

Prologis Park Tongeren DC2

Belgium



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Highway
E313 - 2 km



Airport
Liège Airport - 22 km
Brussels Airport - 90 km
Düsseldorf Airport - 140 km



Sea Port
Antwerp - 90 km



City Centre
6,5 km



Clear Height
9.47 m



Floor Load Warehouse
40 kN/sqm



e-Vehicle Charging
lorem ipsum

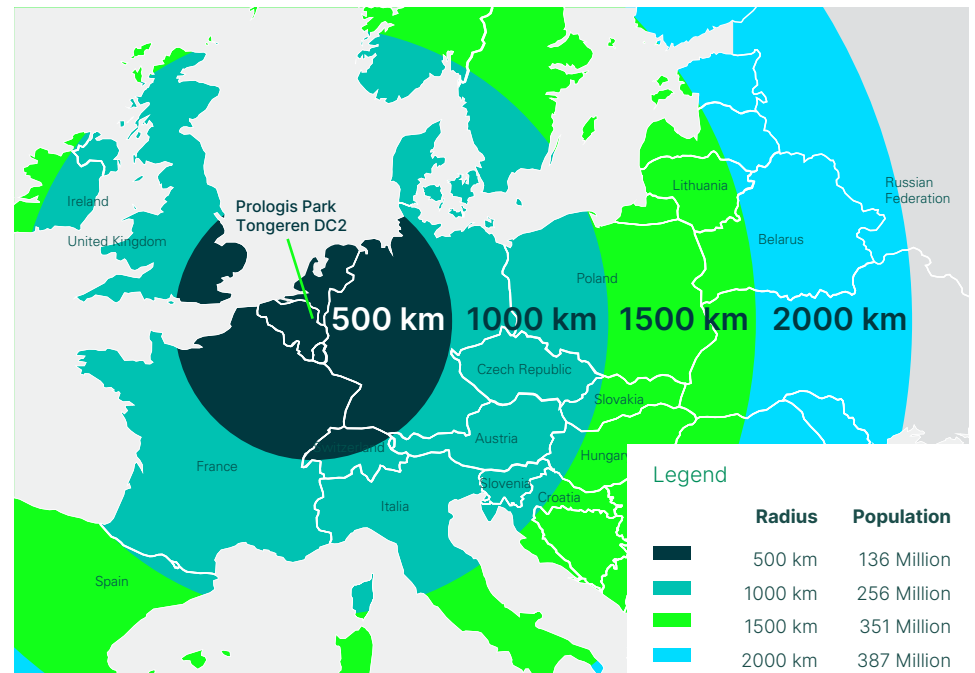
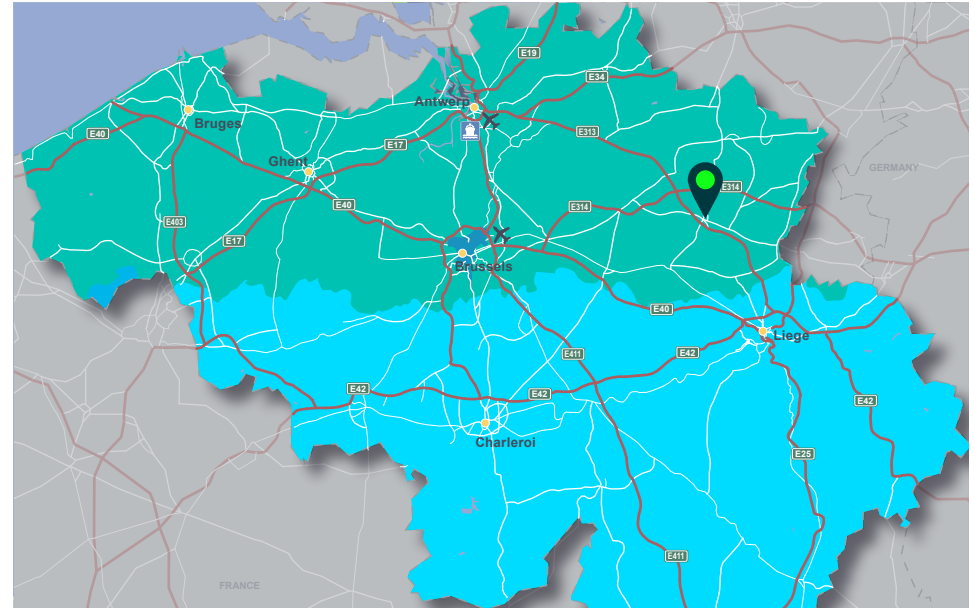
Location

Belgium is widely considered to be one of the main logistics gateways to Europe and is the location of choice for many large Pan-European distribution activities.

