

# DC Limburg

Verloren van  
Themaatweg 2



WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT ↗ WAREHOUSE FOR

GROWTH ↗ SPACE FOR GROWTH ↗



Warehouse	56,537 m <sup>2</sup>
Offices	2,555 m <sup>2</sup>
Mezzanine	7,256 m <sup>2</sup>
Car parking	534
Truck parking	13

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## Warehouse + office

### Born

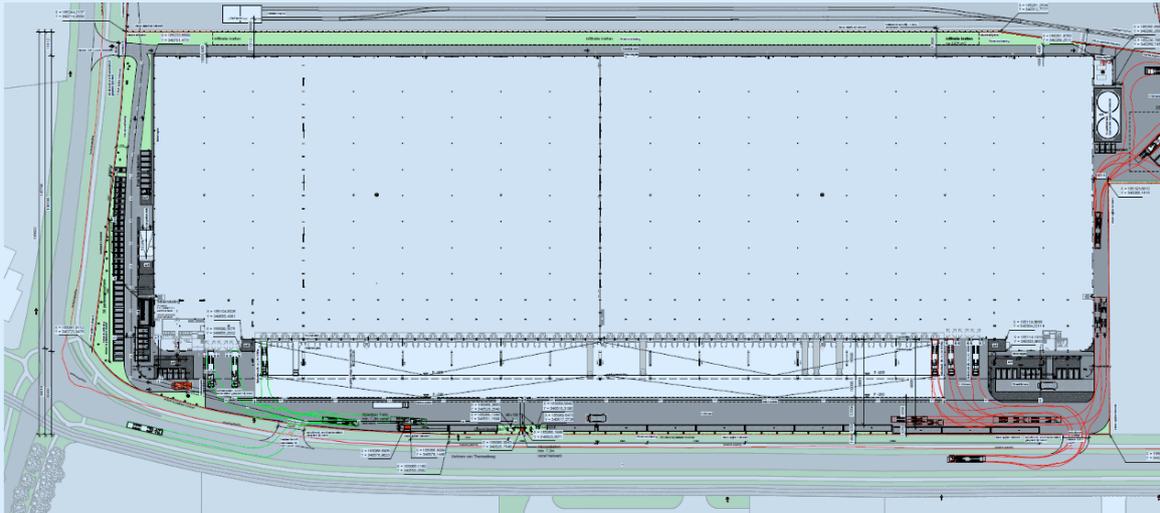
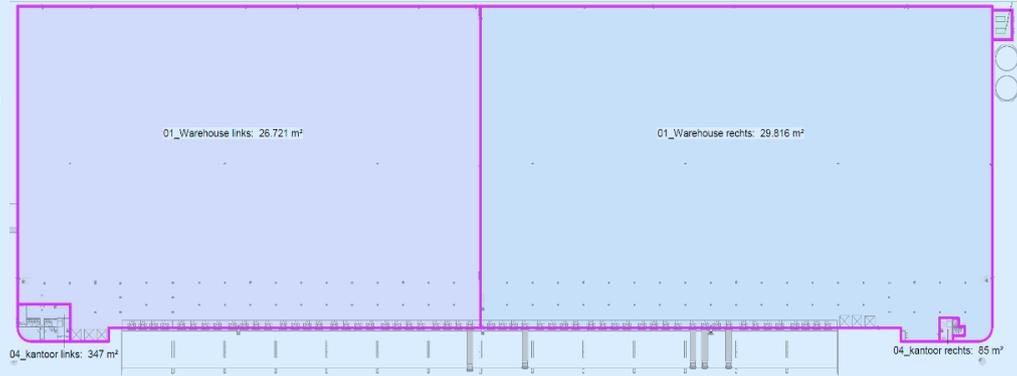
Montea has the opportunity to develop a warehouse with more than 56,537 m<sup>2</sup> of floor place. The plan includes a modern, open space office of 2,555 m<sup>2</sup>. Ensuring a future-proof site, Montea follows the latest sustainability methods such as rain water collection, heat pumps and controlled ventilation.

Situated in the province of Limburg, Born enjoys a strategic location in the southern part of the Netherlands. Its proximity to the German border and its well-connected transportation infrastructure make it a key hub for regional and international commerce.



**DC Limburg**

Warehouse **56,537 m<sup>2</sup>**  
Office **2,555 m<sup>2</sup>**



# Building specifications

## Warehouse

- Warehouse: approx. **56,537 m<sup>2</sup>**
- Mezzanine: approx. **7,256 m<sup>2</sup>**
- Free stacking height: **12.20 meters**  
(except loading/unloading zones)
- Column structure: **22.60/22.80 x 12 meters**  
(suitable for wide and narrow aisles)
- Mezzanine floor depth: **12 or 24 meters**;
- Clearance height under mezzanine: **4.50 meters**
- Roof load for solar panels: **0.15 kN/m<sup>2</sup>** (minimum)
- Concrete floor load capacity: **50 kN/m<sup>2</sup>**
- Floor flatness: **NEN 2747 class 2** (very flat)
- Electrically operated loading docks and levelers: **1 per 850-1,000 m<sup>2</sup>**
- Mechanical dock levelers: **2,000 x 2,800 mm**;  
capacity: **100 kN static, 60 kN dynamic**
- Lighting: **LED fixtures.**
- Sprinkler system: **ESFR, FM approved** (FM Global Datasheet)





## Office

- Office: approx. **2,555 m<sup>2</sup>**
- Workspace design: **Open-plan by default**
- Pantry: **1 per floor**
- Ceiling: **Suspended**
- Lighting: **Energy-efficient LED fixtures**
- Restrooms: **On each floor**



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.





