



# Europe Inland logistic campus 21

Staatsbaan, 3945 Ham  
approx. 100,000 sqm



We can  
We create  
**We are real**

**HEYLEN**  
WAREHOUSES®

# Strategically located, multimodal logistics hub

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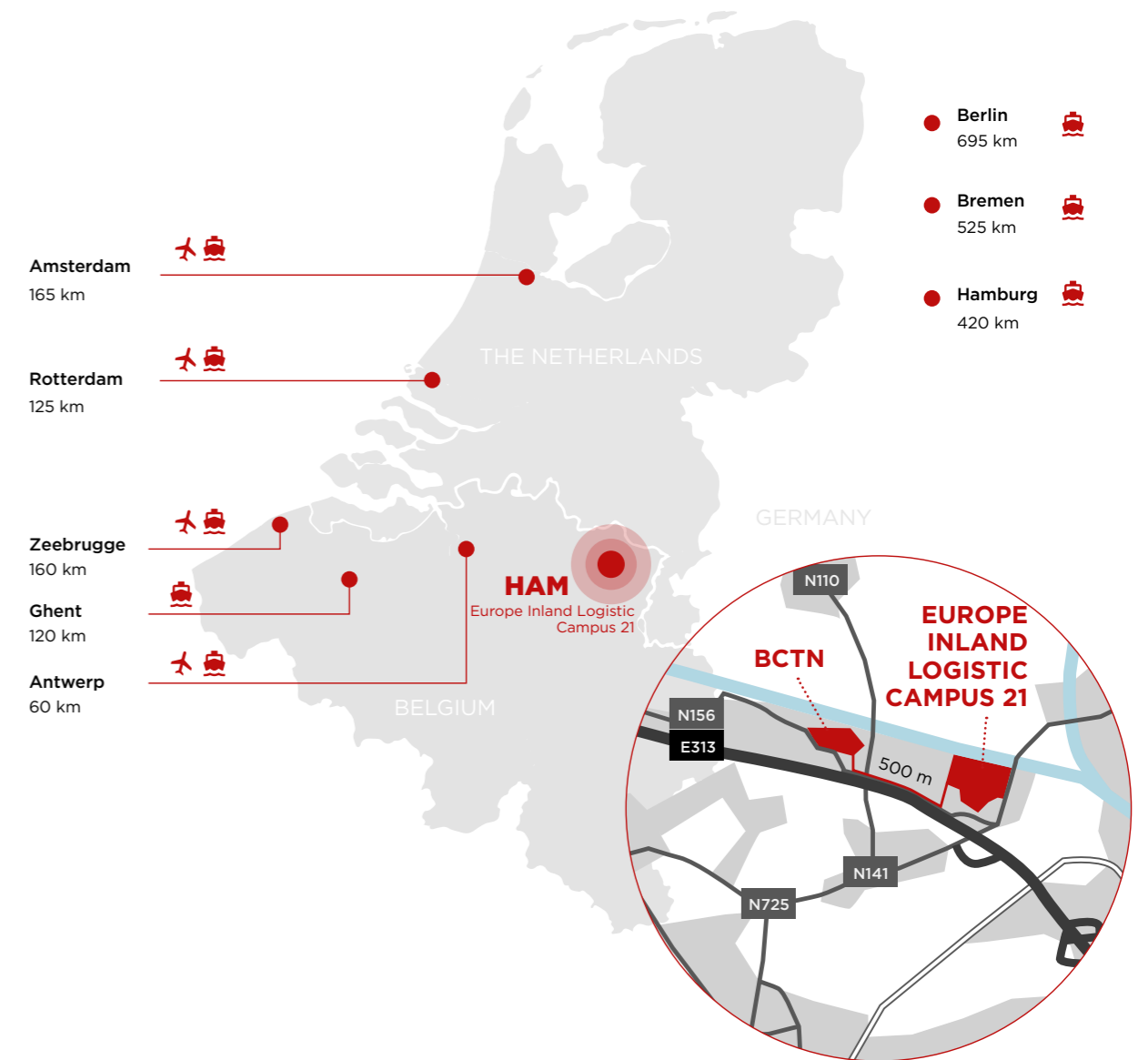
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## STRATEGIC LOCATION

Europe Inland Logistic Campus 21 consists of **100,000 sqm** of warehouse space on a plot extending over **185,000 sqm**. The site is strategically located in Ham 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.



