

Houdeng Logistics 21

Chemin de la Reconversion - Houdeng
Approx. 25,000 sqm



We can
We create
We are real

HEYLEN
WAREHOUSES®

Strategically located logistics hub

CONTENT

Strategic location	04
Accessibility	07
Garocentre terminal details	08
Technical specifications	11
Our sustainable strategy	12



STRATEGIC LOCATION

MULTIMODAL LOGISTICS HOTSPOT IN THE HEART OF EUROPE

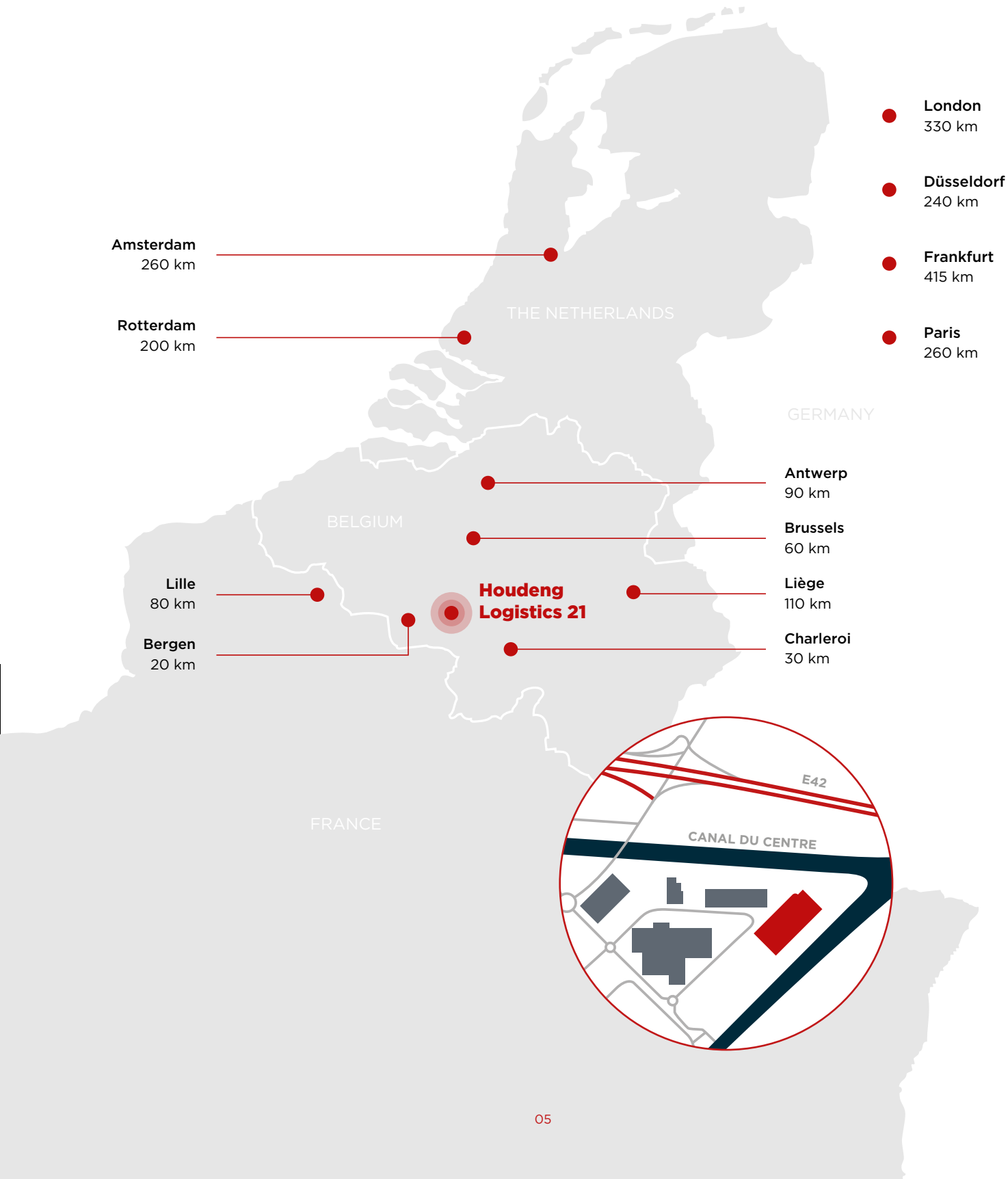
Belgium enjoys a unique maritime facade and a dense motorway network. Therefore, it is the logistics hotspot for any company which wishes to locate at the heart of the European logistics network.

The importance of canals and inland ports, as the hinterland of seaports to which the multimodal site is linked, make of Garocentre an attractive logistics base.

