



# Logistics Park Glassworks

## DC Silica



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OR GROWTH ↗ SPACE FOR GROWTH ↗



### DC Silica

|             |                       |
|-------------|-----------------------|
| Warehouse   | 20,716 m <sup>2</sup> |
| Offices     | 884 m <sup>2</sup>    |
| Mezzanine   | 2,381 m <sup>2</sup>  |
| Car parking | 139                   |

# Location

Tiel is a city situated **in the heart of the Netherlands**. It is considered one of the key logistical hubs in the country due to its advantageous position.

Tiel is located less than 2 km from the A15 junction, a key highway essential for both domestic and international transport, connecting the port of Rotterdam to the German Ruhr area. The A15 also links Rotterdam and Arnhem, and the city is only **a 5-minute drive from the A2 intersection**, which connects Amsterdam, Utrecht, Den Bosch, Eindhoven, and Maastricht.

The River Waal and the Amsterdam-Rijnkanaal enhance connectivity, with a barge terminal making the Waal river a multimodal transport hub; Tiel is home to several international logistics giants, including DHL, LIDL, and Kuehne Nagel.



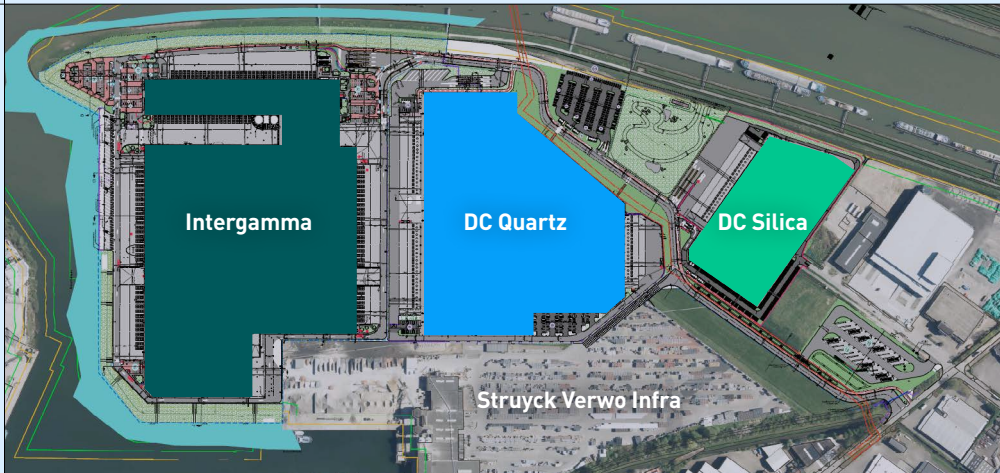


# High-end, sustainable development

## DC Silica

Logistic Park Glassworks, the sustainable transformation of an old glass factory on brownfield land to a state-of-the-art development of the future. The new development will be delivered according to BREEAM Excellent standards.

To optimise the available space on the plot buildings have a **clear height of 15.20 m**, and **freestacking height of 14.90 m**.



### Logistic Park Glassworks UPS's:

- High environmental category: **5.3**.
- Available power grid connection of **15 megawatts**.
- Power generation through solar panels of approximately **15 megawatts of green energy**.
- Ambition to build an **electrical truck charging station**, with extensive facilities for drivers.



