

Ghent Gateway

35.500 sq m
Jozef Schelstraat
Zwijnaarde



Location

ACCESSIBILITY

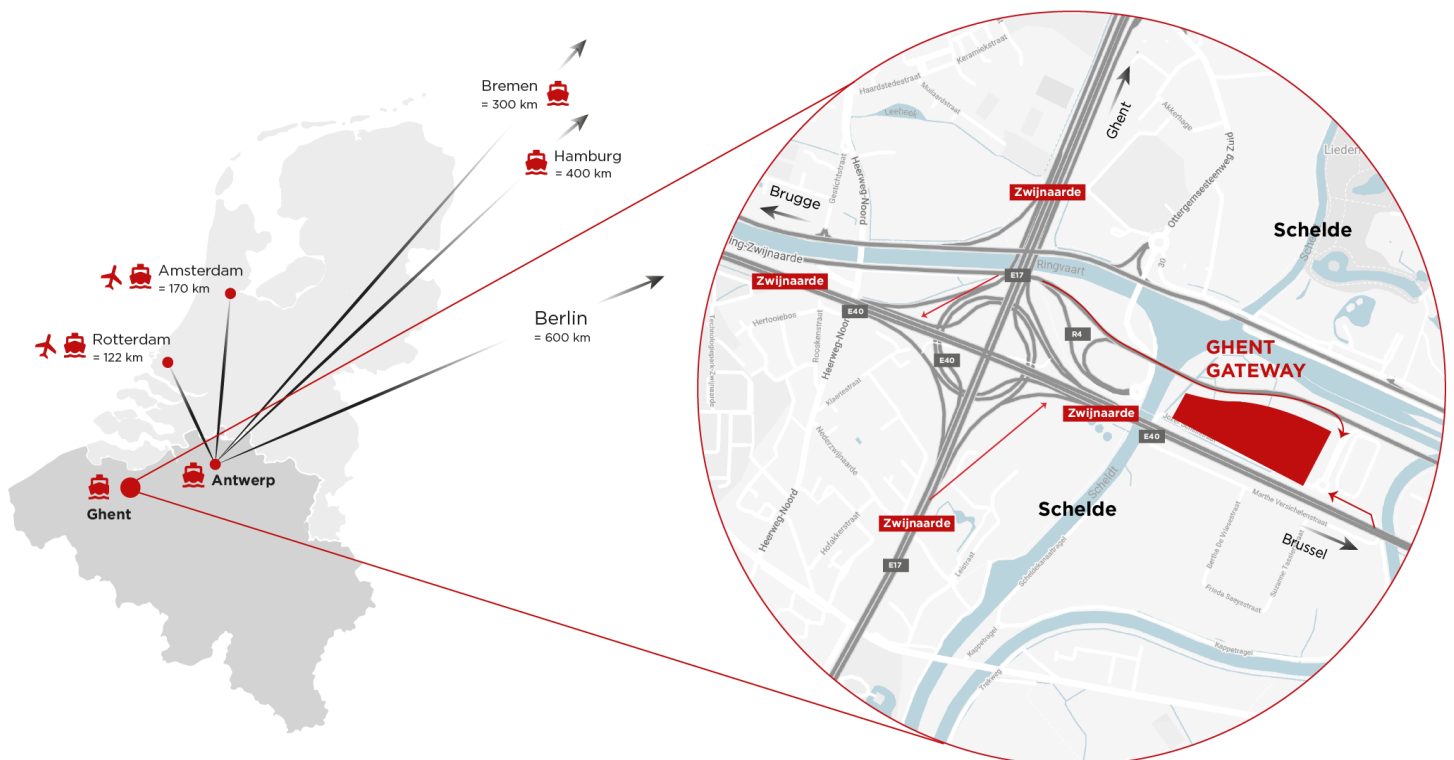
A strategic location on a logistic hotspot in Belgium.

This multimodal project is located on a unique location at the crossing of two important highways, the E17 from Antwerp to France and the E40 from Germany, through Liege and Brussels to the coast.

This location at the entrance of the city of Ghent is also known as the crossingpoint of Zwijnaarde.

For logistic activities this location offers a number of opportunities, as well for city logistics as for national and international logistics.

On the site a barge terminal will also be developed.



