

Lummen

Dellestraat

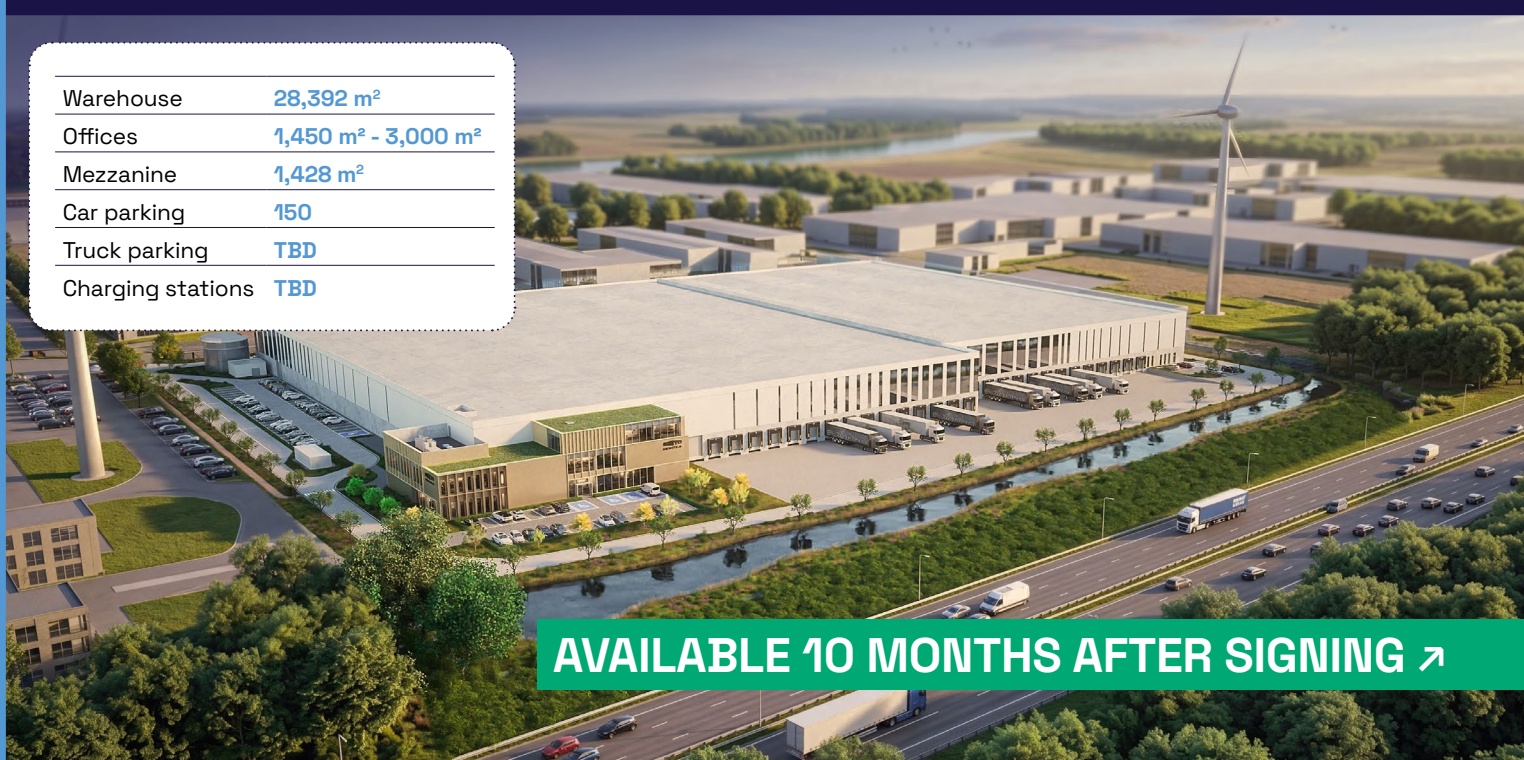


WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT ↗ WAREHOUSE FOR

Warehouse	28,392 m ²
Offices	1,450 m ² - 3,000 m ²
Mezzanine	1,428 m ²
Car parking	150
Truck parking	TBD
Charging stations	TBD

AVAILABLE 10 MONTHS AFTER SIGNING ↗

GROWTH ↗ SPACE FOR GROWTH ↗





Warehouse + office

Lummen

Monea has the opportunity to develop a warehouse that strives for the highest sustainability standard on a unique location. This highly innovative building for logistics and distribution will be found in an eco-friendly landscaping, with an attractive garden.



