





Prologis Park Boom DC2 - All Electric

Belgium




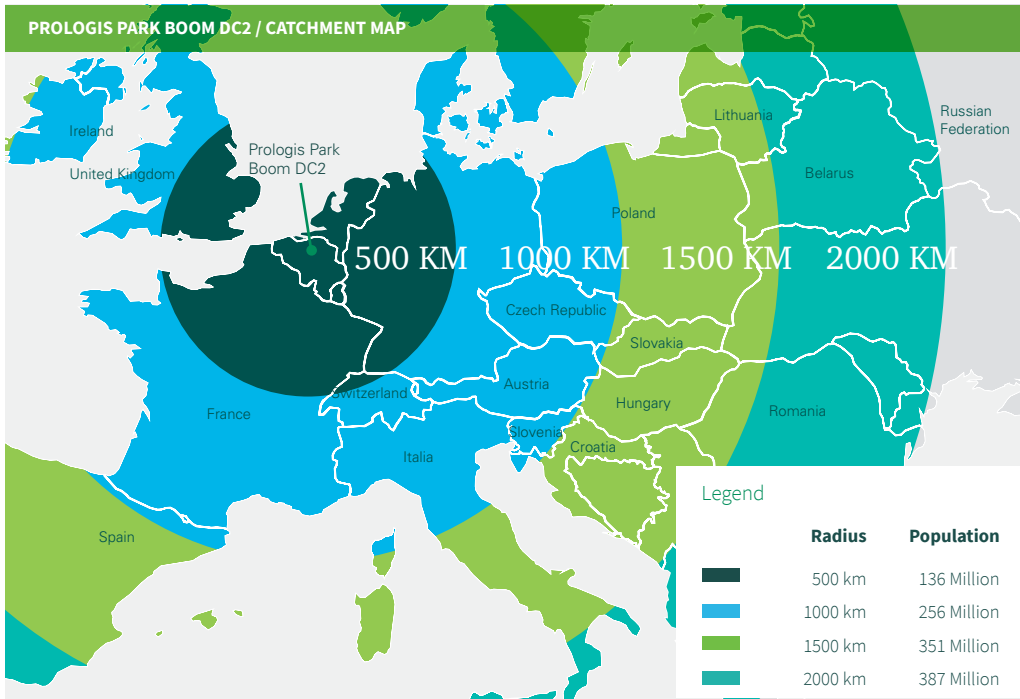
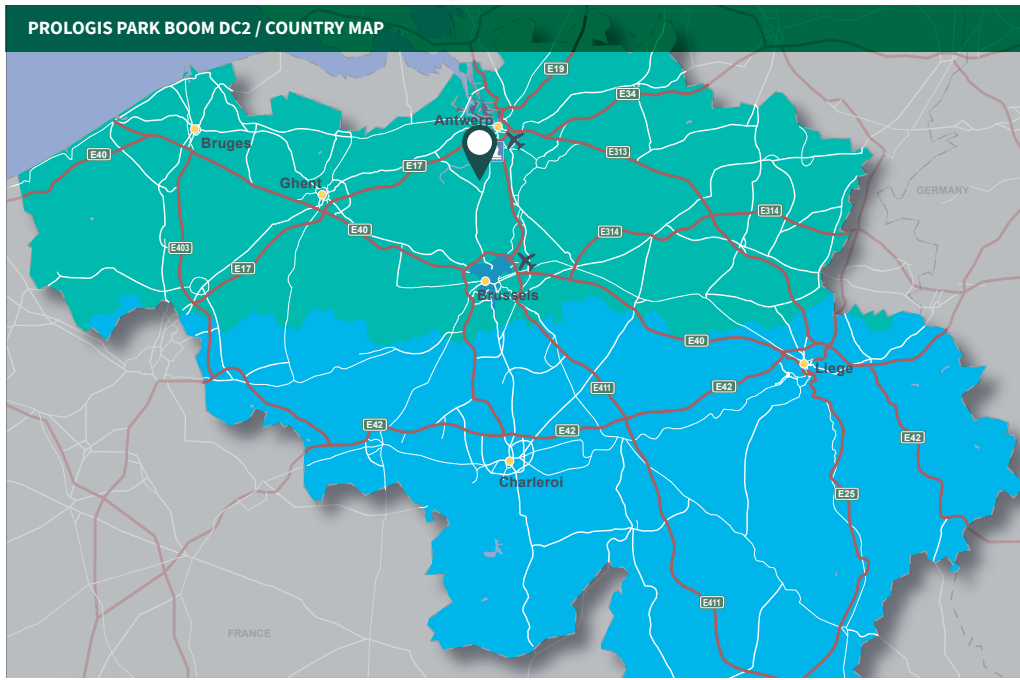
 **Highway**
A12 – 1.5km
E19 – 6.5 km

