



Europe Inland Logistics 21

Nikelaan, 2430 Laakdal - Meerhout
approx. 32,000 sqm



We can
We create
We are real

HEYLEN
WAREHOUSES®

Strategically
located, **multimodal**
logistics hub



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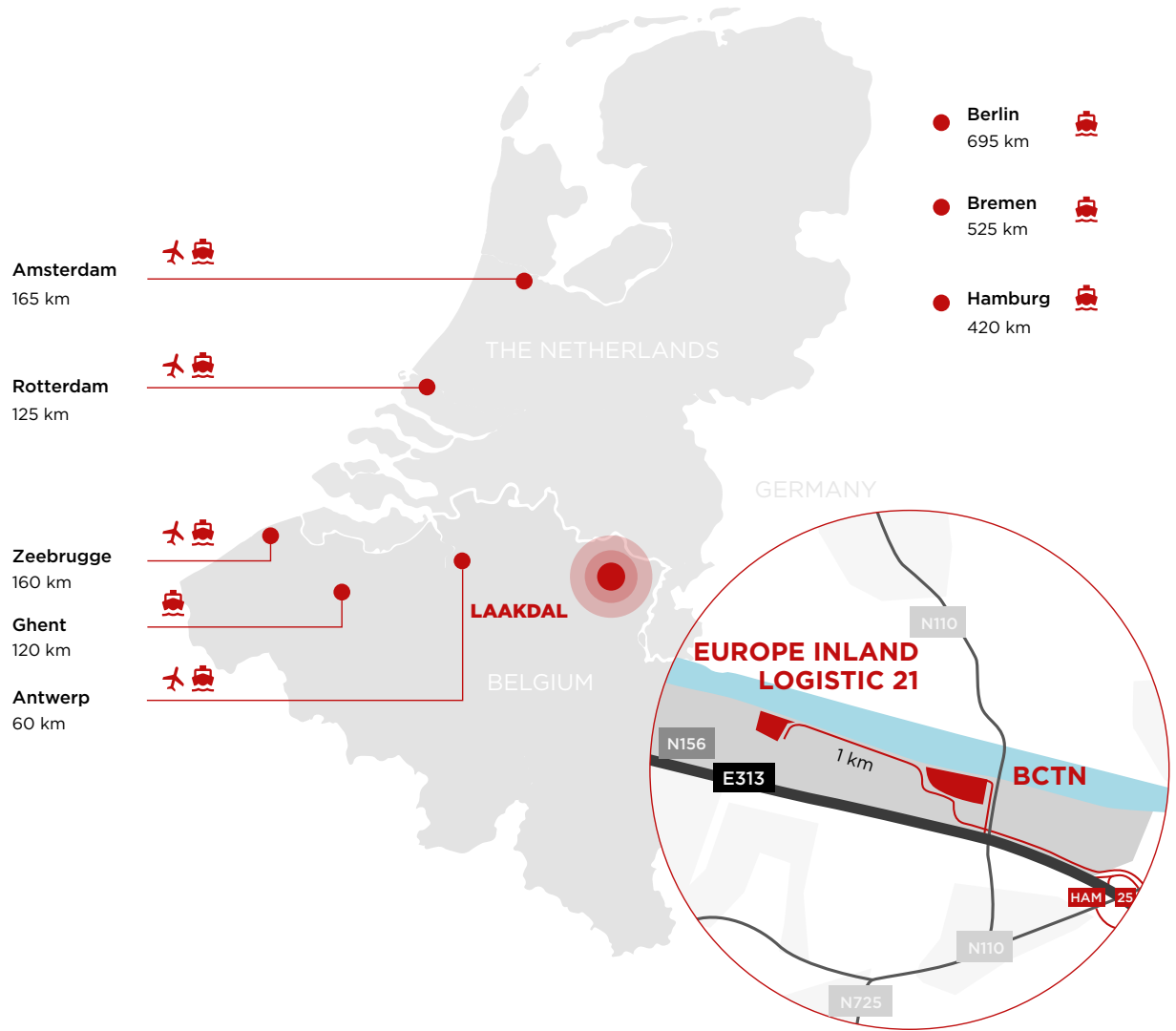
STRATEGIC LOCATION

Europe Inland Logistics 21 consists of approx. **32,000 sqm** of warehouse space on a plot extending over approx. **57,000 sqm**. The site is strategically located in Laakdal in between the **Antwerp** and **Limburg** region, along the highway E313 and the Albert Canal.