Lummen

Warehouse
28,392 m²

Mezzanine
1,428 m²

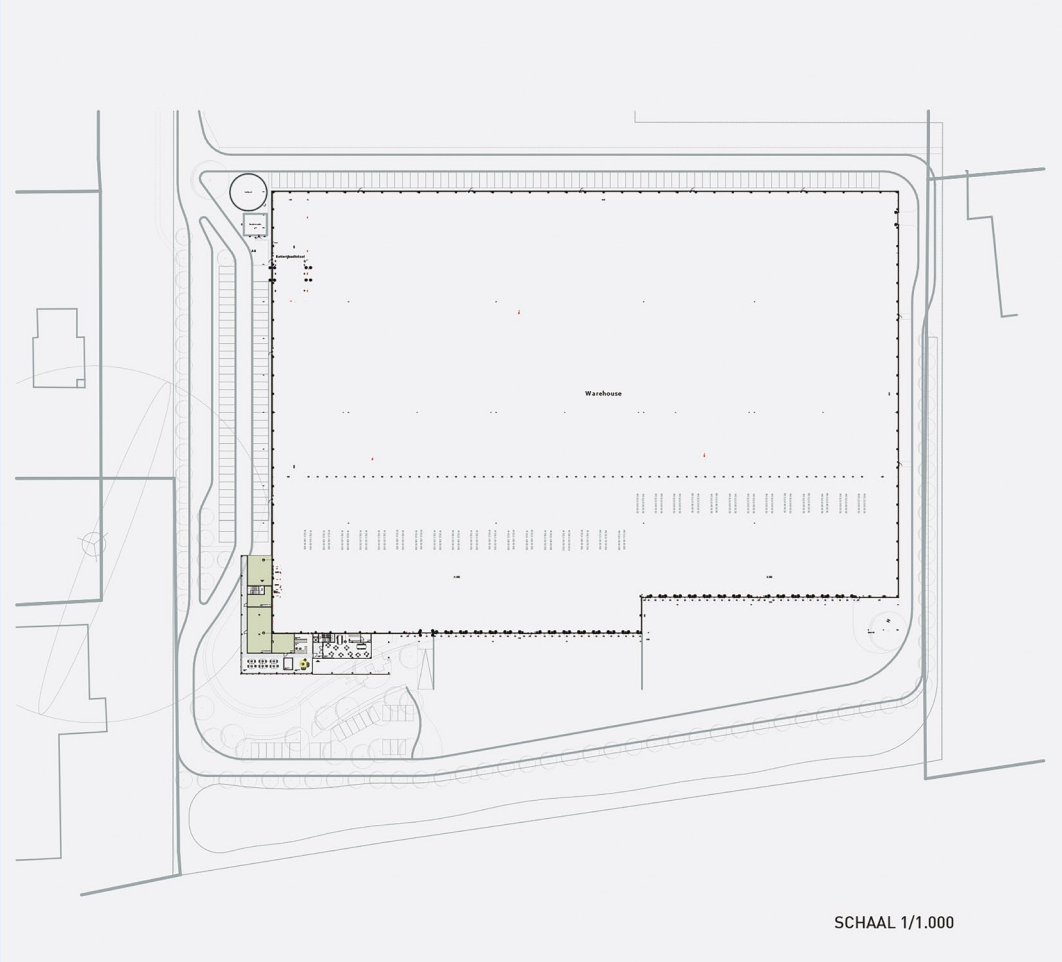
Offices
1,450 m² - 3,000 m²

Clearance/height
12.2 m

Car parking spaces
150

Electrical car parking spaces
TBD

Truck parking spaces
TBD





Building specifications

Warehouse

- Surface: **28,392 m²**
- Clearance height: **12.2 m**
- Structure: **Concrete**
- Grid: **24m x 12m**
- Floor: **Concrete floors**
- Bearing capacity floor: **5T/m²**
- Loading docks: **26**
- Sectional gates: **1**
- Light: **LED (200 lux)**
- Sprinkler: **ESFR system**
- Heat pumps





Outdoor area

- Private site
- Car parking: **150**
- Truck parking
- Bike parking
- Green area

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.





