



Prologis Park Boom DC2 - All Electric

Belgium



Highway
A12 – 1.5km
E19 – 6.5 km



Airport
Antwerp – 21.8 km
Brussels – 33.6 km



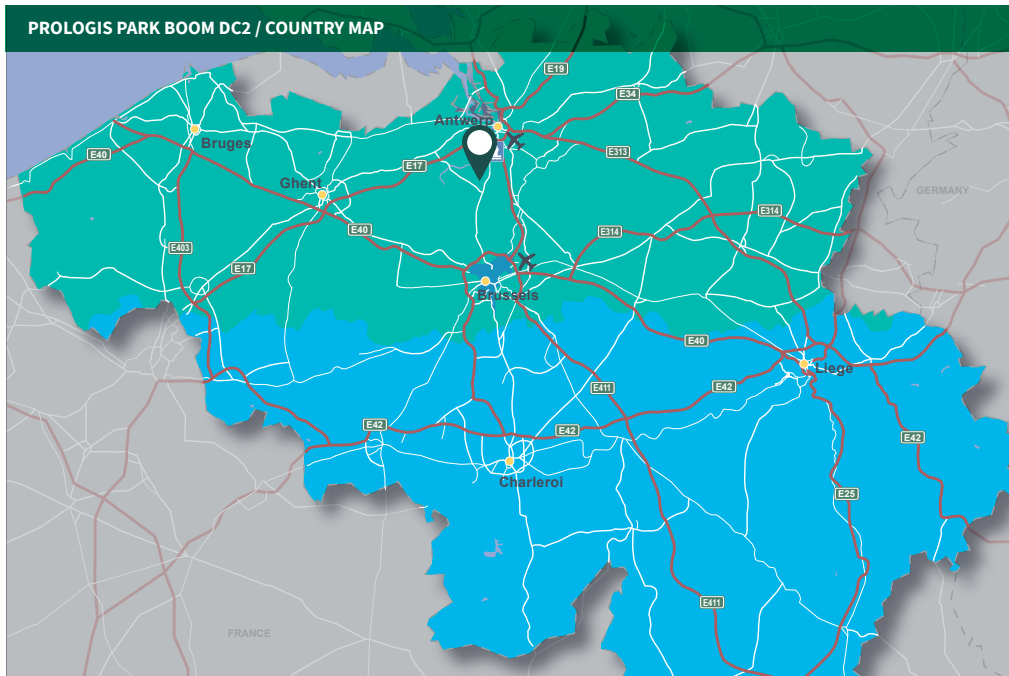
Sea Port
Antwerp – 12 km
Willebroek – 15 km