Tongeren Oost is a prime industrial park located along the motorway E313. This highway connects Tongeren via Liège to the German motorway network.

The E313 also provides connection via the E19 to France or the Netherlands, and the E40 to Brussels, Ostend and London. Eastward this highway connects to the RhineRuhr area. The seaport of Antwerp is located 90 km west of Tongeren. The two airports of Liège and Maastricht are only 20 km from this unique industrial area. Brussels Airport is located 90 km from Tongeren.

Since the founding of Tongeren-Oost approximately forty companies have settled here. The excellent location makes Tongeren-Oost very attractive, especially for logistics companies. A number of multinationals, including SKF and Rajapack, have already expanded their businesses. The city government is deliberately looking for companies in the logistics or non-polluting industry that fit into the green character of the city of Tongeren. Attention is paid to the environmental quality of the land and public space by the preparation of a landscape plan for the entire region. The strong architecture of the buildings enhances this.





Tongeren DC2

Warehouses	11,954 sqm
Office/Social Area	593 sqm
Car Parking	75 pcs



Specifications

Building description

Warehouse:

- Warehouse: approx. 12,547 sqm gross floor area.
- Clear height warehouse: 9,47 m (=max. storage height).
- Office: 593 sqm.
- Loading docks: 13 pcs.
- Ground-floor gates: 1 pcs.
- Fire compartments: 1 pcs.
- Car parking space: 75 pcs.

Interior Work Office

- Reception area and sanitary rooms equipped with ceramic floor tiles.
- Kitchenette: connections are provided for installations made by the tenant.

LED

- Transformer: 1 × 630 kVA.

Heating/Cooling

- Warehouse: directly gas-fired heaters.
- Office: boiler with profiled flat-/valve radiators, step less thermostat valves.



Fire Protection

- Sprinkler system in warehouse: K14-ceiling-sprinkler according to ANPI.
- Fire alarm system: in compliance with fire protection requirements.
- Fire hose reels: in compliance with fire protection requirements.
- Evacuation Alarm System: in compliance with fire protection requirements.
- Fire hydrants around the building.
- The roof is equipped with smoke hatches.
- Separation wall elements according to fire regulations.

Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity — so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

Why It Matters

- **Operational Expertise:**
Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:**
Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:**
A clear view of your options - upfront, phased, or included in rent, with no surprises.



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Prologis Park Tongeren DC2

Prologis Essentials Solutions

Tongeren, 2025

Dear Customer,

Thank you very much for your interest in Prologis Park Tongeren DC2. We understand that relocating to a new facility can be a complex and intensive process. At Prologis Essentials, we're committed to making this transition as smooth as possible for you.

In line with our focus on sustainability and material reuse, we'd like to inform you that several high-quality fixtures have been left in the building — including racking systems in excellent condition. These racks are suitable for both euro and block pallets and are designed to handle heavy pallet weights. They offer an efficient, ready-to-use solution for your logistics operations.

Our Solution Designers and Project Managers are happy to think along with you and are ready to support you throughout the full design and setup of your warehouse.

As your dedicated point of contact, I would be happy to discuss the possibilities and answer any questions you may have. Please don't hesitate to reach out — I'm here to help.

All information in this brochure has been compiled with the utmost care. However, as we are a dynamic and evolving organization, no rights can be derived from the content of this brochure.

Once again, thank you for your interest in Prologis. We look forward to supporting you and building a successful partnership together.

Kind regards,
Thijs Fleers



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Your Turnkey Move-In Partner

Effortless Warehouse Transitions with
Prologis Essentials



What We Offer:



1. Solution Design

We conduct operational audits, analyse your data, and create customised layouts to meet your immediate needs and long-term growth, focusing on efficiency, safety, and scalability - all at a clear, upfront cost.

Key Benefits:

- Custom layouts for storage, staging, picking and more.
- Seamless integration of your specific requirements.
- Scalable solutions to support future expansion.



2. Sourcing

We handle all procurement with complete transparency, sourcing materials and services to ensure the best value, whether through cost-plus or upfront pricing.

Key Benefits:

- End-to-end procurement and vendor management.
- Transparent, detailed invoicing with no hidden costs.



3. Project Management

Our experienced project managers oversee the entire move-in, ensuring timely and budget-conscious execution.

Key Benefits:

- End-to-end oversight, from planning to execution.
- On-site vendor coordination to maintain quality.
- Risk management, including permits and compliance.
- Comprehensive CDM responsibilities.



4. Ongoing Support

Our support continues beyond move-in, offering future expansion planning, Facilities Management, and regular compliance inspections.

Get Started Today

Contact us for no-obligation support to ensure a smooth transition and successful move-in.



