



Securing the future of high-value goods logistics

HEYLEN
WAREHOUSES®

How Heylen Warehouses sets the standard for safe, future-proof logistics facilities

Executive summary

As global supply chains grow in complexity, the safe storage and handling of high-value goods has never been more critical. The European Union estimates annual losses exceeding €8.2 billion due to theft of high-risk products. This insight paper outlines Heylen Warehouses' approach to combatting this threat through custom-developed logistics facilities. By combining architectural design, technology, and strategic planning, Heylen Warehouses established itself as a thought leader in secure logistics real estate.

1. Logistics security is business continuity

Security is no longer optional. For businesses storing electronics, luxury goods, pharmaceuticals, or sensitive materials, theft can lead to operational disruptions, reputational damage, and financial loss. High-security logistics infrastructure is a foundational requirement for business continuity.

At Heylen Warehouses, we don't see security as a feature, but as a fundamental responsibility. We proactively develop warehouse solutions that minimize risk, tailored to each client's operational profile and asset sensitivity.

2. High-security certification and guidance

Heylen Warehouses has extensive experience in developing high-security logistics buildings. We guide companies through the full process of designing and building facilities aimed at achieving the TAPA Facility Security Requirements (FSR) A-level certification—the highest standard for theft-sensitive environments. This includes cross-disciplinary coordination across property design, technology integration, and operational procedures.

3. Tailor-made developments: a 360° security approach

Security requirements differ between goods, clients, and sectors. Our multidisciplinary team specializes in tailor-made developments—whether on new land, through redevelopment, or via renovation of existing logistics hubs.

Expertise across all dimensions of security

At Heylen Warehouses, we understand that security is never one-size-fits-all. Our expertise spans multiple dimensions, tailored to the specific risks and operational demands of each type of goods.

When it comes to goods with high commercial value, we deploy a layered security approach. This includes certified building designs, reinforced access controls, perimeter protection, and intelligent surveillance technologies to deter and detect threats at every level.

Smart Monitoring & Control: we integrate cutting-edge smart systems that offer real-time visibility across operations. From live tracking and automated alerts to data-driven dashboards, these tools empower clients with full situational awareness and control over their logistics flow.

From the earliest feasibility studies to the full-scale implementation of advanced safety and security systems, Heylen Warehouses stands by its clients. We design each solution in close collaboration with our partners, ensuring it fits seamlessly with their operational realities and strategic objectives.

4. Standards and security philosophy

There are three pillars of warehouse security:

1. Organisational – Procedures like access protocols, lighting, key management, and staff training
2. Architectural – Structural integrity, locks, burglar-resistant materials, compartmentalization
3. Electronic – Surveillance systems, alarms, sensors, and automated access control

Heylen Warehouses evaluates every site using these three principles, ensuring the right mix of protection for each risk level.

5. Security features

Heylen Warehouses implements a multi-layered security plan that exceeds standard compliance and aligns with TAPA's FSR A level:

Perimeter security

- Dual perimeter zones: Separating public areas from tenant zones and truck access from loading docks
- Fencing: 2m fencing with an additional 50cm barbed wire—above regulatory minimums
- Single-entry access: Minimizing entry points with high surveillance and gatehouse registration

Access to high-risk areas

- High-security locks with X-ray scanners and metal detectors control entrance to value zones
- Additional internal fencing increases delay and detection in unauthorized movement

Structural enhancements

- Reinforced concrete walls and intrusion-resistant glazing
- Limited rooftop access points to prevent vertical entry
- Burglar-proof features tested to NEN standards

Smart surveillance

- High-definition CCTV system covering all perimeters and critical zones
- Smart lighting and alerting systems linked to central monitoring
- Speedgates for truck exits to limit exposure during loading cycles

6. Why clients choose Heylen Warehouses

Strategic locations

With land plots and buildings available in Belgium, France, the Netherlands and Spain, our clients gain access to Europe's most vital logistics corridors—without compromising security.

Client-centric philosophy

We don't just deliver buildings. We co-create secure, functional environments designed to enhance each client's unique supply chain and risk profile.

Reliable process, proven results

Our three-step approach—risk classification, planning, and implementation—ensures every security project is both comprehensive and compliant.

7. Setting the benchmark in secure warehousing

With theft risks on the rise, the demand for advanced, compliant, and future-proof storage is accelerating. At Heylen Warehouses, we blend vision, experience, and engineering to secure what matters most—your operations, your products, and your reputation.

Let's talk

Secure your logistics hub with precision.

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