 **Airport**
Antwerp – 21.8 km
Brussels – 33.6 km

 **Sea Port**
Antwerp – 20 km

 **Clear height**
12.2 m

 **Floor load warehouse**
50 kN/sqm

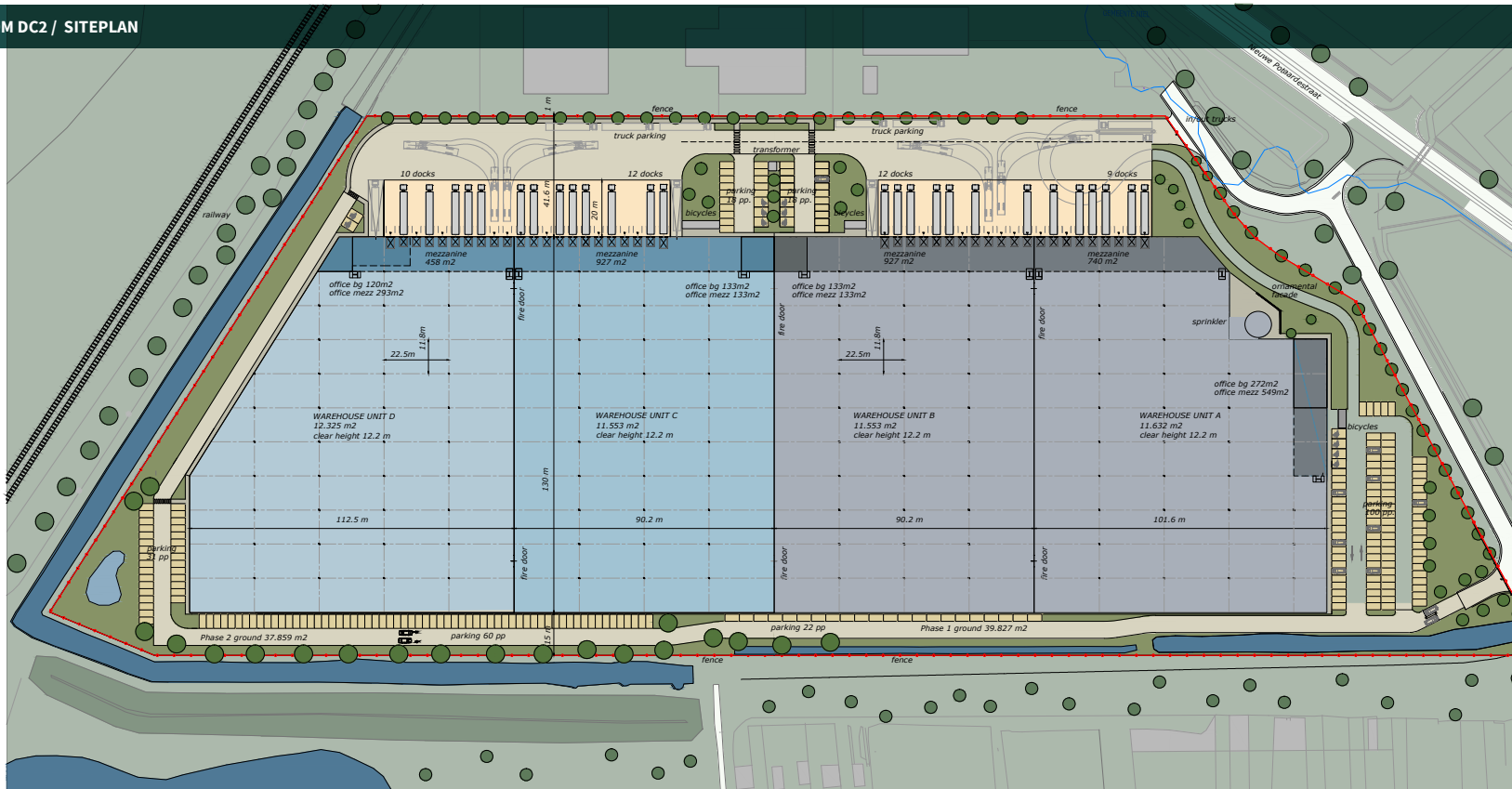


Location

Benefitting from excellent transport links and surrounding infrastructure, Boom is located in the middle of the Belgium logistics corridor, between Antwerp and Brussels. Within close proximity to the sea port of Antwerp, Brussels Airport and the major European consumer markets in France, Germany and The Netherlands, this region is recognised as one of Europe’s most strategic hubs for supply chain and distribution activities.

Given its excellent location, logistics activity in Boom is already well established and concentrated at the industrial parks of Krekelenberg I and II. National and international organisations already operating here include: C&A, Staci, Arcese, TNT Express, Ethnicraft, Peri, Atlas Copco and Essers.