Racking Solutions

Available to Purchase or Rent

The overview below shows the current racking systems available in the warehouse. These can, of course, be adjusted to suit your needs.



Location

- Prologis Park Tongeren DC2
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Generic Specification

- All racks designed to store Euro or Block Pallets
 - Pallet depth: 1200 mm
 - Pallet width: 800 / 1000 mm
 - Pallet height: Flexible, now 1.500
 - Pallet weight: 750kg europallet or 1000 kg block pallet
 - Beam length: 3700 mm with a load capacity of 3200 kg
 - Frame depth: 1100 mm
 - Flue space (between pallets): 75 – 100 mm
-



Scope of Supply

- Supply and delivery of lightly used racking system
 - Minimum 12-month warranty
 - Project supervision by Prologis and its partners
 - Full integration and co-ordination with any other services or trades
-



Storage Capacity

- As outlined in Annex 1 = 4.680 Euro pallets
- As outlined in Annex 1 = 3.510 Block pallets

Potential Capacity with Full Racking

- As outlined in Annex 2 = 18.512 Euro pallets
- As outlined in Annex 2 = 13.884 Block pallets



Fiber Infrastructure & Cabling



Location

- Prologis Park Tongeren DC2
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Generic Specification

- Central server cabinet (building MDF), 19”, 42U, incl. 9V power strip
 - 3x Wall-mounted patch cabinets (27U, incl. 9v power strip)
 - Fiber backbone: 3x 12-strand single mode fiber OS2 from MDF to IDF (LC/APC connectivity)
 - CAT6A cabling system with 52 connection points (S/FTP, category 6A)
 - Cable management, power supply and full certification included
 - Designed to support workstations, scanners, printers, and security systems
-



Scope of Supply

- Fully installed and tested Fiber & Cabling Infrastructure
 - Warranty certificates included
 - Project supervision by Prologis and partners
 - Plug-and-play ready: only patch cables (copper/fiber) to be provided by tenant ICT team
 - Designed to support workstations, scanners, printers, and security systems
-