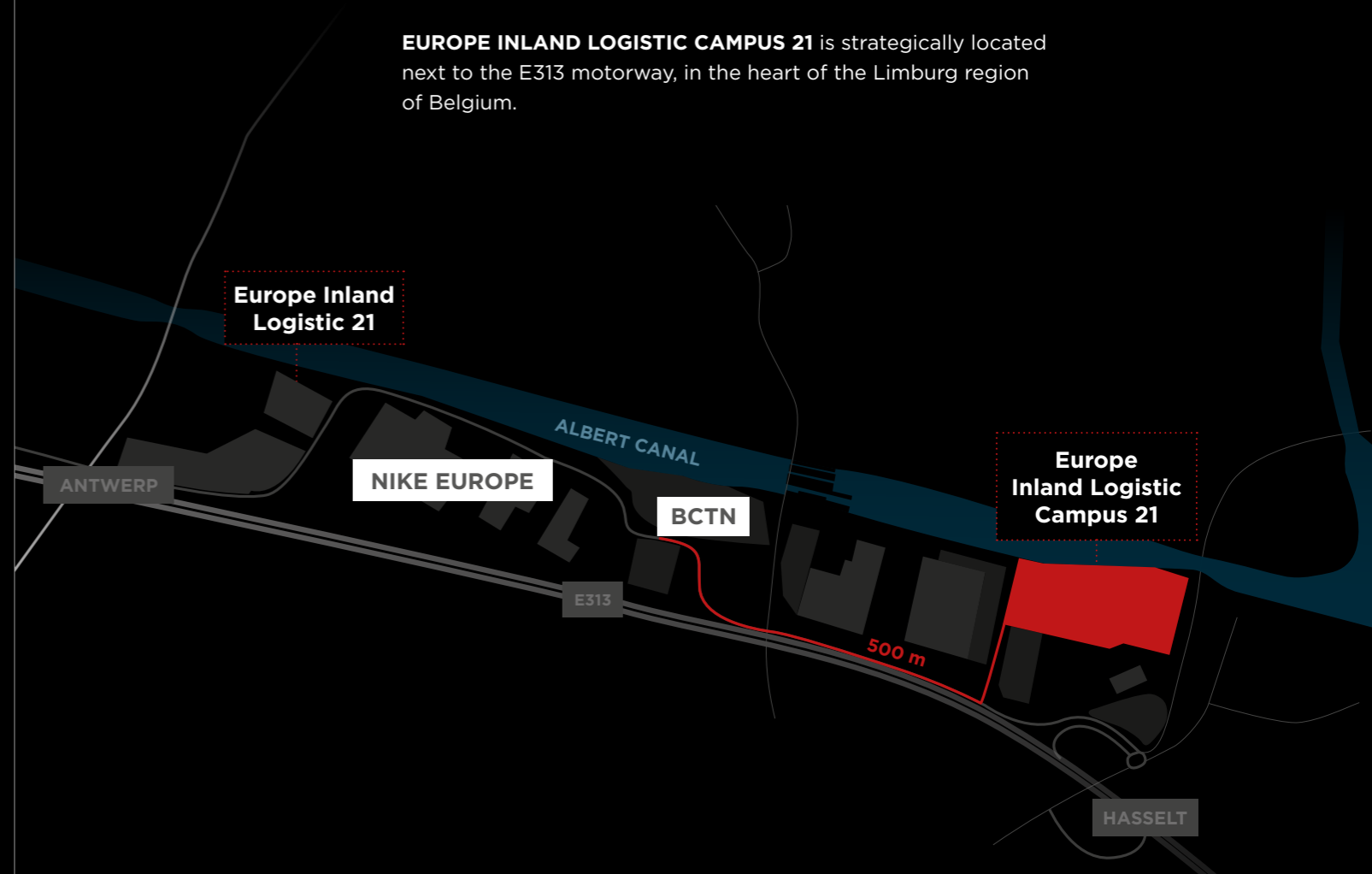
The BCTN barge terminal in Meerhout is located within 500 metres of the future campus. It is the largest barge terminal in Flanders, which is situated on the Albert Canal and alongside the E313 motorway thus guaranteeing excellent access to and from the campus.



