

# Tongeren

Mammoetstraat



WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT ↗ WAREHOUSE FOR

GROWTH ↗ SPACE FOR GROWTH ↗



Warehouse	Units as from 12.000m <sup>2</sup> available
Offices	Private office for every unit
Mezzanine	12m depth above loading docks for every unit
Parking	TBD

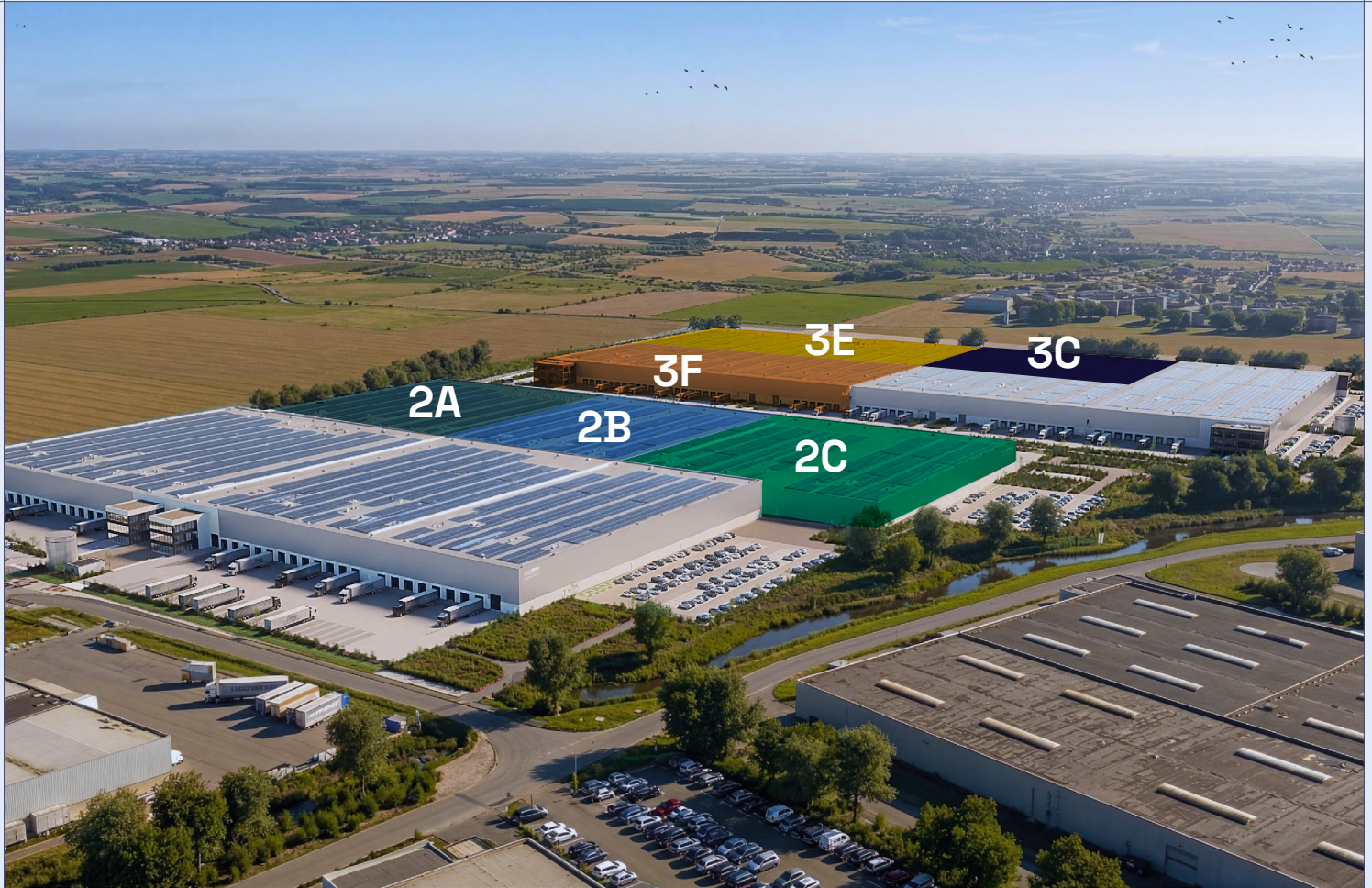
AVAILABLE NOW ↗

## Warehouse + office

### Tongeren

Montea has the opportunity to develop an industrial park with more than 150,000 m<sup>2</sup> of warehouses, offering units ranging from 16,000 m<sup>2</sup> to 95,000 m<sup>2</sup>. The entire project is fully licensed, with unit availability scheduled across multiple stages and according to your needs. Most units can be delivered within 10 months after signing. With a strong focus on sustainability, the warehouses are designed and constructed following eco-friendly practices and principles.