What It Delivers

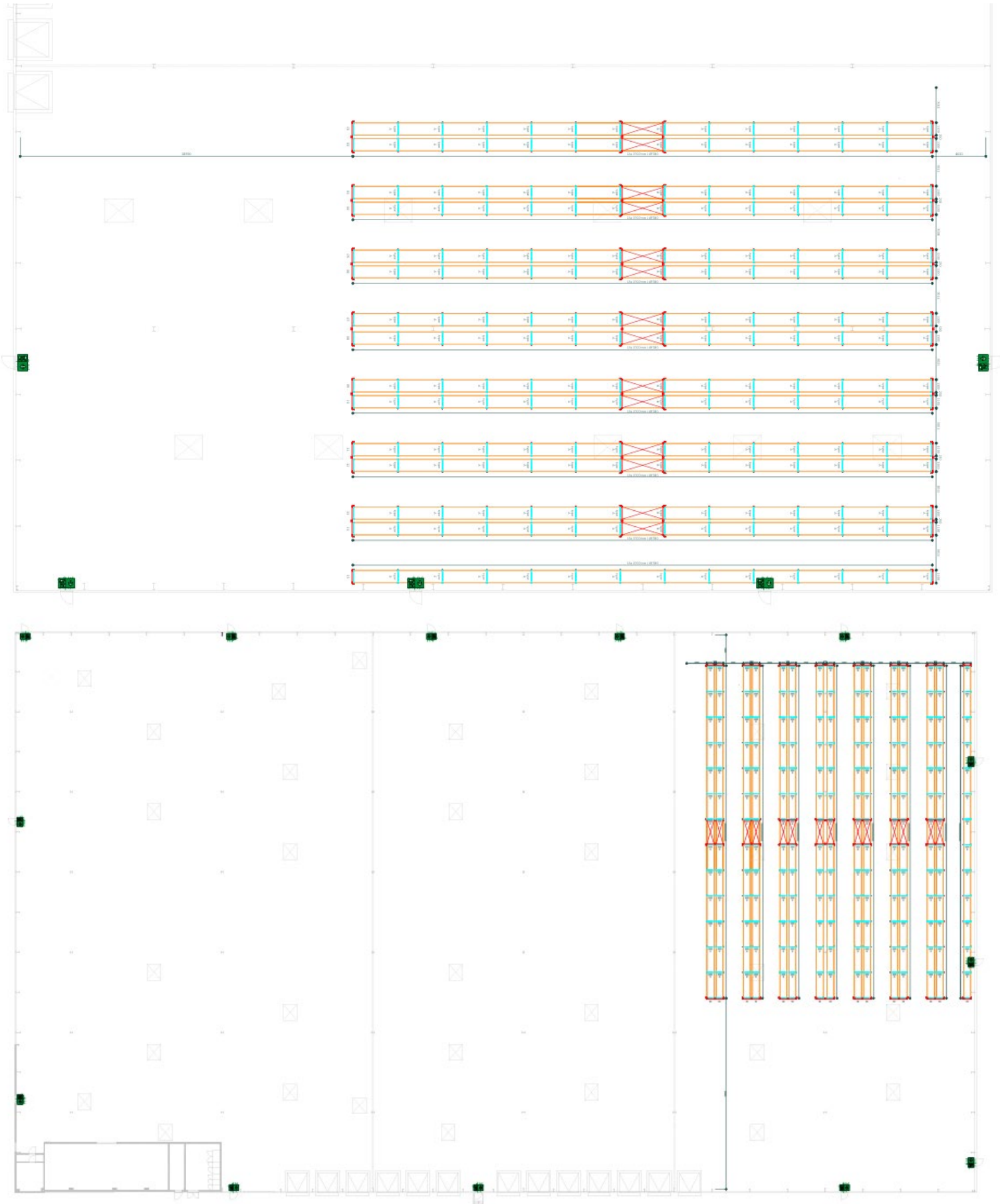
- Fast & stable connectivity: high-speed internet across the warehouse
 - Plug-and-play: connect devices immediately via installed CAT6A network
 - Flexibility: multiple patch cabinets and connection points allow easy expansion