Europe Inland Logistic Campus 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 LOGISTIC CAMPUS 21** is strategically located next to the E313 motorway, in the heart of the Limburg region of Belgium.



Europe Inland Logistic Campus 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 INLAND 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 500 m distance of the future logistics campus - has all the expertise required for handling containers.

**DAILY CONNECTIONS WITH**

**PORT OF ANTWERP**

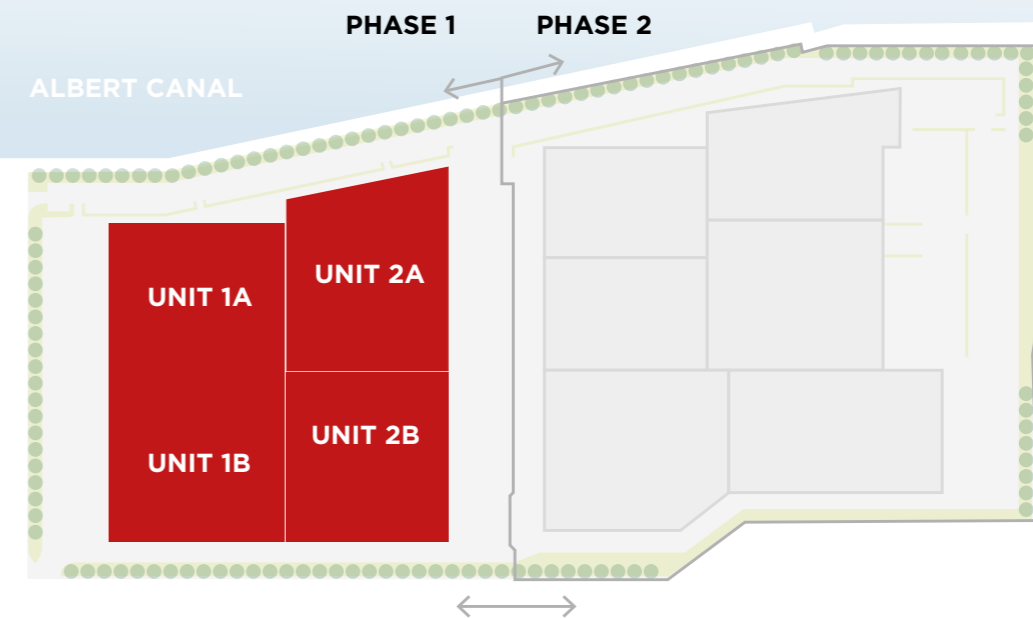
**PORT OF ROTTERDAM**

**NORTH SEA PORT (GHENT)**



**BCTN  
CONTAINER  
TERMINAL**

# LAYOUT PLAN PHASE 1



**UNIT 1A**

WAREHOUSE  
**10,122 SQM**

MEZZANINE  
**2,315 SQM**

OFFICE  
**BUILT-TO-SUIT**

**UNIT 1B**

WAREHOUSE  
**11,617 SQM**

MEZZANINE  
**2,658 SQM**

OFFICE  
**BUILT-TO-SUIT**

**UNIT 2A**

WAREHOUSE  
**11,128 SQM**

MEZZANINE  
**2,890 SQM**

OFFICE  
**BUILT-TO-SUIT**

**UNIT 2B**

WAREHOUSE  
**11,921 SQM**

MEZZANINE  
**2,892 SQM**

OFFICE  
**BUILT-TO-SUIT**

## TECHNICAL SPECIFICATIONS

### WAREHOUSE

- Clear height: 13.7 m (creating 15-20% more pallet space)
- Span & column grid suitable for both small and wide aisles
- 1 dock door per 1,000 sqm
- 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/m<sup>2</sup>
- Maximum point load pallet racking: 90kN / 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 roof 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 / sqm
- Windows for natural light

