) for electric vehicles will be provided. Also the bicycle storage will have the necessary facilities for electric bicycles.



Biodiversity

A flower meadow around the building will promote biodiversity and gives an enjoyable work environment.

Montea

We develop logistics real estate bespoke for your business and fully in line with our sustainable real estate criteria: high quality standards with flexible possibilities and innovative techniques.

We will look for the ideal location for your business together, whereupon our experts will design the desired tailor-made solution. As an investor, we will finance the project and monitor the entire construction process for you.

In the end, we will let a building that meets fully your vision and needs as well as our common commitment to quality. We think this aspect is really crucial.

Real about use of space

Montea, developing investor in logistic real estate, does things differently. We focus on a durable partnership with our tenants, investors and fellow developers. This ensures flexibility, a short line of communication and fast action. As a partner, we are transparent and reliable, and in it for the long run. We strive for better, rather than more. That is how we all profit from our partnership.





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