Developed at the very heart of the transportation European network, Garocentre benefits from a concentration of 60% of the European purchase capacity within a 48 hours-drive, at a moderate cost.

Garocentre benefits from an outstanding accessibility:

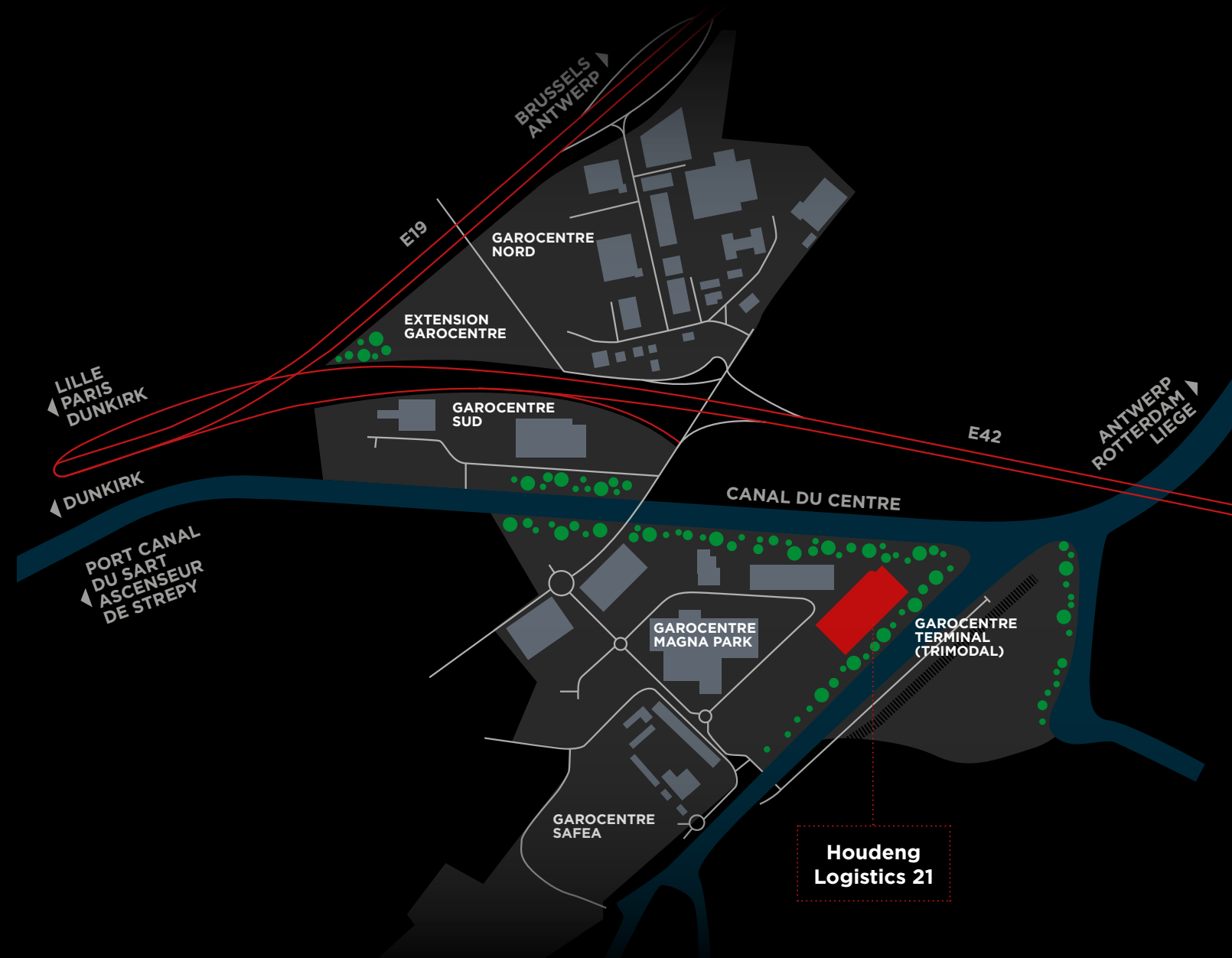
- with a direct access to the **motorways**, at the junction of the **major highways**:
 - **E42** to Lille, Liège, Luxemburg and Germany;
 - **E19** to Paris, Brussels and Germany;
- with a **barge terminal** on the high capacity Canal du Centre which links the river networks of the Schelde and the Seine to the networks of the Maas and the Rhine;
- with a **rail terminal** that can receive 600 meters long trains;
- at less than one-hour drive from the **airports** of Brussels, Brussels South, Liège and Lille.