Location



<- Brussels

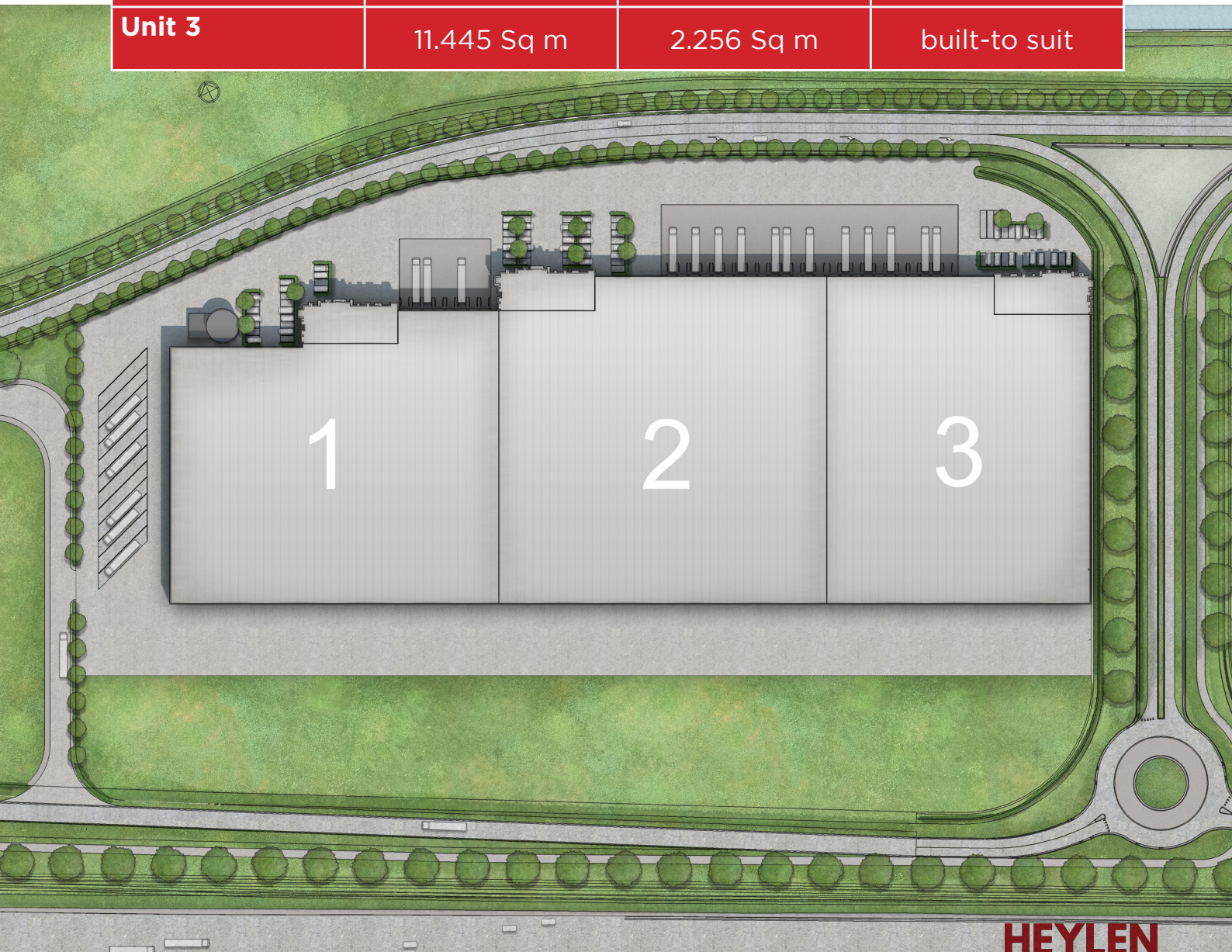
France ->

Ringvaart



Layout plan

	Warehouse	Mezzanine	Office
	Sq m	Sq m	Sq m
Unit 1	10.731 Sq m	2.227 Sq m	built-to-suit
Unit 2	13.337 Sq m	2.275 Sq m	built-to-suit
Unit 3	11.445 Sq m	2.256 Sq m	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 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: 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 conform to local regulations and building code
- Fire alarm and evacuation system conform 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

Offices

- 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
- Fully equipped pantry
- High-end finishing

Site

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





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WAREHOUSES