The state-of-the-art distribution centre is accessible by multiple modes of transport.



Europe Inland Logistic 21 enjoys all the benefits of a top multimodal location.



The BCTN barge terminal in Meerhout is located within 1 km of the future campus. It is the largest barge terminal in Flanders, which is situated on the Albert Canal and alongside the E313 motorway thus guaranteeing excellent access to and from the campus.

The 'blue banana' is the centrally located European megalopolis that connects several European major cities.



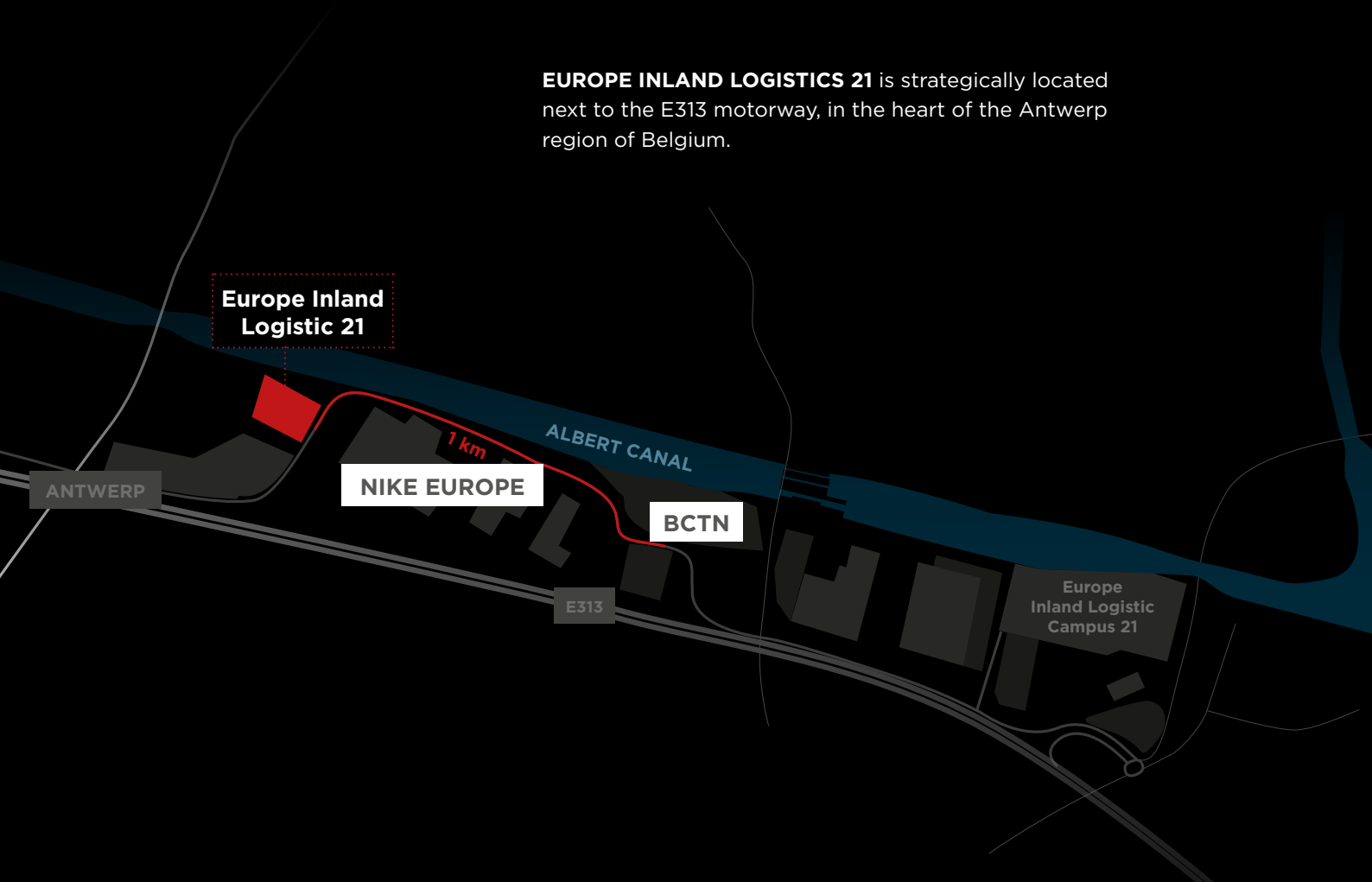
A dense urban corridor in Europe



Europe Inland Logistics 21 is the perfect hub for all your logistics needs. It is located right in the heart of the central-European logistics flow and offers optimal connections with the European hinterland.