# Building specifications

## BUILDING 2

Car parking spaces: **148**

Truck parking spaces: **61**

### Unit 2A

(available 10 months after signing)

- Warehouse: **16,648m<sup>2</sup>**
- Offices: **3 x 186m<sup>2</sup>**
- Mezzanine: **1,376 m<sup>2</sup>**

### Unit 2B

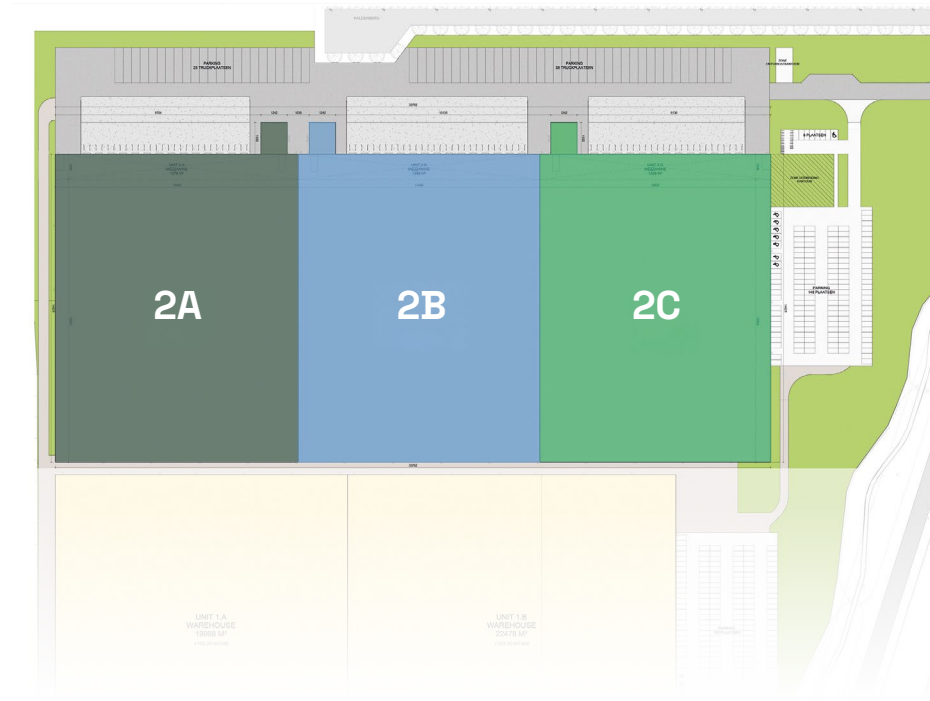
(available 10 months after signing)

- Warehouse: **16,554 m<sup>2</sup>**
- Office: **3 x 186 m<sup>2</sup>**
- Mezzanine: **1,368 m<sup>2</sup>**

### Unit 2C

(available 10 months after signing)

- Warehouse: **15,824 m<sup>2</sup>**
- Offices: **3 x 186 m<sup>2</sup>**
- Mezzanine: **1,308 m<sup>2</sup>**





### BUILDING 3

#### Unit 3C

(available 8 weeks after signing)

- Warehouse: **12,310 m<sup>2</sup>**
- Offices: optional
- Mezzanine: **1,384 m<sup>2</sup>**     Single mezzanine of 12 m

#### Unit 3E

(available 10 months after signing)

- Warehouse: **17,298 m<sup>2</sup>**
- Offices: **459m<sup>2</sup>**
- Mezzanine: **1,945 m<sup>2</sup>**

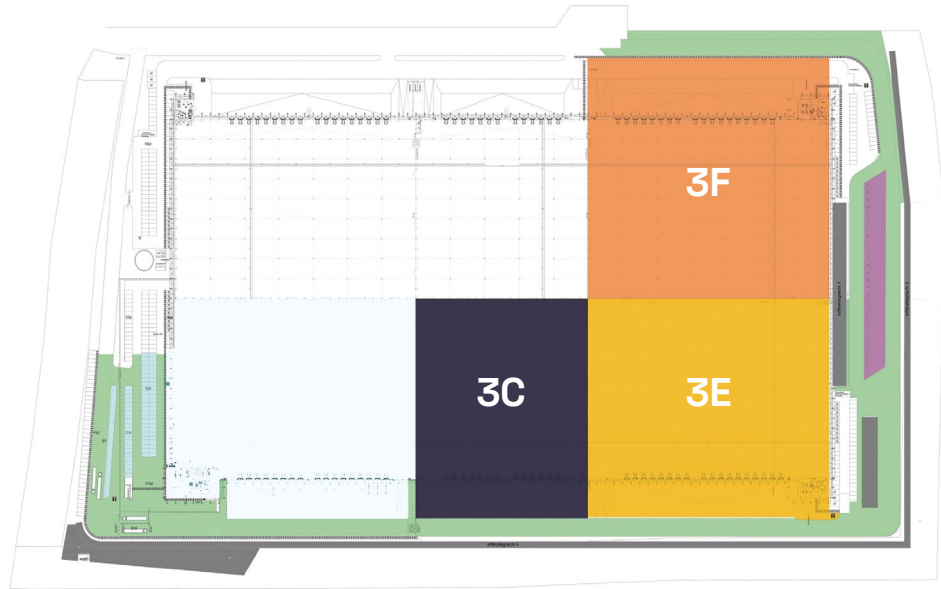
#### Unit 3F

(available 10 months after signing)