 - Reliability: installation tested and certified for secure operation
 - Future-proof: Cat6A/Cat7 and fiber optic support future data volumes and technologies
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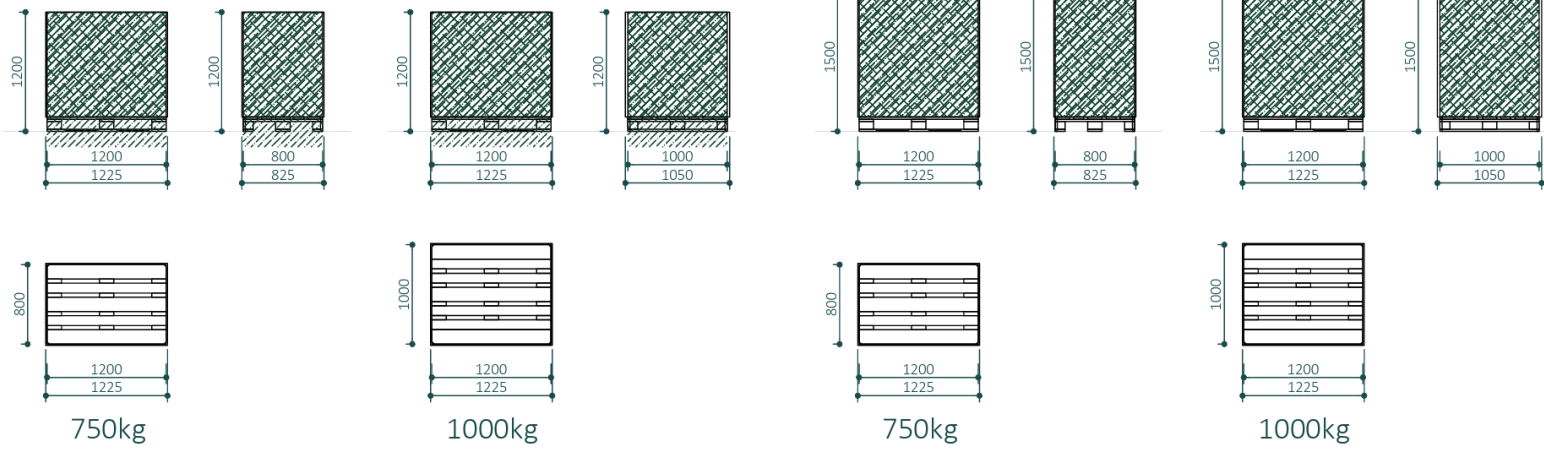
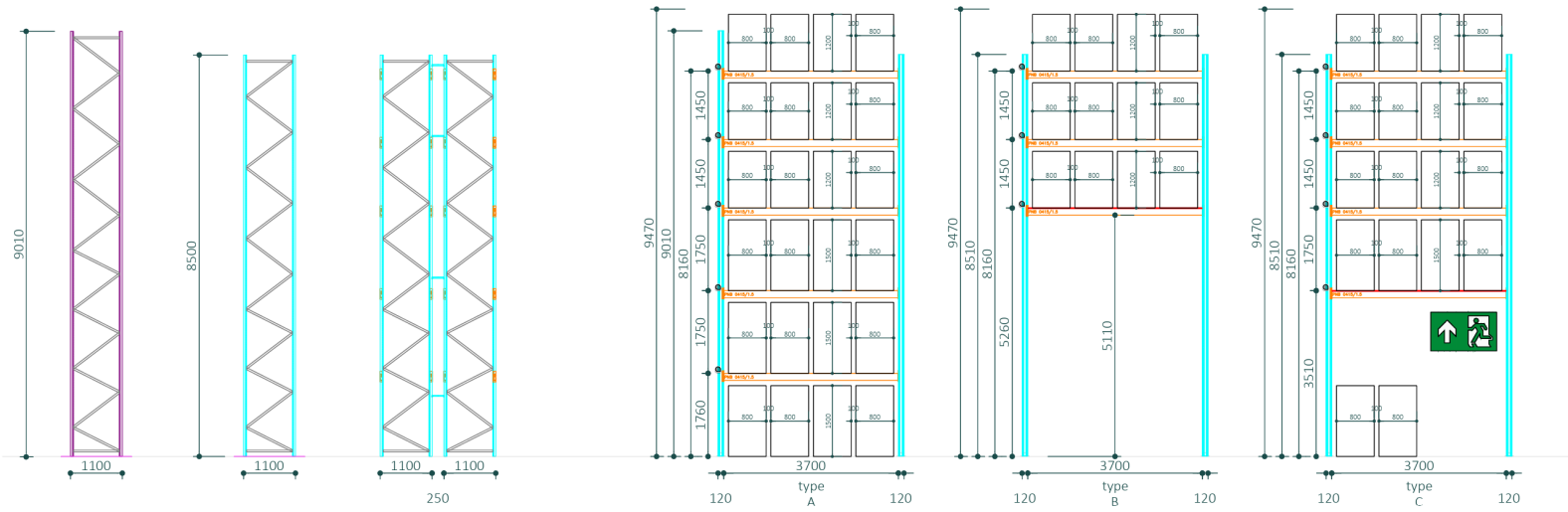
Layout

