

Beuningen

Zilverwerf 17



WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT ↗ WAREHOUSE FOR



Total	19,645 m ²
Warehouse	14,908 m ²
Mezzanine	1,750 m ²
Offices	2,887 m ²

AVAILABLE SOON ↗

GROWTH ↗ SPACE FOR GROWTH ↗



High-quality logistics facility

Beuningen

A modern, energy-efficient logistics property in a prime location, positioned directly alongside the A73 and A50 motorways. This site offers immediate access to Nijmegen, Arnhem, and the wider national network—an ideal base for both regional flows and nationwide distribution. Designed to support operational reliability and efficiency, the facility combines strong technical specifications with a robust sustainability profile. The building features **18 loading docks** and **2 overhead doors**, supported by a **clear height of 12.20 m in the warehouse** for optimal storage capacity.



Beuningen Zilverwerf 17 USP's:

- **Energy label B**, supported by more than **4,500 solar panels** generating on-site green energy
- Installed **power capacity of 1,280 kW**, with a current grid contract of approx. 188 kW
- **Maximum floor load capacity: approx. 4,000 kg/m²**
- **Office floor load capacity: approx. 400 kg/m²**
- **Mezzanine load capacity: 7.5 kN/m²**
- **Certified sprinkler system** ensuring enhanced safety and operational continuity
- **Strategic location** with direct access to major national transport routes





Delivery specifications

Warehouse

- **Energy label B**
- Clear height of **12.20 m**
- **18 loading docks** and **2 overhead doors**
- Maximum floor load capacity of approx. **4,000 kg/m²**
- Maximum office floor load capacity of approx. **400 kg/m²**
- Maximum mezzanine floor load capacity of **7.5 kN/m²**
- Power capacity of **1,280 kW**, with a current contract for approx. 188 kW
- **4,527 solar panels** with a capacity of **275 Wp per panel**
- Sprinkler system





Location

Beuningen is a strategically positioned municipality in the eastern Netherlands, offering excellent accessibility for logistics and distribution. The property is **located directly by the A73 and A50 motorways**, providing fast connections to Nijmegen, Arnhem, and the wider national road network.

The A50 serves as a **major north-south axis** linking Apeldoorn, Arnhem, and Eindhoven, while the A73 connects Nijmegen with Venlo and the southern logistics corridors. This **optimal highway access** ensures efficient domestic transport flows and convenient routes towards Germany.

Beuningen also benefits from its proximity to **Nijmegen, one of the region's economic centres**, offering access to a strong labour pool and supporting services relevant to logistics and light industrial operations.

The area is home to a variety of businesses operating in transport, warehousing, and manufacturing, reinforcing Beuningen's role as a reliable and **well-connected hub for regional distribution**.





— Access road for trucks

● Location site

highway exit





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**

200 m³





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**.



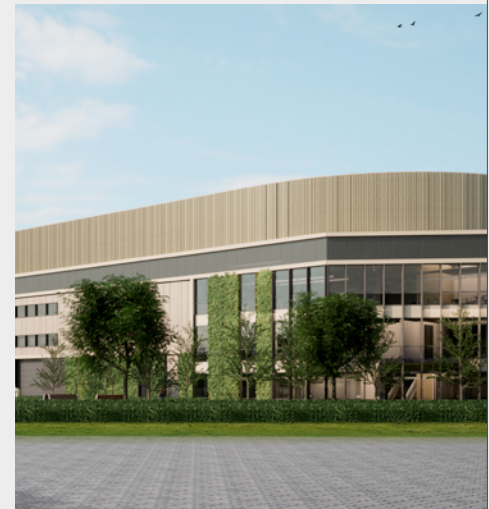
Heating & hygiene ventilation — warehouse

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.



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