ACCESSIBILITY

EUROPE INLAND LOGISTICS 21 is strategically located next to the E313 motorway, in the heart of the Antwerp region of Belgium.



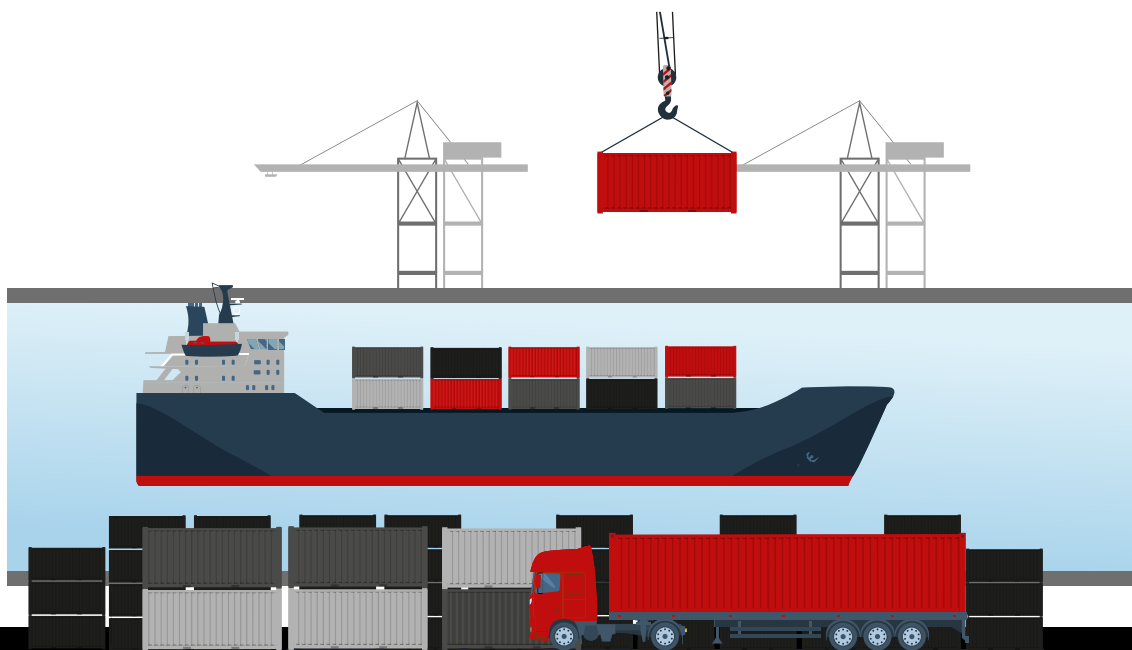
Europe Inland Logistics 21 enjoys optimal multimodal accessibility. Thanks to the Albert Canal, this logistics hub has optimal connections with the ports of Antwerp, Zeebrugge, Amsterdam, Ghent and Rotterdam. Container transport by water takes place via the nearby BCTN container terminal, with frequent daily shuttle services to and from the seaports. In addition to excellent connections via navigable waterway, efficient transport by road is also guaranteed thanks to the easy access to the E313 motorway.

The presence of the motorway and canal guarantee speedy and flexible transport options.

TERMINAL DETAILS

MEERHOUT

DAILY IN-LAND BARGE SHUTTLE



TERMINAL SQM
130,000

CAPACITY TEU
400,000

CRANES
3

CALLS PER WEEK
15

QUAY LENGHT M
350

The BCTN container terminal - at only 1 km distance of the future logistics campus - has all the expertise required for handling containers.