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A1

Warehouse 8,656 m<sup>2</sup>

Office 415 m<sup>2</sup>

A2

Warehouse 12,060 m<sup>2</sup>

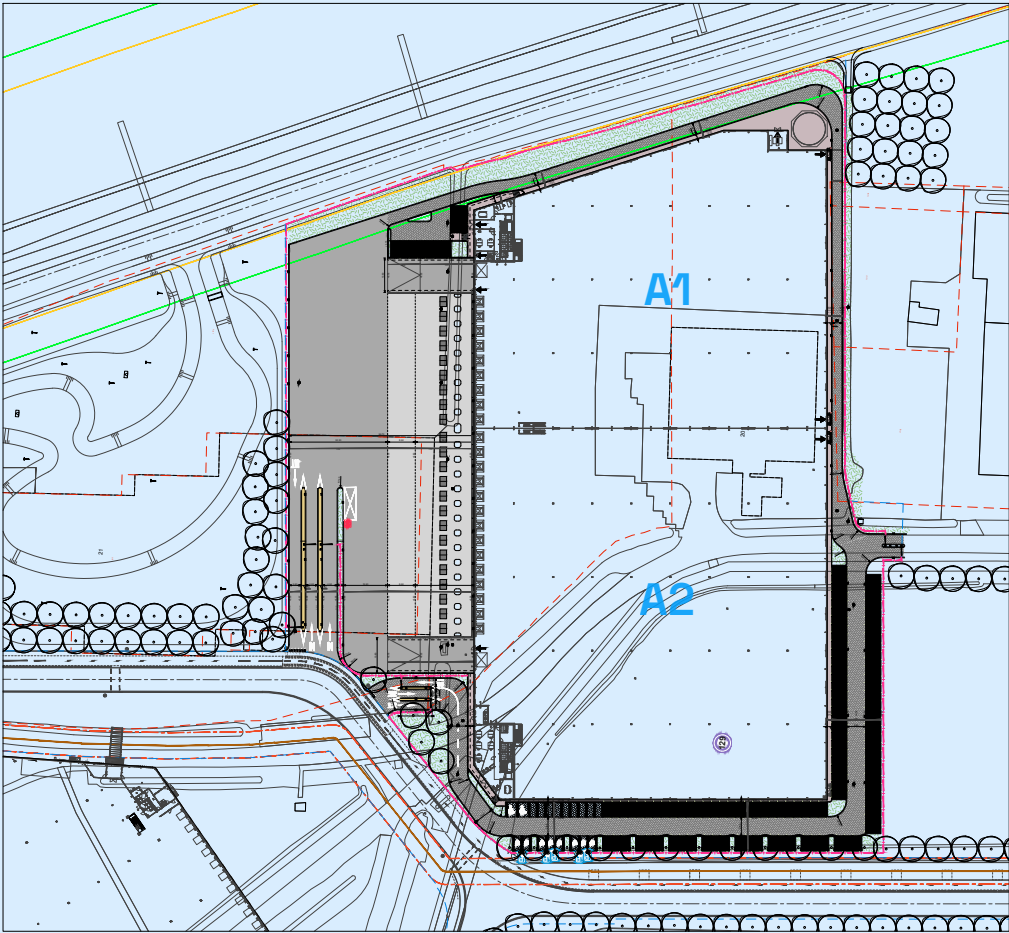
Office 469 m<sup>2</sup>

Total

Warehouse 20,716 m<sup>2</sup>

Offices 884 m<sup>2</sup>

Mezzanine 2,381 m<sup>2</sup>





# Delivery specifications

## Warehouse

- **BREEAM Excellent**
- Warehouse: **approx. 20,716 m<sup>2</sup>**
- Mezzanine: **approx. 2,381 m<sup>2</sup>**
- Clear height: **15.20m**
- Free stacking height: **14.90m**
- Column structure: **22.60m x 11.30m**
- Ambition to place solar panels
- Floor load capacity: **55 kN/m<sup>2</sup>**
- **Floor: Nen 2747 class 1, super-flat floors**
- Mechanical dock levelers, **2,000mm x 2,800mm**, electro-hydraulically operated. **Static capacity 100 kN, dynamic capacity 60 kN.**
- **LED lighting**
- **Certified ESFR sprinkler system**





## Office

- Office space: **approx. 884 m<sup>2</sup>**
- Designed as an **open-plan office**, the office space can be adjusted upon request
- **Pantry** available on each floor
- **LED lighting**
- **Restrooms** on each floor
- **Heat pump**
- **Terrace**



Due to the lower construction density/plot ratio, there is more outdoor space and room for greenery, which will contribute to the overall employee experience. Wadi's will be used for the collection and infiltration of rain on paved surfaces.



# Why Logistic Park Glassworks?

- Redevelopment of a brownfield location, demonstrating **sustainable use of land**
- **An excellent plot** for delevpment
- **Building permits have been granted**
- **No nitrogen emissions issues, the nature permit has been granted**
- Tiel has a **central location** and a strategic position **along the A15 highway**
- **BREEAM Excellent**
- Grid power connection of **15 Megawatts**
- Power generation of approximately **15 Megawatts of green energy**
- **A charging station for electrical trucks**
- High environmental category: **5.3**
- Buildings have a **clear height of 15.20 m**
- Sufficient supply of logistics personnel within the region





## A sustainable site



### PV Installation

Montea adds PV installations to its logistics properties to generate local green energy and reduce CO<sub>2</sub> emissions. **Tenants can buy this energy at a discounted rate.**



### Ventilation — Office

Air is circulated through grilles, with blower quantities calculated for **optimal thermal comfort**. For **areas with variable occupancy, demand-controlled ventilation** adjusts airflow based on CO<sub>2</sub> levels. The air handling unit also recovers heat and moisture.



### Energy monitoring

The warehouse features an energy monitoring system that allows customers and Montea to **track daily energy usage and make necessary adjustments**, quickly identifying and correcting any deviations.



### Rainwater

**Rainwater** is collected with the ambition to reuse it in the future.





## Biodiversity

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



## Charging facilities

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



## Lighting

**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. The air handling unit allows both heat and moisture to recover.



## 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.



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