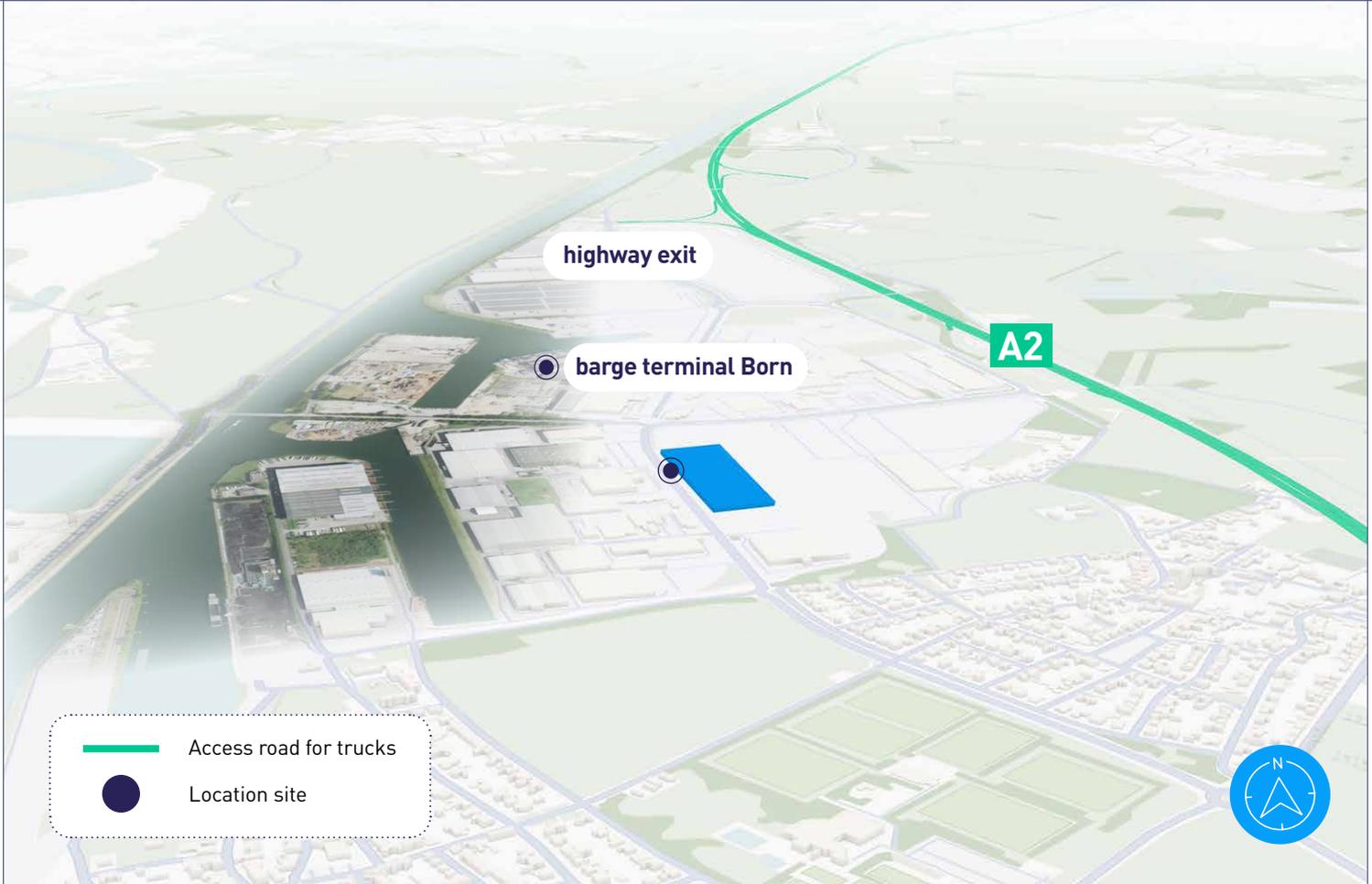
## Location

Situated in the province of Limburg, Born enjoys a strategic location in the southern part of the Netherlands. Its proximity to the German border and its well-connected transportation infrastructure make it a key hub for regional and international commerce.

Business park 'Holtum Noord' is located between the A2 highway (Maastricht-Amsterdam) and the Juliana Canal. The business park serves as a multimodal hub, making it suitable for transportation by road, water, and rail. Destinations both within and outside the country are easily accessible.

The Holtum Noord Business Park offers excellent accessibility via the A2 highway and the provincial road N297, providing a direct connection to the German border near Born.





highway exit

barge terminal Born

A2

— 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.



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