DAILY CONNECTIONS WITH

PORT OF ANTWERP

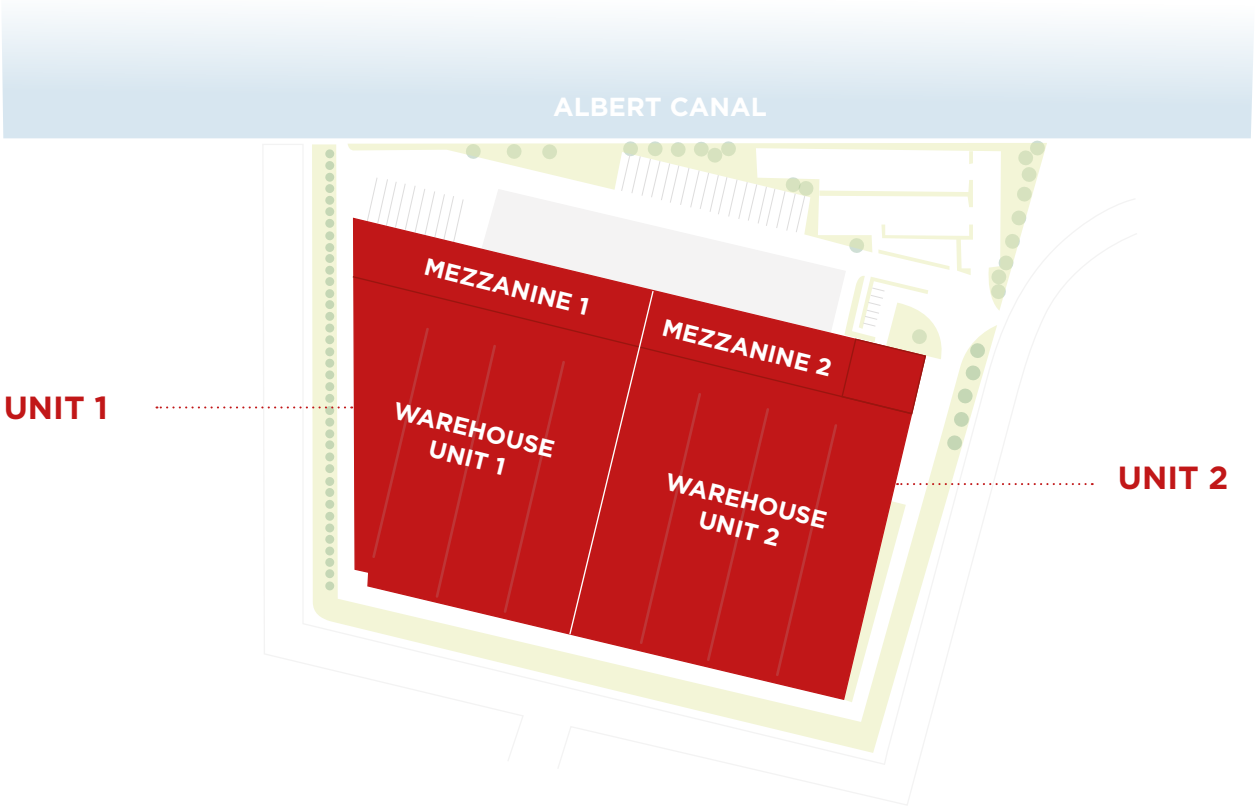
PORT OF ROTTERDAM

NORTH SEA PORT (GHENT)



**BCTN
CONTAINER
TERMINAL**

LAYOUT PLAN



UNIT 1

WAREHOUSE
15,393 SQM

MEZZANINE
2,997 SQM

OFFICE
BUILT-TO-SUIT

UNIT 2

WAREHOUSE
16,339 SQM

MEZZANINE
2,315 SQM

OFFICE
BUILT-TO-SUIT

TECHNICAL SPECIFICATIONS

WAREHOUSE

- Clear height: 12,90 m
- Span & column grid suitable for both small and wide aisles
- 1 dock door per 1.000 m²
- Dock equipped with dockleveller (60kN dynamic load), shelter and bumpers
- 1 ground level access door (4 m x 6 m) per unit
- Floor load: 50kN/m²
- Maximum point load pallet racking: 80kN / leg
- Flatness tolerance according to DIN18202 Table 3, Zeile 4
- Insulated concrete plinth with a height of 2,5 m
- Certified automatic sprinkler installation (ESFR rood sprinklers)
- Fire hose and hydrants in compliance with local regulations and building code
- Fire alarm and evacuation system in compliance with the rules and code
- Heating (12°) and ventilation system
- Lighting: energy efficient LED, 250 Lux

MEZZANINE

- Mezzanine with a depth of 24 m above expedition area
- Floor load of 10kN / m²
- Windows for natural light