Clear height
12.2 m



**Floor load
warehouse**
50 kN/sqm



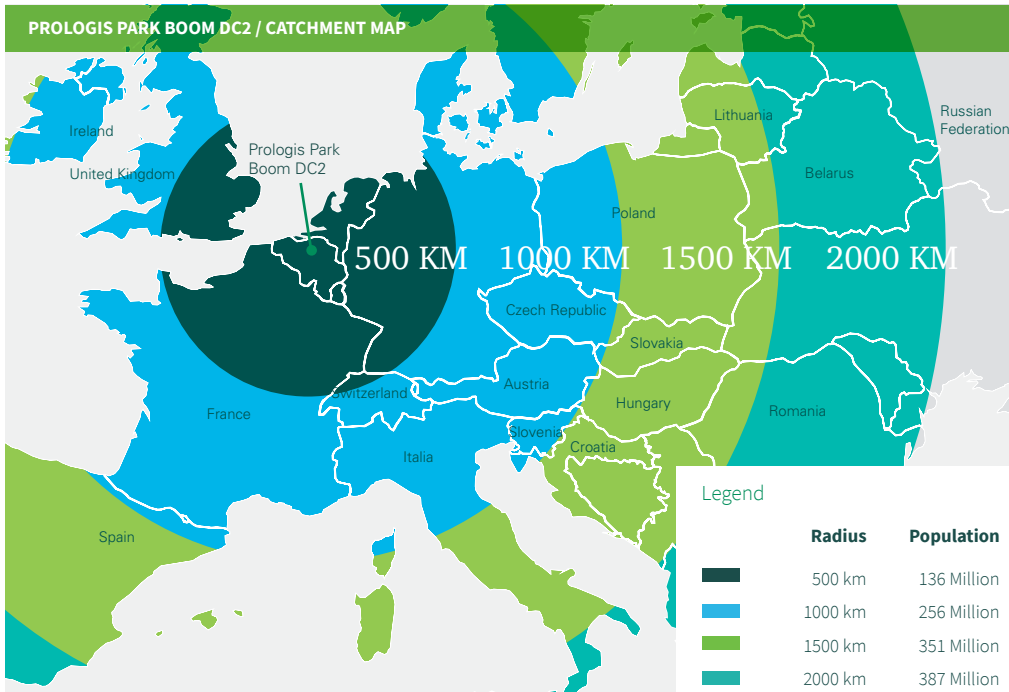
Location

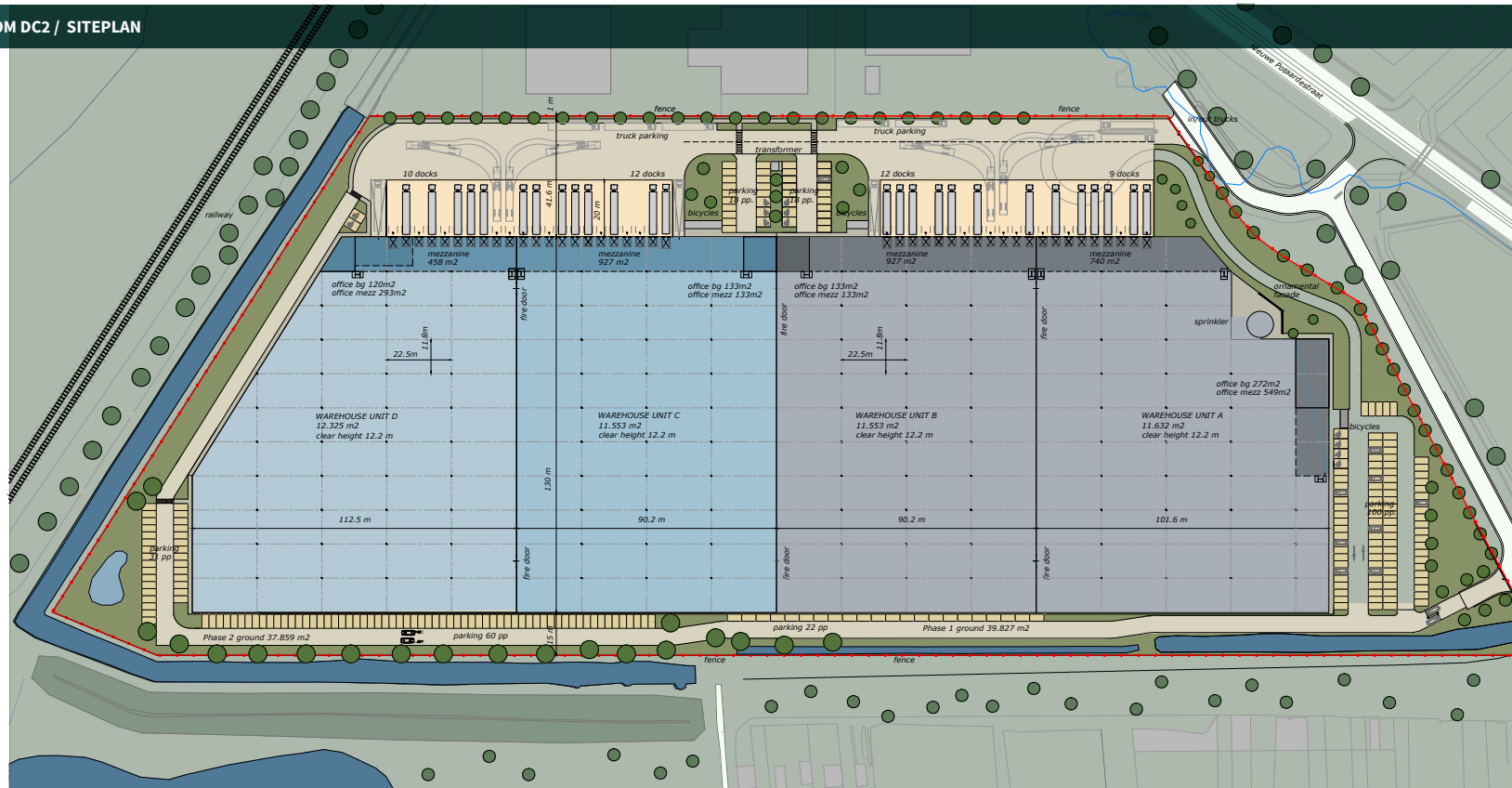
Prologis Park Boom consists of a modern logistics facility located in Industrial Park Krekelenberg I. This warehouse has been realized on a plot of 7.8 hectares and is a state-of-the-art carbon-free logistics facility.

Building plans have been designed in a manner that there are four connectable warehouse units, offices and mezzanine space that provides flexibility to the future user.

Boom is centrally located in Belgium on the logistics corridor between Antwerp and Brussels (directly connected to A12 and E19). Because of its proximity to the main European consumers markets in France and Germany, this region is considered one of the most strategic locations for European distribution activities.

The proximity of the Port of Antwerp-Bruges and Brussels Airport is unique. The nearby barge terminal provides a multimodal connection to and from the Port of Antwerp and the European hinterland.





TOTAL AREA OVERVIEW

Prologis Park Boom DC2

	UNIT A	UNIT B	UNIT C	UNIT D	TOTAL
Warehouse	11,632 sqm	11,553 sqm	11,560 sqm	12,300 sqm	
Mezzazine	740 sqm	927 sqm	955 sqm	475 sqm	
Office	821 sqm	266 sqm	250 sqm	402 sqm	
Total available	13,193 sqm	12,746 sqm	12,765 sqm	13,177sqm	25,942 sqm
Building total					51,881 sqm
Parking					251 cars + several trucks
	Leased	Leased	Availbale	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.



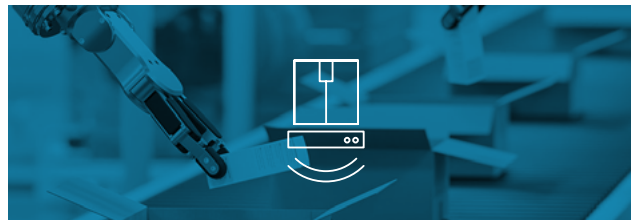
SOLARSMART

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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