- As outlined in Annex 3: Fiber Infrastructure

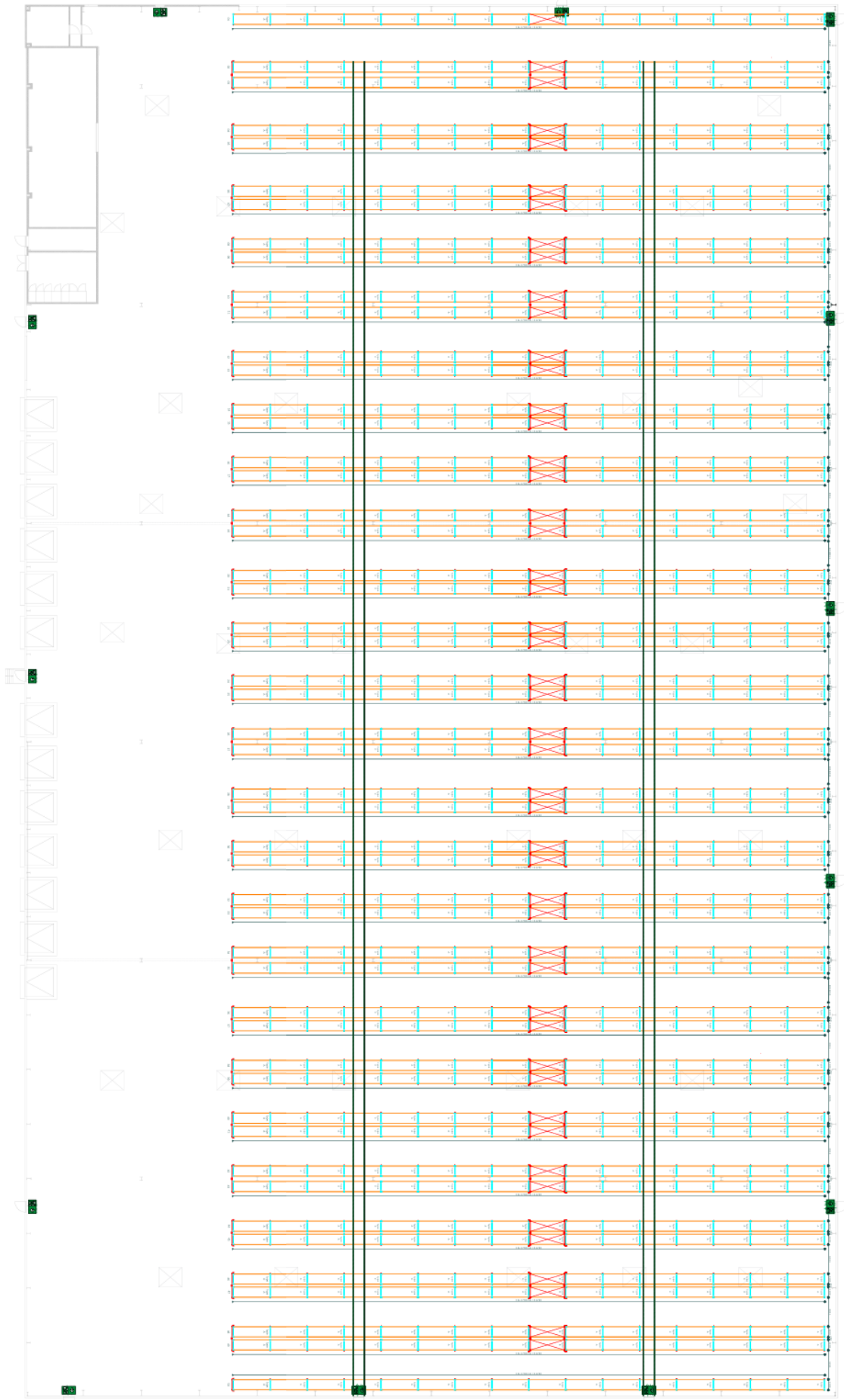
Annex 1: Storage Capacity



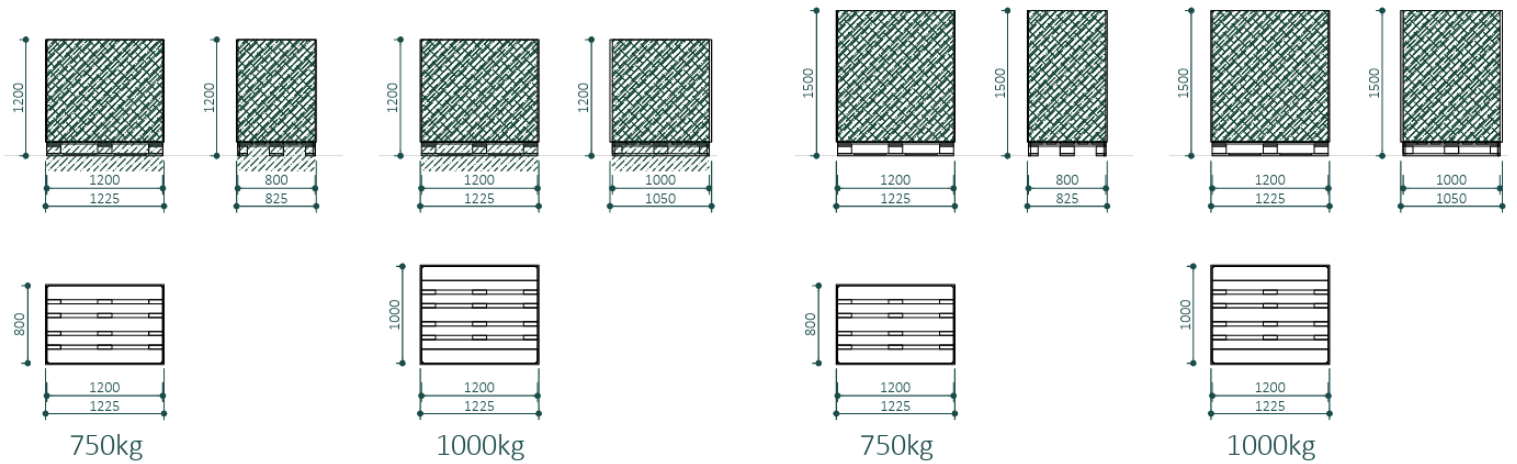
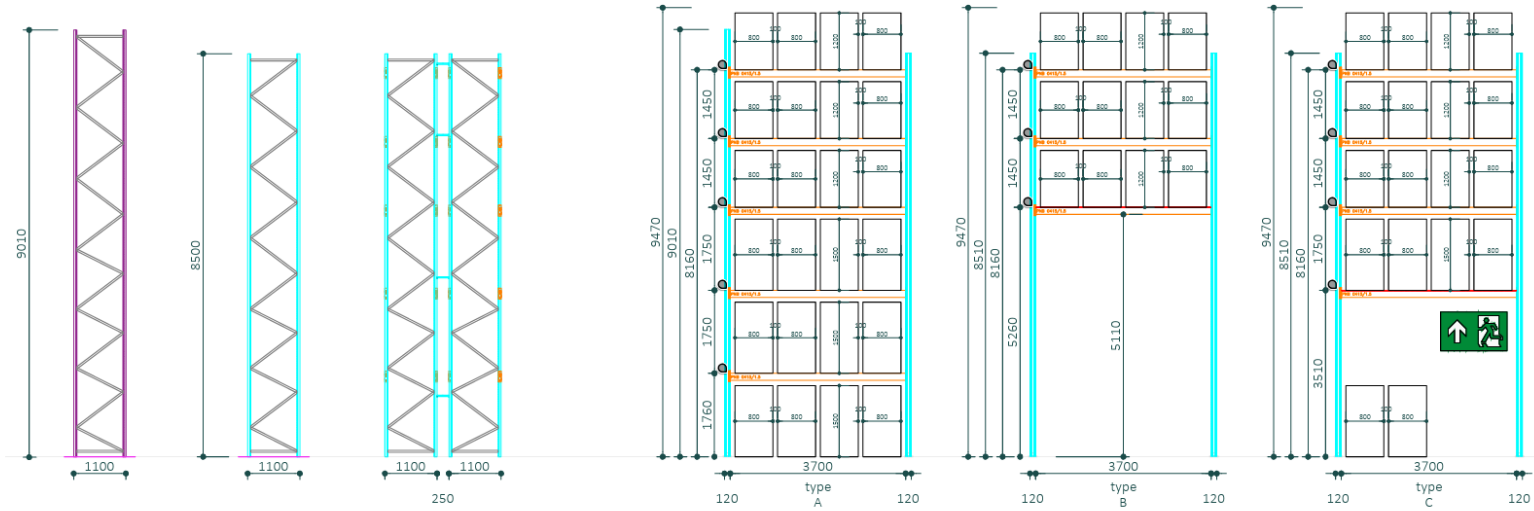
Annex 1: Storage Capacity *Continued*



