



AGORA 21 LOGISTIC CAMPUS

Boekerman 1G | Oud Gastel - Roosendaal | The Netherlands
Approx. 12,000 SQM



We can
We create
We are real

HEYLEN
WAREHOUSES®

Strategically located logistics hub

CONTENT

Strategic location	04
Accessibility	07
Layout plan	08
Technical specifications	10
Our sustainable strategy	12



STRATEGIC LOCATION

The **Agora 21 Logistic Campus** in Oud Gastel enjoys a remarkable geographical advantage, nestled perfectly between the influential logistics hubs of **Antwerp** and **Rotterdam**. Boasting an impressive warehouse space spanning approximately 11,000 sqm, this strategic location offers your business a multitude of benefits.

Gateway to Prosperity: With proximity to these major European trade centers, your operations can easily tap into extensive market reach and transportation networks. **This advantageous position** not only simplifies regional distribution but also opens doors to international trade opportunities, propelling your business towards unparalleled growth and success.





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

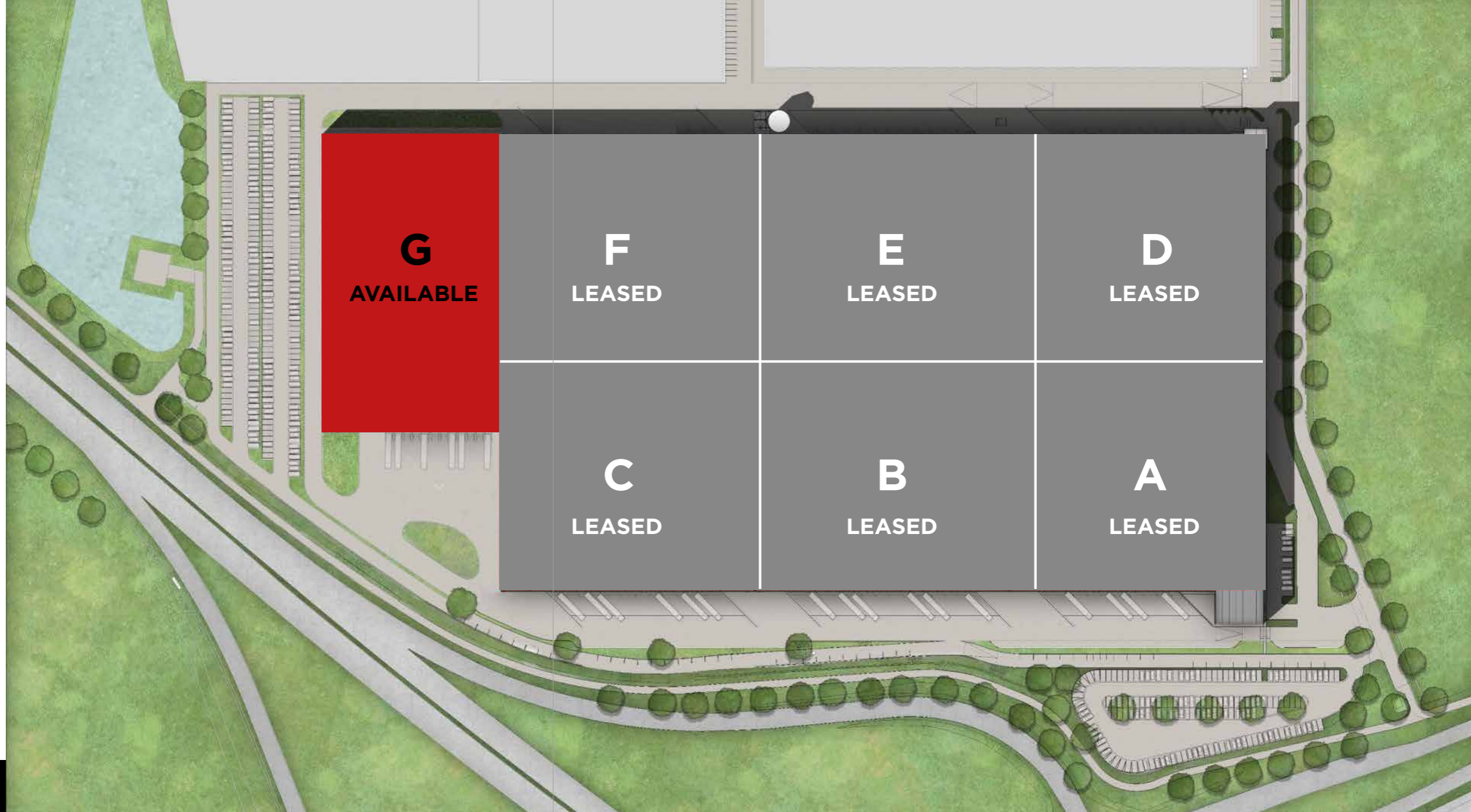


ACCESSIBILITY

Right off exit 21 of the highway A17 (which links Rotterdam and Antwerp), Heylen Warehouses is building Fase 3 of the approx. 80,000 sqm state of the art logistic campus The 'Agora 21 Logistic Campus'. The site is situated on the business park Borchwerf II and is a unique AAA view location.



LAYOUT PLAN



UNIT G

GFA WAREHOUSE
APPROX. 10,832 SQM

GFA MEZZANINE
APPROX. 2,022 SQM

OFFICE - BTS
APPROX. BUILT-TO-SUIT

BY MUTUAL AGREEMENT
TRUCK PARKING
CAR PARKING
ELECTRICAL CHARGING POINTS

AVAILABILITY
AVAILABLE WITHIN APPROX. 12 MONTHS



TECHNICAL SPECIFICATIONS*

WAREHOUSE

- Clear height: 13,7 m (creating 15-20% more pallet space)
- Span & column grid suitable for both small and wide aisles
- 12 docks doors per 10,000 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/sqm
- 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/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
- Fully equipped pantry
- High-end finishing

Site

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

* We usually 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



CONTACT US

Agora 21 Logistic Campus

Boekerman 1G

Oud Gastel - Roosendaal

The Netherlands

JORDY GRUNDEL

+31 (0)6 82 72 40 78

jordy.grundel@heylenwarehouses.com

NICK OUDE AARNINKHOF

+31 (0)6 14 46 29 95

nick.oudeaarninkhof@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