Tiel
DC Silica

Logistics Park Glassworks

MONTEA

WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT ↗ WAREHOUSE FOR

GROWTH ↗ SPACE FOR GROWTH ↗

Warehouse	20,716 m²
Offices	884 m²
Mezzanine	2,381 m²
Car parking	139

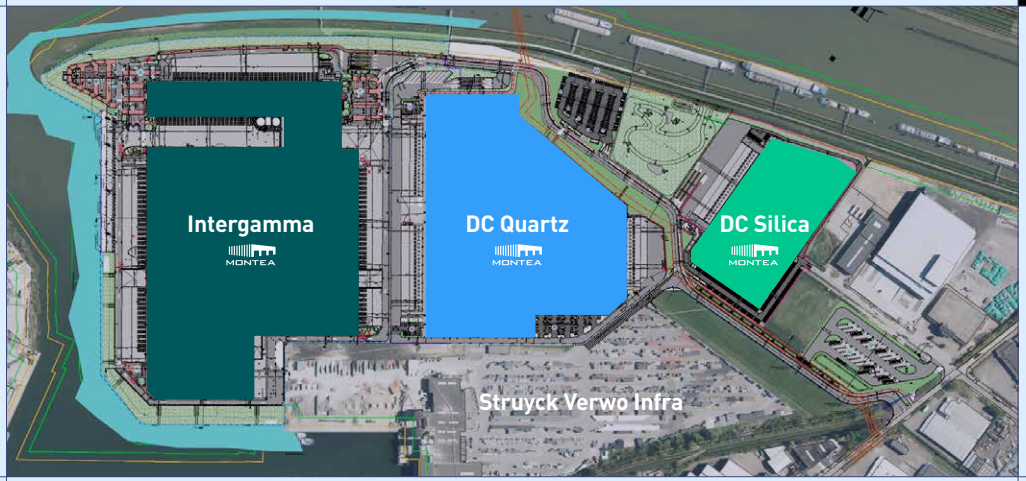
AVAILABLE NOW ↗

High-end, sustainable development

DC Silica

Logistic Park Glassworks, the sustainable transformation of an old glass factory on brownfield land to a state-of-the-art development of the future. The new development will be delivered according to BREEAM Excellent standards.

To optimise the available space on the plot buildings have a **clear height of 15,20 m**, and **free stacking height of 14,90 m**.



Logistic Park Glassworks UPS's:

- High environmental category: **5.3.**
- Available power grid connection of **15 megawatts.**
- Power generation through solar panels of approximately **15 megawatts of green energy**.
- Ambition to build an **electrical truck charging station,** with extensive facilities for drivers.

Delivery specifications

Warehouse

- **BREEAM Excellent**
- Warehouse: **approx. 20,716 m²**
- Mezzanine: **approx. 2,381 m²**
- Clear height: **15,20m**
- Free stacking height: **14,90m**
- Column structure: **22,60m x 11,30m**
- Possibility to place solar panels
- Floor load capacity: **55 kN/m²**
- **Floor: Nen 2747 class 1, super-flat floors**
- Mechanical dock levelers, **2,000mm x 2,800mm**, electro-hydraulically operated. **Static capacity 100 kN, dynamic capacity 60 kN.**
- **LED lighting**
- **Certified ESFR sprinkler system**

Office

- Office space: **approx. 884 m²**
- Designed as an **open-plan office,** the office space can be adjusted upon request
- **Pantry** available on each floor
- **LED lighting**
- **Restrooms** on each floor
- **Heat pump**
- **Terrace**

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.

Why Logistic Park Glassworks?

