

DC Limburg

Verloren van
Themaatweg 2



WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT

DR GROWTH ↗ SPACE FOR GROWTH ↗



Warehouse	56,537 m ²
Offices	2,555 m ²
Mezzanine	7,256 m ²
Car parking	534
Truck parking	13



Location

Situated in the province of Limburg, Born enjoys a strategic location in the southern part of the Netherlands. Its proximity to the German border and its well-connected transportation infrastructure make it a key hub for regional and international commerce.

Business park 'Holtum Noord' is located between the A2 highway (Maastricht-Amsterdam) and the Juliana Canal. The business park serves as a multimodal hub, making it suitable for transportation by road, water, and rail. Destinations both within and outside the country are easily accessible.

The Holtum Noord Business Park offers excellent accessibility via the A2 highway and the provincial road N297, providing a direct connection to the German border near Born.



Delivery specifications

Warehouse

- Warehouse: approx. **56,537 m²**
- Mezzanine: approx. **7,256 m²**
- Free stacking height: **12.20 meters**
(except loading/unloading zones)
- Column structure: **22.60/22.80 x 12 meters**
(suitable for wide and narrow aisles)
- Mezzanine floor depth: **12 or 24 meters**;
- Clearance height under mezzanine: **4.50 meters**
- Roof load for solar panels: **0.15 kN/m² (minimum)**
- Concrete floor load capacity: **50 kN/m²**
- Floor flatness: **NEN 2747 class 2** (very flat)
- Electrically operated loading docks and levelers: **1 per 850-1,000 m²**
- Mechanical dock levelers: **2,000 x 2,800 mm**;
capacity: **100 kN static, 60 kN dynamic**
- Lighting: **LED fixtures.**
- Sprinkler system: **ESFR, FM approved** (FM Global Datasheet)





Office

- Office: approx. **2,555 m²**
- Workspace design: **Open-plan by default**
- Pantry: **1 per floor**
- Ceiling: **Suspended**
- Lighting: **Energy-efficient LED fixtures**
- Restrooms: **On each floor**



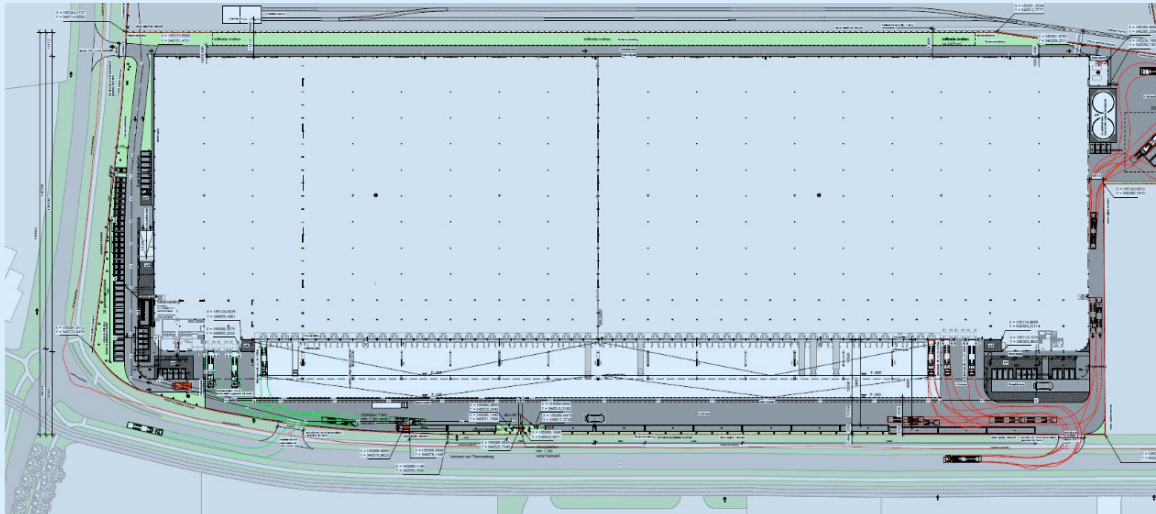
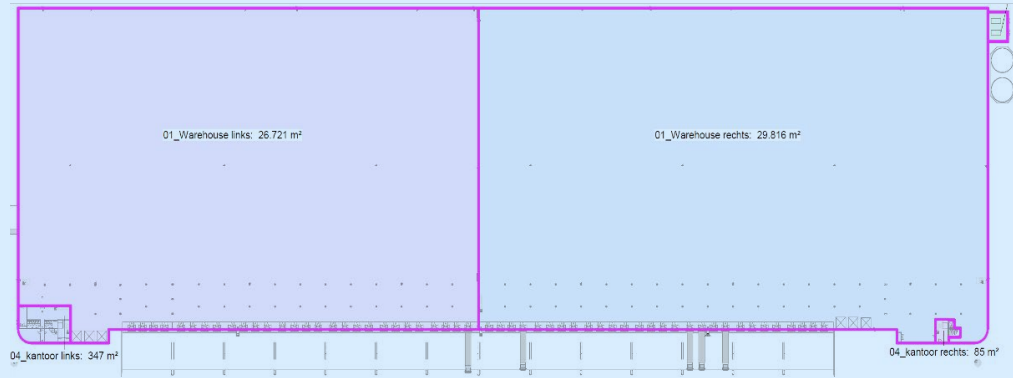
Due to the lower construction density/plot ratio, there is more outdoor space and room for greenery, which will contribute to the overall employee experience. Wadi's will be used for the collection and infiltration of rain on paved surfaces.





DC Limburg

Warehouse **56,537 m²**
Office **2,555 m²**



A sustainable site



PV Installation

Montea adds PV installations to its logistics properties to generate local green energy and reduce CO₂ 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 CO₂ 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

Monte 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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All information provided by us is without any obligation and only meant for the addressee. All information is assembled with care and in our opinion issued from a reliable source. According to the correctness we cannot, however, accept liability.



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