- Warehouse: **17,298 m<sup>2</sup>**
- Offices: **459m<sup>2</sup>**
- Mezzanine: **1,945 m<sup>2</sup>**

Car parking spaces: **260**

Truck parking spaces: **30**





# Building specifications

## Warehouse

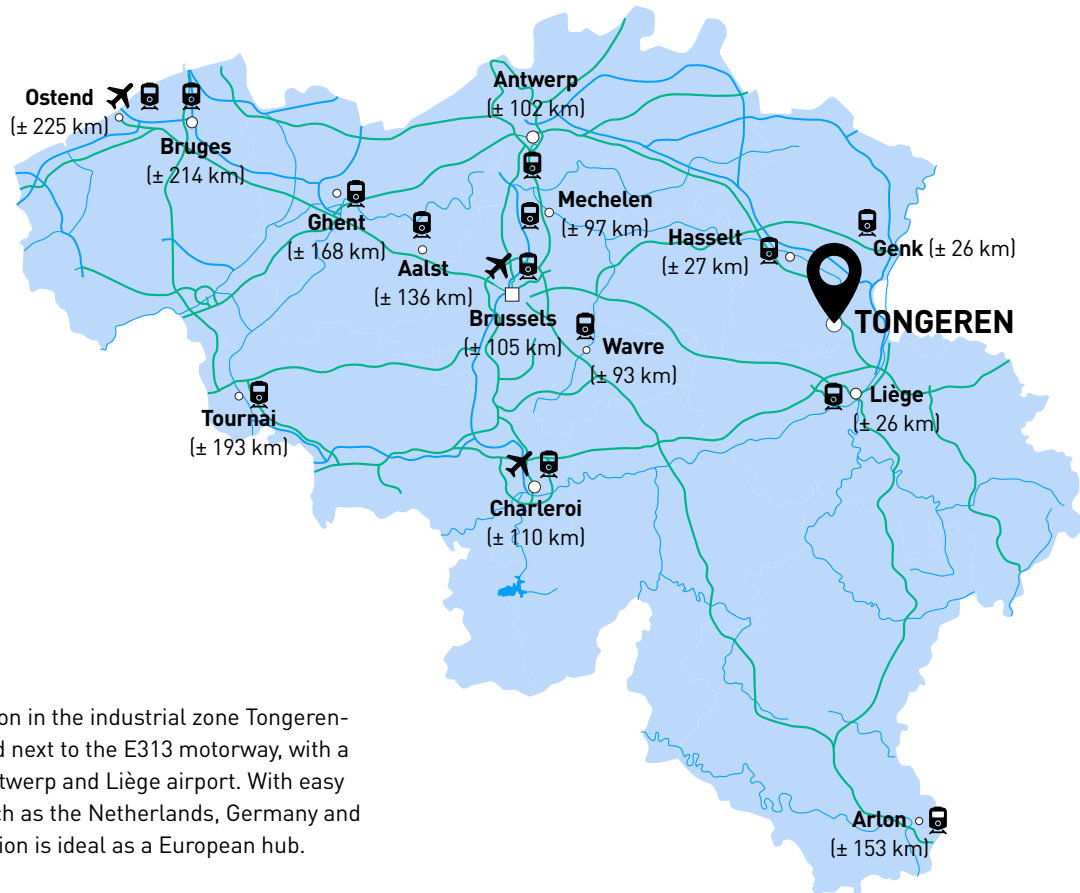
- Clear height: **12.20 m**
- Structure: **Concrete**
- Grid: **24m x 12m**
- Floor: **Polished concrete floors**
- Loading docks: **1/1,000 m<sup>2</sup>**
- Light: **LED (200 lux)**
- Sprinkler: **ESFR system**
- **Heat pumps**
- Groundlevel doors: **1 per unit**

## Office

- Levels: **2 or 3**
- Plan: **Open floors**
- Sanitary: **On each floor**
- Kitchen Light: **LED (500 lux) with motion-detection**
- **Heat pumps**
- **Cooling**
- **Outdoor area**
- **Car parking**
- **Truck parking**
- **Bike parking**







## Location

Easily accessible location in the industrial zone Tongeren-Oost. The site is located next to the E313 motorway, with a direct connection to Antwerp and Liège airport. With easy access to countries such as the Netherlands, Germany and Luxembourg, this location is ideal as a European hub.



**E313**

highway exit

— Access road for trucks

● Location site





## 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.





# IS THIS YOUR NEW SPACE FOR GROWTH ↗



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