Annex 2: Potential Capacity with Full Racking



Annex 2: Potential Capacity with Full Racking *Continued*



Annex 3: Fiber Infrastructure & Cabling Layout

1. In simple words

- i. Our system provides a fast and reliable internet connection throughout the warehouse, so your teams can get to work right away. It is flexible enough to connect workstations, scanners, and security systems wherever needed, and it is built to support future growth and technology upgrades without extra hassle.
- ii. The main infrastructure — including server and patch cabinets, as well as fiber connections — is fully installed and ready for use. Your ICT team simply needs to bring in the patch and connection cables for copper and fiber, which are typically customized to your own setup. This ensures a plug-and-play, turnkey solution that can be tailored to your exact needs.

2. What it delivers

- i. **Fast and stable internet connection:** thanks to the fiber backbone, the customer can use high-speed internet across the entire warehouse without issues.
- ii. **Plug-and-play cabling:** the Cat6A cabling ensures that workstations, printers, scanners, or other devices can be connected immediately.
- iii. **Flexibility:** multiple patch cabinets and connection points make it easy to add extra workstations or equipment when needed.
- iv. **Reliability:** the installation has been tested and certified, guaranteeing secure and proven connectivity.
- v. **Future-proof:** the selected materials (Cat6A/Cat7, fiber optic) support high speeds and large data volumes, making them ready for future technologies.

3. Technical specifications

Prologis delivered a fiber backbone infrastructure (“Fiber Infrastructure”) at the Site, including:

- i. 1x Central server cabinet (Building MDF), placed in server room, cabinet 19 inch, 800mm x 800mm, 42HE, equipped with 9V power strip.
- ii. 3x Wall-Mounted Patch Cabinets (PowerBay IDF), 27U, 800mm x 800mm, each equipped with 9V power strip.
- iii. 3 x 12-strand single mode fiber OS2 (SMF OS2) from central Building MDF to de-centralized patch cabinets. (LC/APC connectivity) Cable trays
- iv. 230V (XGB) power cables to patch cabinets
- v. Time Domain Reflection (TDR) measurement including report, to validate connectivity
- vi. Warranty certificates

The Fiber Infrastructure installed shall enable a high-speed internet connectivity at the Site. From the items mentioned under (vi) and (vii) a copy can be provided upon request of the Customer; the originals remain at Prologis.

