

# Grimbergen

Oostvaardijk



WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT ↗ WAREHOUSE FOR

	Building A	Building B
Warehouse	30,953 m <sup>2</sup>	21,013 m <sup>2</sup>
Loading docks	1 / 1,000 m <sup>2</sup>	1 / 1,000 m <sup>2</sup>
Outdoor storage	-	8,717 m <sup>2</sup>

AVAILABLE 10 MONTHS AFTER SIGNING ↗

GROWTH ↗ SPACE FOR GROWTH ↗

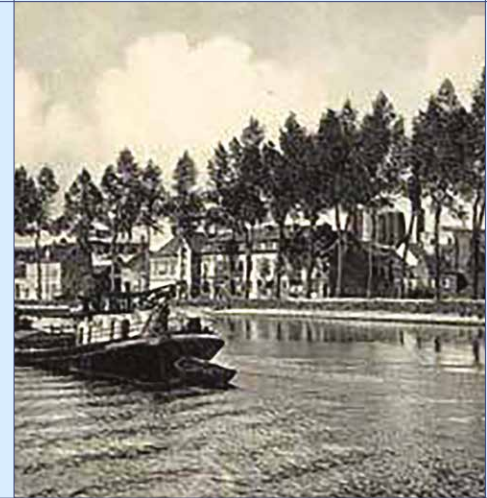




## Warehouse development

### Grimbergen

Give your business access to the perfect combination of sustainability and operational efficiency. Go beyond the limitations of a traditional distribution centre and prepare your operations for tomorrow's reality. Gain access to a green energy infrastructure that fully supports your ambitions for sustainable logistics, energy efficiency and the security of supply. WDP and Montea join hands at the Grimbergen Cokeworks Business Park. We provide you with all the facilities for your operations, sustainability and energy that you need to take a crucial lead in the market. Tailored to your requirements, customisable and occupying a highly desirable location near an essential waterway.



#### Building A

Warehouse **30,953 m<sup>2</sup>**  
Loading dock **1 / 1,000 m<sup>2</sup>**

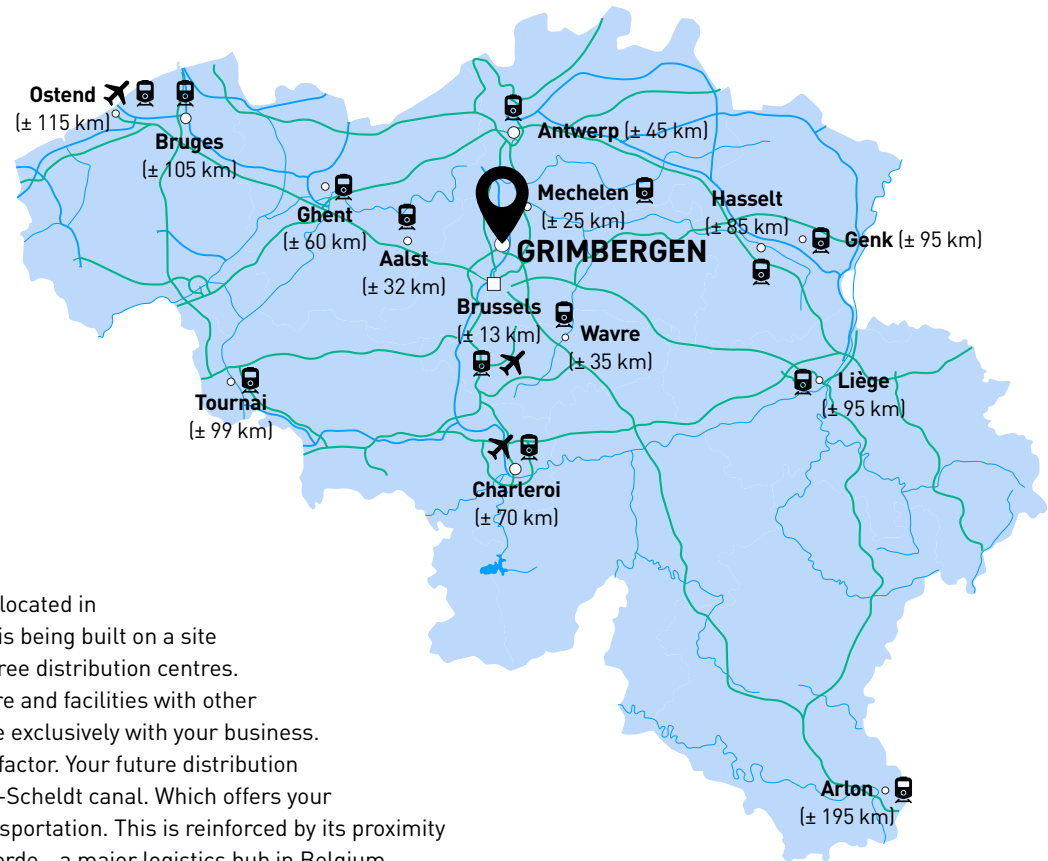
#### Building B

Warehouse **21,013 m<sup>2</sup>**  
Loading dock **1 / 1,000 m<sup>2</sup>**  
Outdoor storage **8,717 m<sup>2</sup>**



The northern part of the site is being developed by WDP and Montea.