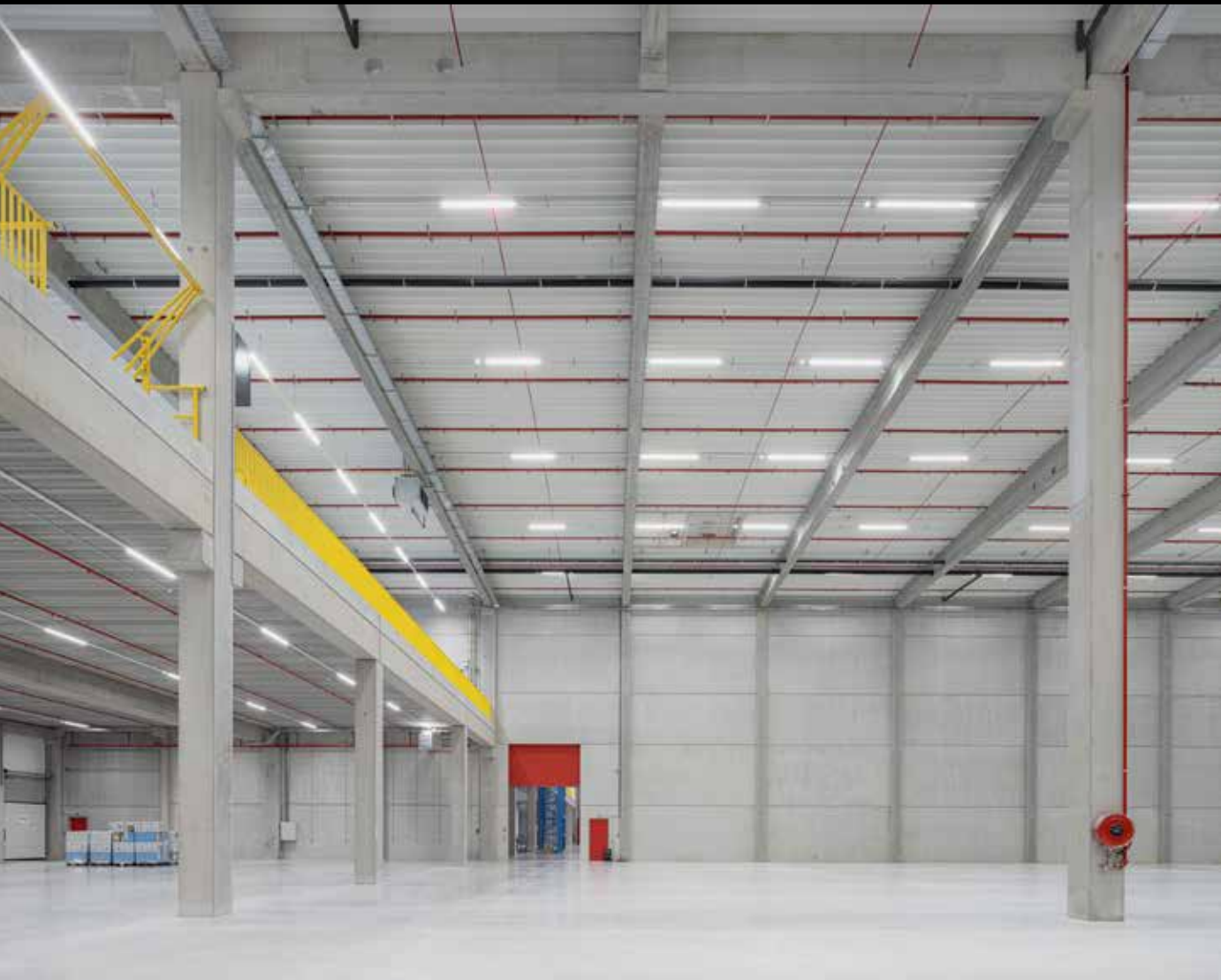
OFFICE

- Offices on ground floor and mezzanine level with an open floor plan
- High-end VRF-system for cooling and heating
- LED lighting, 500 Lux at worktable level
- High-end finishes

SITE

- Perimeter fencing with automated entrance gate
- Loading area 40 m deep, designed for heavy loads
- Exterior lighting for loading area, circulation road and park yards
- Parking yard

Based on the 'second-life'
principle, our buildings
**meet the future
standards.**



CONTACT US

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Creator and investor of state-of-the-art logistics and light-industrial real estate

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