Located at Krekelenberg I, Prologis Park Boom already provides of a modern logistics facility totalling approximately 40,000 sqm. At the neighbouring industrial park Krekelenberg II, Prologis owns a large scale land position of 10.8 ha, primed for additional logistics and distribution activity, and is now ready to be developed. With the completion of the new expressway N171 and existing transport network, this prime site has a superb direct connection to the A12 motorway. This project for Prologis Boom DC2 outlines our ambitions to extend Prologis Park Boom and further expand our already-impressive logistics platform in Belgium. With the development of a 50,000 sqm state-of-the-art logistics centre, this gives us a total of 550,000 sqm logistic property in Belgium.



TOTAL AREA OVERVIEW

Prologis Park Boom DC2

	UNIT A	UNIT B	UNIT C	UNIT D	TOTAL
Warehouse	11,632 sqm	11,553 sqm	11,553 sqm	12,325 sqm	47,063 sqm
Mezzazine	740 sqm	927 sqm	927 sqm	458 sqm	3,052 sqm
Office	821 sqm	266 sqm	266 sqm	413 sqm	1,766 sqm
Total	13,193 sqm	12,746 sqm	12,746 sqm	13,196 sqm	51,881 sqm
Ground area total					77.686 sqm
Parking					251 cars + several trucks
	Leased	Leased	Available	Available	

Prologis Park Boom DC2 Specifications

Building description

Warehouse:

- Clear Height: 12.2 m.
- Column grid: 22.50 m x 11.80 m.
- Maximum floor load capacity: 50 kN/sqm and point loads of 75 KN per shelf post with a base.
- Reinforced concrete foundation (with concrete piles) under main structure (columns and walls).
- Loading docks: 39 pcs.
- Jumbo docks: 4 pcs.
- Hall entrances: 3 pcs.
- Transformer: 1750 kVA.
- Sprinkler system: K25-ceiling-sprinkler according to NFPA/FM-Global, ANPI-certified.
- All electric heating system consisting of electric heat pumps (external - on roof), VRF air-source distribution connected to low-temperature air heaters with a design temperature of min. 13 °C in warehouse. System is designed for heating and can be expanded with cooling.
- Energy saving high performance infrared gas-fired radiation panels.
- Energy efficient LED linear lights with innovative control, with lifetime lumen management via constant lumen output (CLO), dynamic DIM and motion sensor.
- Warehouse: energy efficient LED strip lights – average light intensity 200 lux warehouse (based on normal aisle 3 m wide racking plan), 300 lux picking area (+1.0m FFL).

Mezzanine:

- Mezzanine above docking area: depth approx. 12 m.
- Clear height under mezzanine approx. 4.5 m.
- Floor load: 5 kN/sqm.

Office:

- Open plan office with flexible lay-out.
- Kitchenette, reception, social area.
- Aluminum windows with insulating HR++ and sun-reflective glazing $U_w \leq 1.1W/sqmK$.
- Energy efficient LED lights ceiling integrated with innovative control, with lifetime lumen management via constant lumen output (CLO), motion and daylight sensor.
- Lighting: 500 lux.

Sustainability:

- Building certificate according to BREEAM, standard classification 'Very Good'.
- Office: Heat pump VRF-cooling system design temperature 20 °C (at outside temperature of 25 °C) and ventilation system > 2-fold with efficient energy recovery in the offices. System is applicable for cooling and heating.
- Water-saving measures in sanitary rooms.
- Smart metering for real time energy data.
- LED lighting.

Tenant works/options (excluded):

- Separate charging compartment for battery charging of forklifts (if mandatory depending on battery type).
- Burglar alarm, CCTV Video system.
- Access control system.
- Process related HVAC systems with heat pumps (all electric, no gas connection needed).
- Cardex system, racking and in-rack sprinkler.
- Furniture and lockers.
- Kitchen equipment and catering provisions.
- ICT incl. data cabling and glass fiber connection.
- Prologis SMART Building Infrastructure and sensors.
- IT/server room 60 minute fire-resistance with gas-suppression system.
- Solar panels optional via Prologis Smart Solar program.
- Hand fire extinguishers.
- System partition walls in offices.

Prologis Essentials

For easy set up and smooth operations

When it comes to getting your warehouse up and running, we've got you covered.

Prologis Essentials is the first complete warehouse solutions platform that lets you run, optimize and grow your business; how, when and wherever you want.

It conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and care-free start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



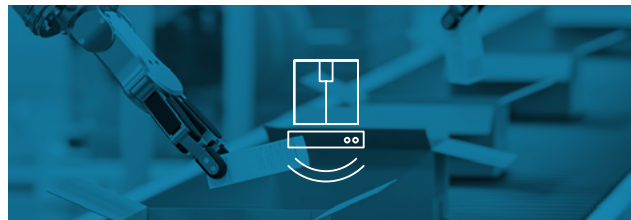
SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



LED LIGHTING

Efficient and reliable upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



WAREHOUSE ROBOTS

Transform your fulfilment and order picking with efficient, multi-bot systems to suit all needs.



SAFETY

Durable protective gear to help look after people, materials, fittings and equipment in any warehouse environment.

PROLOGIS BENELUX

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