ACCESSIBILITY

The logistics complex is easily accessible via the E42 motorway (approx. 5 minutes). The E42 is the motorway between Namen and Bergen and is one of the main national roads for freight and passenger transport to the east and west of Europe. Other highway is the E19 to Brussels (50 km) and Rotterdam (200 km).



TERMINAL DETAILS

GAROCENTRE

TERMINAL SQM
60,000

CAPACITY TEU
25,000

QUAY LENGHT M - BARGE
325

QUAY LENGHT M - TRAIN
1,200

CRANES
**TRIFUNCTIONAL,
TRIMODAL**

DAILY HANDLING CAPACITY
300 CONTAINERS

Support Services offered in the area of Garocentre:

- customs and customs agencies;
- formation center in logistics;
- catering (restaurants, hotels, apart-hotel);
- equipments for truck drivers (tanking station, truck wash, car parks and Febetra center);
- refrigeration operators (trucks and warehouses).



PURPOSE OF THE TERMINAL

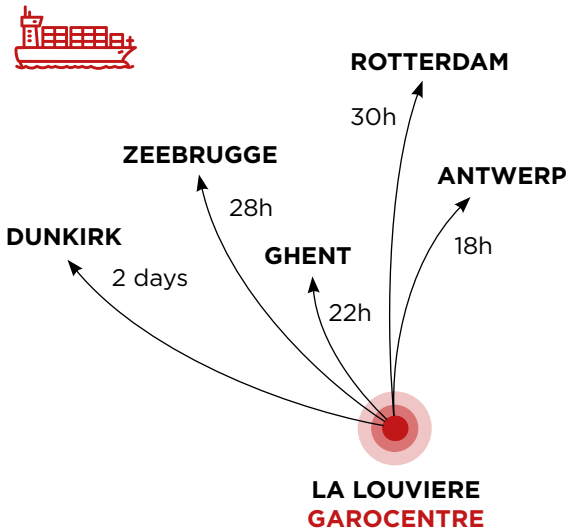
An entry point to the seaports

Garocentre Terminal is the ideal entry point to the seaports for those involved in logistics established south of the Brussels Region, in Hainaut and Northern France.

The terminal's location south of Brussels and the region's excellent water and rail links enable the terminal to build a bridge between this region and the ports of Antwerp-Bruges and Rotterdam, and over the road traffic-clogged Brussels and Antwerp regions.

The container terminal handles rail and inland waterway transport of maritime containers between the clients' sites and the maritime quays, enabling them to benefit from all the advantages of intermodal transport:

- **Timeliness and phasing** of the arrival of containers at the client's site (through buffer stock at the terminal)
- **Reliability** of schedules, independence from the vagaries of road traffic
- **Safe** transport, including of hazardous cargo
- And all this while improving the **economic performance and environmental footprint** of transport





UNIT 1

WAREHOUSE
12,108 SQM

MEZZANINE
2,900 SQM

OFFICE +0
598 SQM

UNIT 2

WAREHOUSE
11,567 SQM

MEZZANINE
1,722 SQM

OFFICE +0
547 SQM

OFFICE +1
549 SQM

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: 50 kN/m²
- Maximum point load pallet racking: 90 kN/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 10 Kn/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

* We deliver our commercial buildings in accordance with the standard specifications of Heylen Warehouses. However, a built-to-suit that deviates from the Heylen Standard is also possible.

OUR SUSTAINABLE STRATEGY



SMART BUILDING

Our online energy dashboard will help customers proactively to manage the consumption of their utilities.



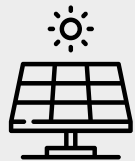
COST-EFFECTIVE

Reduced maintenance costs thanks to the use of high quality and performing materials.



RECYCLED & RECYCLABLE MATERIALS

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



SOLAR ENERGY

Sustainable and cost-efficient energy resulting in bottom-line savings.



REDUCING WATER USAGE

Rainwater harvesting for use in toilet flushing and other non-potable applications (green keeping)



CHARGING STATIONS



OPTIMIZING THE USE OF NATURAL LIGHT

Assembled natural light solution that can save up to 10% a year on running costs.



EXCEEDING REGULATIONS

By exceeding the basic principles, we make our buildings future-proof for further growth.

BREEAM®

BREEAM METHODOLOGY





Our state-of-the-art warehouses
are outstandingly multifunctional.

CONTACT US

Houdeng Logistics 21
Chemin de la Reconversion - Houdeng

DANAË STOVE

+32 (0)475 83 97 67

danaë.stove@heylenwarehouses.com



Disclaimer | All images shown are for indicative purposes only and may be subject to change.

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