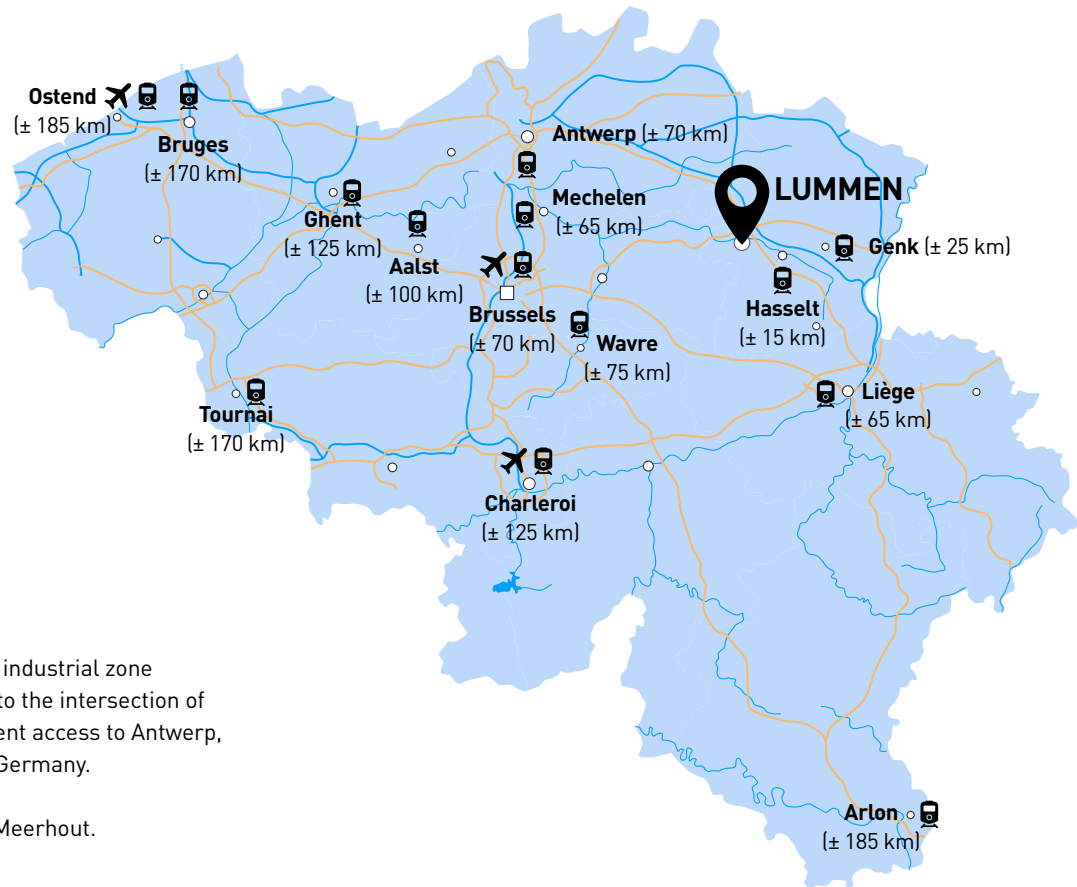
Building Specifications

Office

- Surface: **1,450 m²**
- Levels: **3**
- Plan: **Open floors**
- **Elevator**
- Sanitary: **On each floor**
- **Kitchen**
- Light: **LED (500 lux)** with motion-detection
- **Heat pumps**
- **Cooling**







Location

Easily accessible location at the industrial zone Zolder-Lummen. Located close to the intersection of the E313-E314, providing excellent access to Antwerp, Brussels, the Netherlands and Germany.

Near the container terminal at Meerhout.



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 will be collected with **a buffer capacity of**

200m³





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

Smart led lighting with **motion detection**.



Heating & hygiene ventilation — warehouse

To maximize energy efficiency and indoor comfort, we opt for **air handling units with roof-mounted heat pumps** instead of a separate gas-fired heater and ventilation system. This integrated solution offers superior energy recovery, ensures optimal distribution of conditioned air, and provides free cooling options. Both heat and moisture can be efficiently recovered, improving both comfort and sustainability.



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.



IS THIS YOUR NEW SPACE FOR GROWTH ↗



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