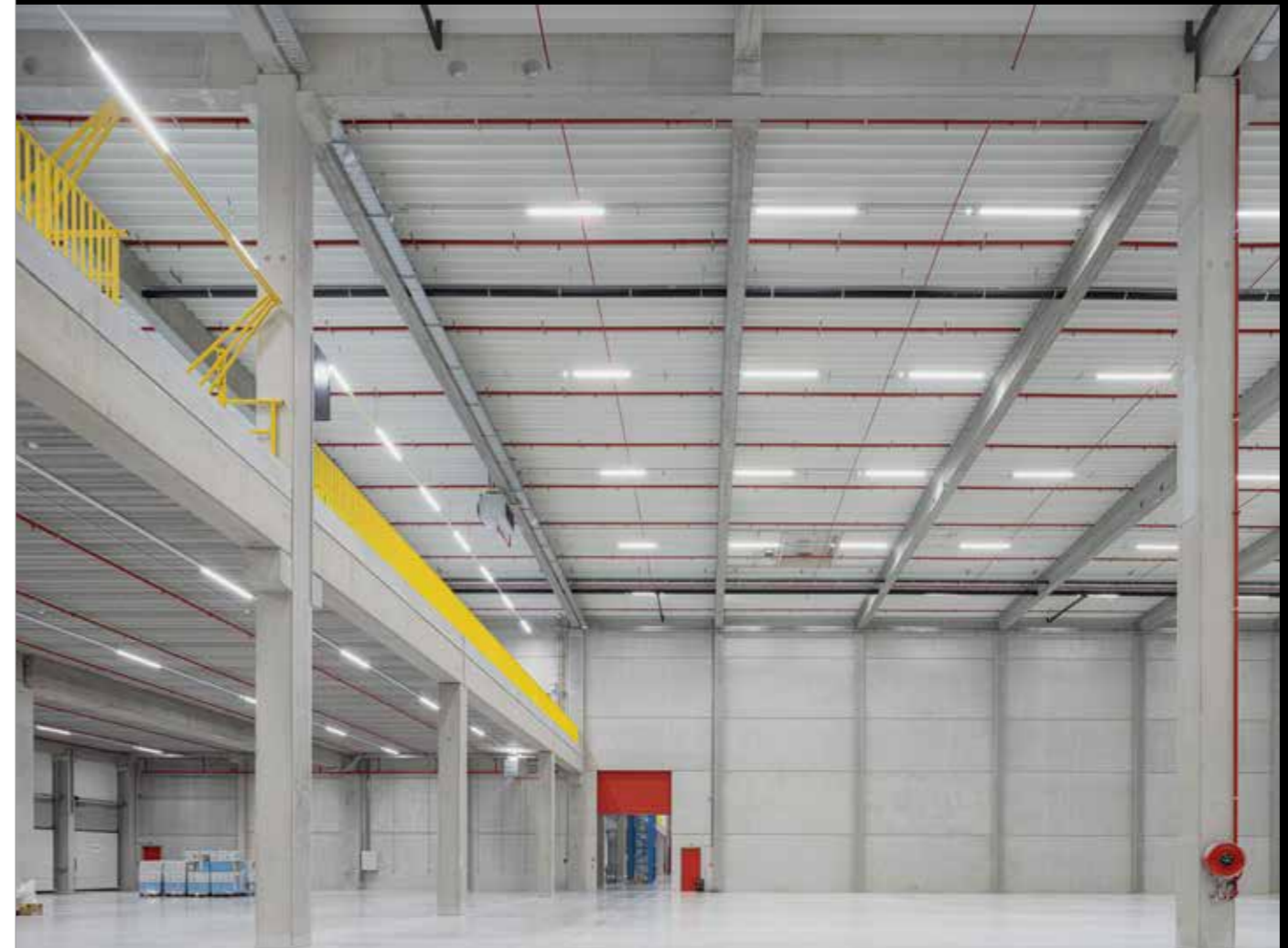
### OFFICE

- 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 parking yards
- Parking yards

Like the ancient builders of cathedrals, **our aim is to build for future generations.**



# CONTACT US

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