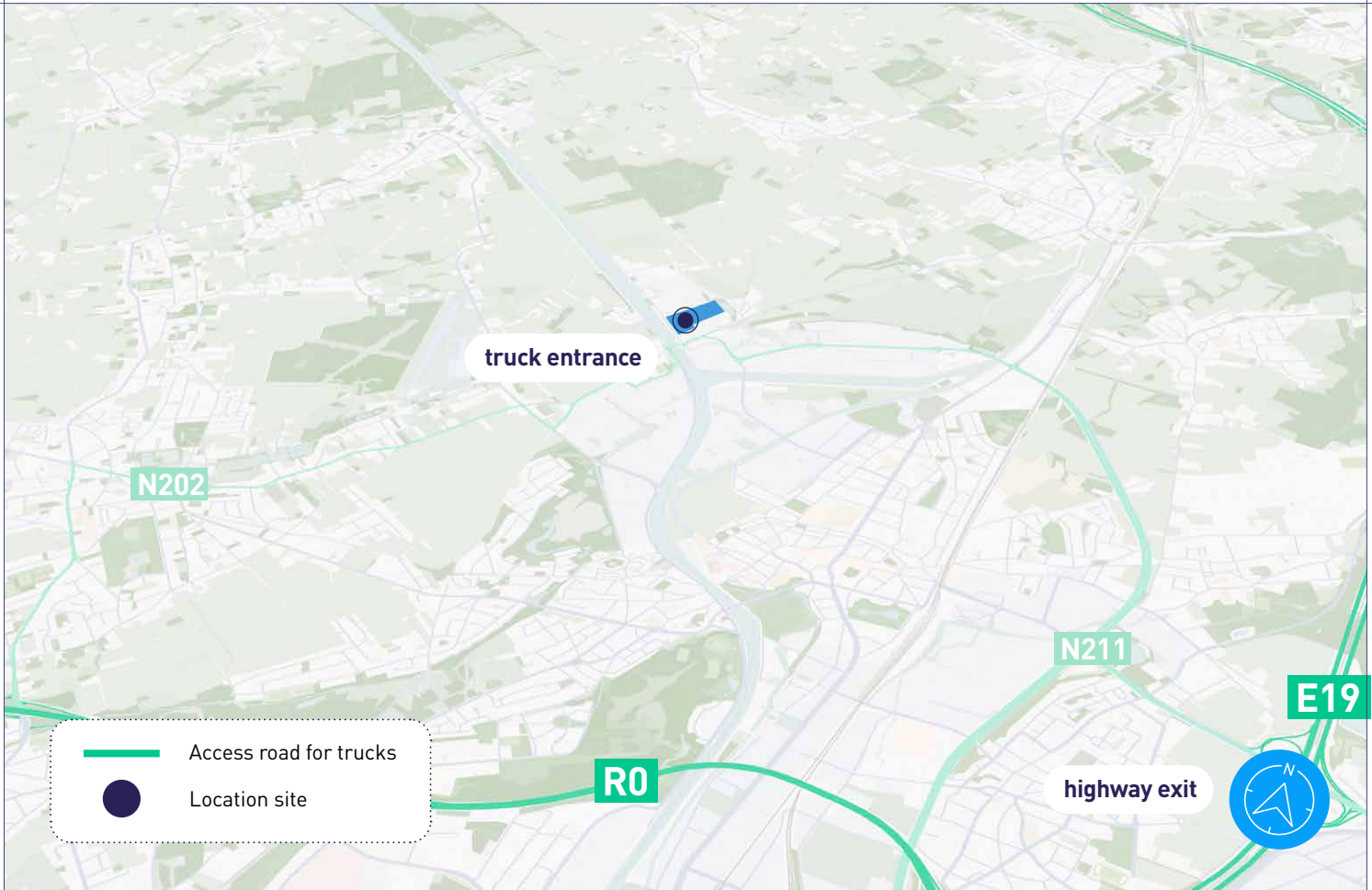




## Location

Oostvaardijk

The 'Cokeries du Brabant' site is located in Grimbergen. This unique project is being built on a site which can accommodate up to three distribution centres. You can easily share infrastructure and facilities with other tenants - or occupy the entire site exclusively with your business. The waterways are an important factor. Your future distribution centre is located on the Brussels-Scheldt canal. Which offers your company huge prospects for transportation. This is reinforced by its proximity to the container terminal in Vilvoorde - a major logistics hub in Belgium.





# Building Specifications

## Warehouse

- Clear height: **12 M**
- Structure: **concrete 12x24**
- Floor: **concrete**
- Roof: **steel deck**
- Lighting: **LED**
- **Sprinklers**
- **Heat pumps**



## Building A

**Unit 1** 17 loading docks  
1 sectional gate

**Unit 2** 17 loading docks  
1 sectional gate

## Building A

### Unit 1

Warehouse: **16,200 m<sup>2</sup>**

Office: **500 m<sup>2</sup>**

Mezzanine: **1,365 m<sup>2</sup>**

### Unit 2

Warehouse: **14,312 m<sup>2</sup>**

Office: **2x236 m<sup>2</sup>**

Mezzanine: **1,424 m<sup>2</sup>**





## Building B

Warehouse: 21,013 m<sup>2</sup>

Office: 472 m<sup>2</sup>

Mezzanine: 1,424 m<sup>2</sup>





## 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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Contact our Commercial Manager Belgium



**Joke Jennes**

[joke.jennes@montea.com](mailto:joke.jennes@montea.com)

+32 49 42 24 091

or visit [montea.com](http://montea.com)

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## Belgium 🇧🇪

Industriezone III Zuid  
Industrielaan 27 bus 6  
BE-9320 Erembodegem  
Tel.: +32 53 82 62 62

## The Netherlands 🇳🇱

Entrada  
Ellen Pankhurststraat 1c  
NL-5032 MD Tilburg  
Tel.: +31 88 20 53 888

## Germany 🇩🇪

Mindspace (office 506)  
Neue Mainzer Straße 66-68  
60311 Frankfurt am Main  
Tel.: +49 151 424 638 11

## France 🇫🇷

48 Avenue Victor Hugo  
75016 Paris  
Tel.: +33 1 83 92 25 00

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