

# Puurs

Rijksweg 85-89



## WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT ↗ WAREHOUSE FOR



Warehouse **17,500 m<sup>2</sup>**

Offices **2,040 m<sup>2</sup>**

Mezzanine **1,560 m<sup>2</sup>**

Parking **TBD**

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## Warehouse + office

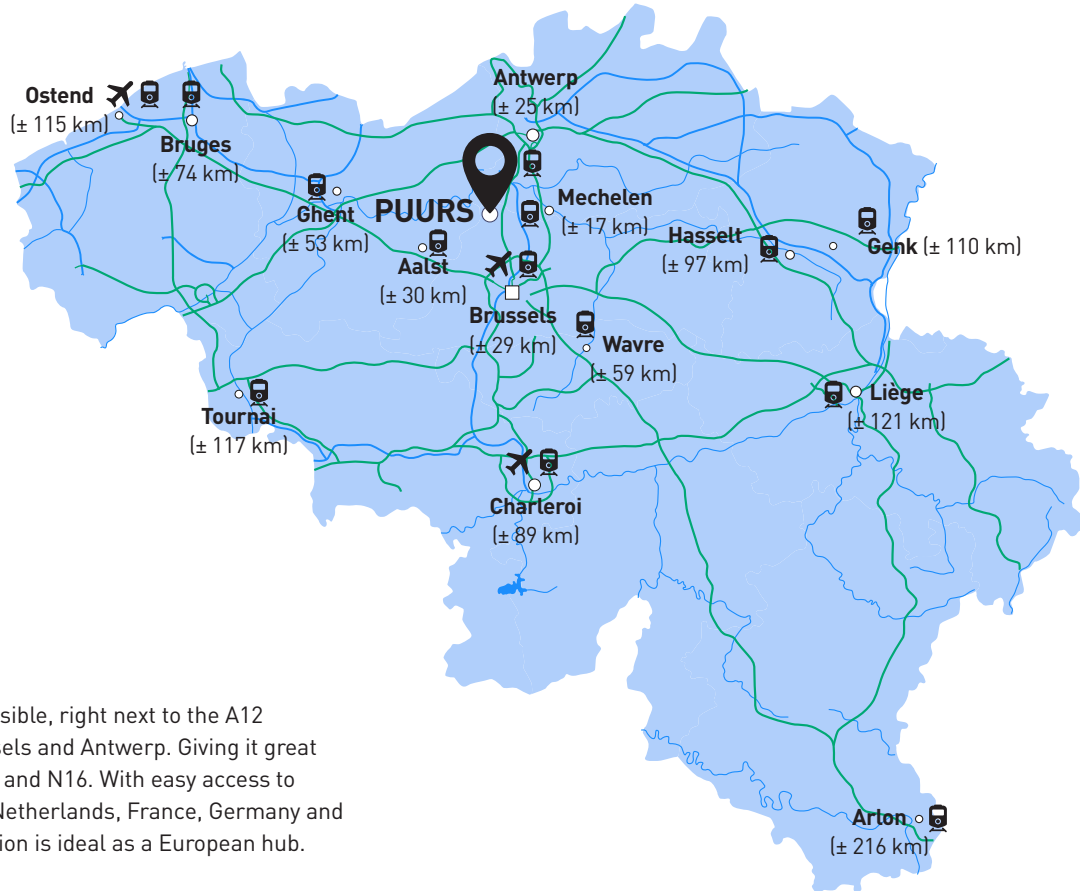
### Puurs

Montea has the opportunity to develop a build-to-suit warehouse on a 34,000 m<sup>2</sup> plot, with an estimated 17,000 m<sup>2</sup> warehouse and lots of outdoor storage or parking. The location is highly visible, right next to the A12 halfway between Brussels and Antwerp. Giving it great connectivity on the A12 and N16.

With a strong focus on sustainability, the warehouse will be designed and constructed following eco-friendly practices and principles.







## Location

The location is highly visible, right next to the A12 halfway between Brussels and Antwerp. Giving it great connectivity on the A12 and N16. With easy access to countries such as the Netherlands, France, Germany and Luxembourg, this location is ideal as a European hub.



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

**200**m<sup>3</sup>





## 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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