

A.U.L.A. Antwerp Urban Logistic Accommodation @ Blue Gate



**AVAILABLE
FOR RENT
Q2 2022**

63.000 m² total land plot

16.800 m² warehouse

32 loading docks

Clearance 12,2 m

Parking building



MONTEA
SPACE FOR GROWTH

Project specifications

A.U.L.A.



Building 1

Warehouse: 2.203 m² + 1.443 m²
Office: 360 m²

Building 2

Warehouse: 1.644 m² + 716 m²
Office: 322 m²

Building 3

Warehouse: 2.189 m²
Office: 362 m²

Building 4

Warehouse: 1.608 m²
Office: 256 m²

Ateliers

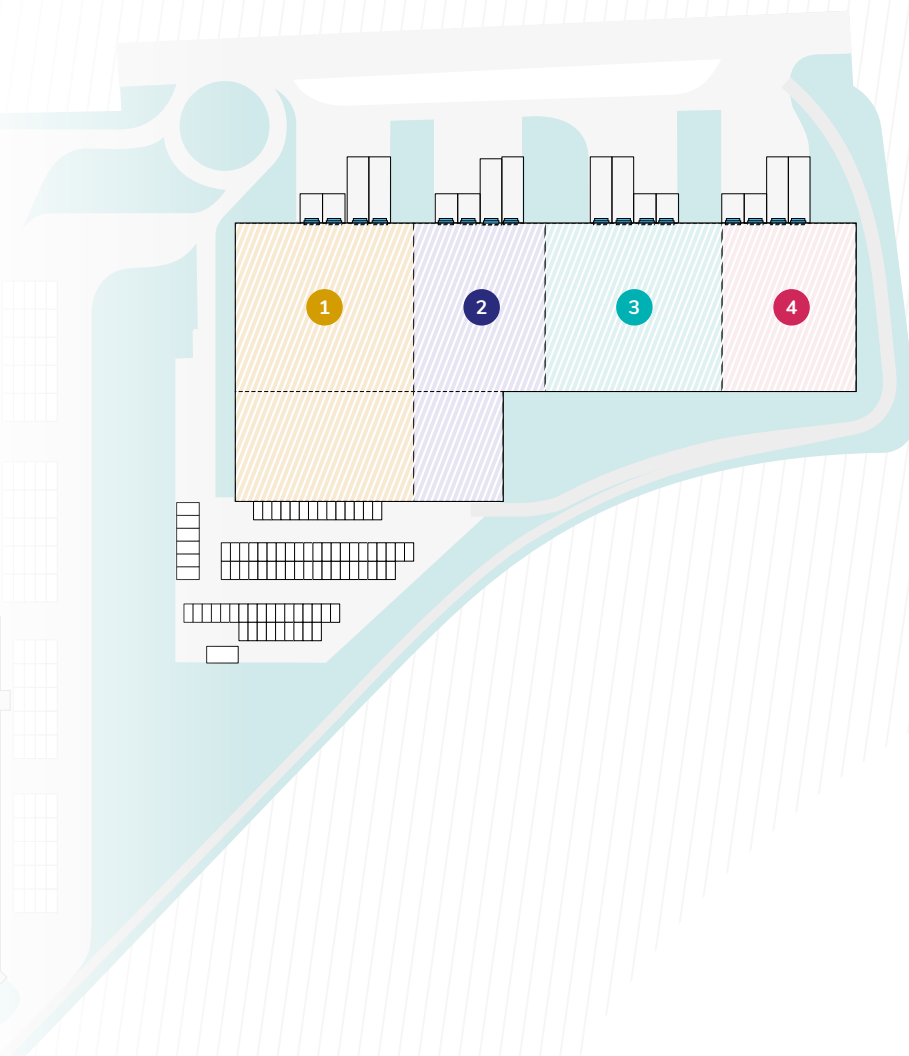
2nd floor 3.286 m²

Offices

3rd and 4th floor 1.210 m²

Parking building

Cars 86 vehicles
Vans 40 vehicles



A.U.L.A.

Smart distribution hub at Belgium's first eco-effective logistics park

At Blue Gate, Antwerp, Montea is developing a top-notch site for innovative and eco-conscious companies. Thanks to the unique location, directly on the Schelde river, and amidst a hub of railroads, roads and bicycle paths, transport has never been more efficient. Both for your goods and your employees!

Sustainability **Designed for the future**

- Circular chain: re-using each other's surplus and waste streams
- Intense cooperation with other Blue Gate residents
- Sustainable modes of transport
- Efficient use of available space
- Innovative & responsible buildings
- Minimal environmental impact
- Maximum social value
- Photovoltaic installation of more than 2.5 MWp
- Connected to a thermal grid

Warehouse **Site: 63.000 m²**

- Warehouse surface
 - Ground level: 32.000 m² warehouse (units available as of 2.000 m²)
 - First floor: 19.000 m² offices/parking
- Clearance: 12,2 m
- Loading docks: 1 per 1.000 m²
- Rated BREEAM Excellent

Transport **Multi modal city hub**

- Water-related logistics
- Multiple loading docks
- Gateway to Europe: Antwerp harbour, Brussels, Liège, Germany, Switzerland and France
- Close to highways E17, E19, E34, E313 and A12
- Hotspot for city distribution
- City center at walking distance
- Prime location



Technical floor plan

Building 2



**A.U.L.A is
strategically located**
Convenient to work!

**profit from
sustainable
growth.**



Location

Loading docks directly on the Schelde

Close to highways E17, E19, E34, E313 and A12. The city center of Antwerp is at walking/biking distance



At Montea, we feel the responsibility to grow sustainably. Growth with consideration, for people and nature. With our eyes on the future. Hence, we develop built-to-suit projects that meet today's and tomorrow's occupant needs. If possible, we transform warehouses rather than build new ones. Or We remediate brownfields and develop these, rather than exploit greenfields. We provide a pleasant and attractive working environment for both warehouse and office staff by focusing on an unique architecture and easy access to green areas



*A.U.L.A. is Belgium's first eco-effective,
water-related city logistics park and will be the
benchmark for innovative logistics real estate with minimum
environmental impact and maximum social value.*

Jo De Wolf, Chief Executive Officer Montea

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