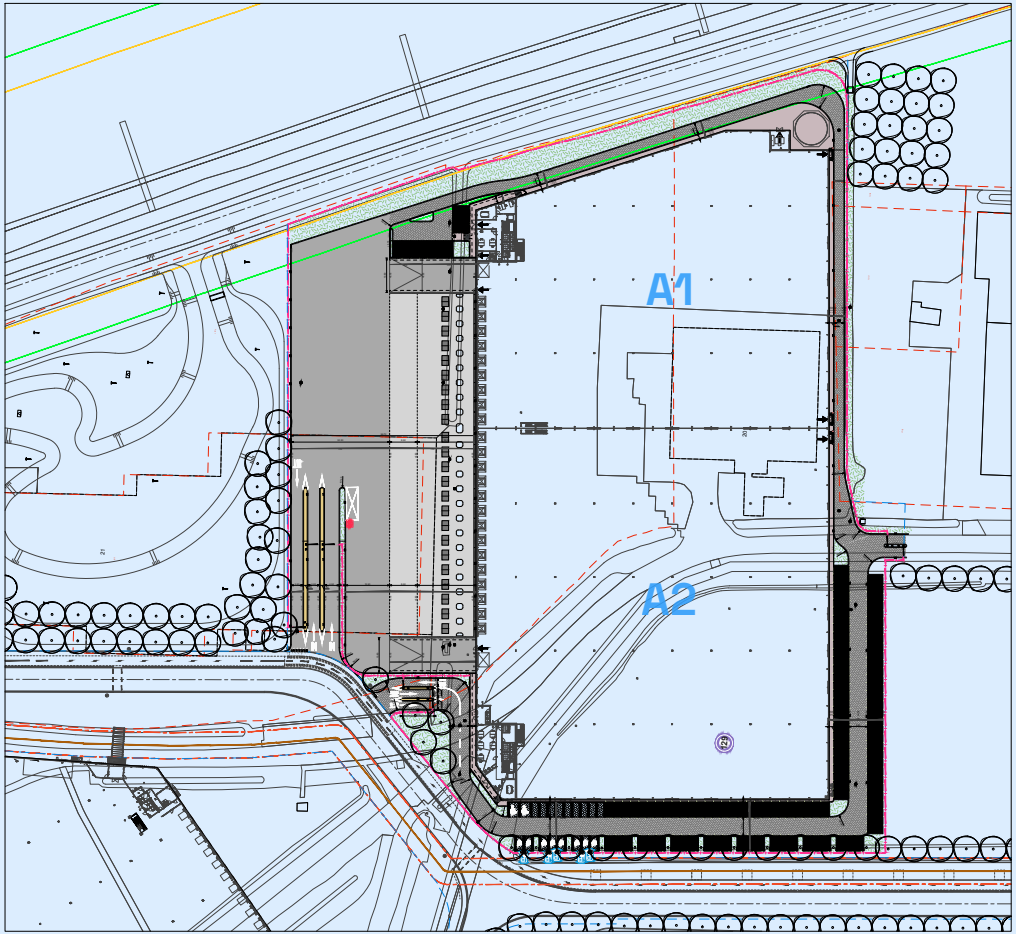
- Redevelopment of a brownfield location, demonstrating **sustainable use of land**
- **An excellent plot** for delevepment
- **Building permits have been granted**
- **No nitrogen emissions issues, the nature permit has been granted**
- Tiel has a **central location** and a strategic position **along the A15 highway**
- **BREEAM Excellent**
- Grid power connection of **15 Megawatts**
- Power generation of approximately **15 Megawatts of green energy**
- **A charging station for electrical trucks**
- High environmental category: **5.3**
- Buildings have a **clear height of 15,20 m**
- Sufficient supply of logistics personnel within the region

LOGO
LOGO

DC Silica

A1	
Warehouse	8,656 m²
Office	415 m²
A2	
Warehouse	12,060 m²
Office	469 m²

Total	
Warehouse	20,716 m²
Offices	884 m²
Mezzanine	2,381 m²



Location

Tiel is a city situated **in the heart of the Netherlands.** It is considered one of the key logistical hubs in the country due to its advantageous position.

Tiel is located less than 2 km from the A15 junction, a key highway essential for both domestic and international transport, connecting the port of Rotterdam to the German Ruhr area. The A15 also links Rotterdam and Arnhem, and the city is only **a 5-minute drive from the A2 intersection,** which connects Amsterdam, Utrecht, Den Bosch, Eindhoven, and Maastricht.

The river Waal and the Amsterdam-Rhine Canal enhance connectivity with a barge terminal making the river Waal a multimodal transport hub. Tiel serves as a base for prominent logistics providers such as DHL, LIDL, and Kuehne Nagel.

barge terminal Tiel
quay
highway exit
A2
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_2 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_2 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.

IS THIS YOUR NEW SPACE FOR GROWTH ↗

MONTEA

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