Prologis has also installed a cabling system CAT6A (“Cabling System”) at the Site, including:

- i. 52 S/FTP category 6A connections, installed in star formation from patch cabinets “2, 3 and 4” (within warehouse) which were offered in the fiber backbone quotation.
 - o From cabinet 2: 28 connection points
 - o From cabinet 3: 12 connection points
 - o From cabinet 4: 12 connection points
- ii. Connections are wired with S/FTP, Fire class Cca, category 7 cable, 100Ω, suitable up to 600Mhz.
- iii. Workstations with RJ45 modules category 6A, 100Ω, suitable up to 500Mhz and fitted in appropriate faceplates provided with standard cover material and/or AK2 or IC2 boxes.
- iv. Cabling is installed in the 19-inch patch cabinet on 24-fold patch panels, category 6A, 100Ω, suitable for up to 500Mhz.
- v. For the purpose of routing patch cables, one cable management panel is placed per two patch panels.
- vi. The cabling is coded on both sides with a coding to be determined (printed coding).




4. Layout

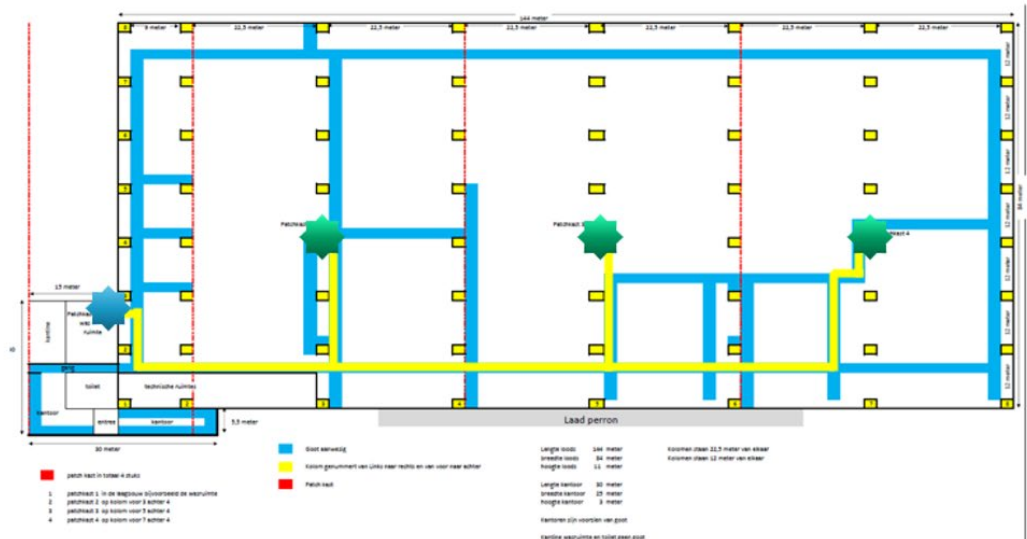
The Fiber Infrastructure and Cabling System will be installed in accordance with the attached layout plan.

Annex 3: Fiber Infrastructure & Cabling Layout *Continued*

ANNEX 1: LAYOUT FIBER INFRASTRUCTURE

Schematic top-view

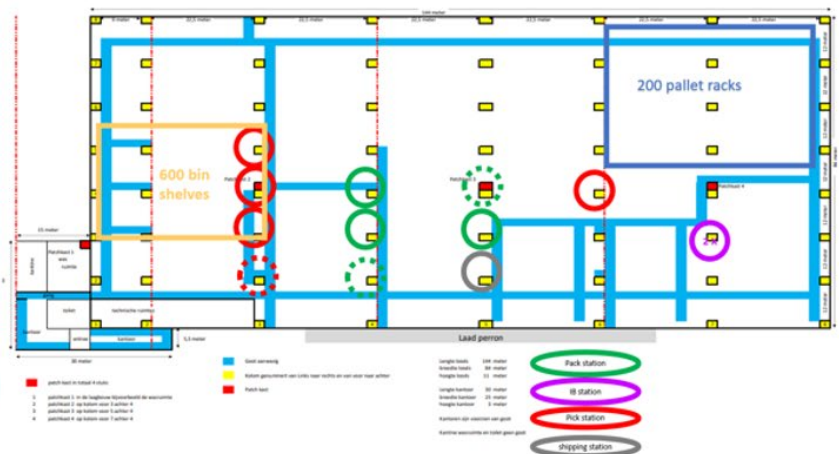
-  **FIBER LINE**
12-strand single mode fiber
-  **CENTRAL SERVER**
Building MDF – 19 inch
-  **PATCH CABINETS**
PowerBay IDF – 19 inch



Indicative purpose: exact location of central server cabinet will be in server room, and cable routing may differ from scheme

LAYOUT CABLING SYSTEM

- 1 workstation in circled areas; 2 in purple circle
- Per workstation: 4 network connections CAT 6A (cable category 7 S/FTP)
- Wall sockets
- Cabling from 19 inch patch cabinets as per 'fiber backbone' offer.
- Cable trays (use available, new if needed) and metal wall cable channels on columns



Our Services

We offer comprehensive, full-service solutions, managing everything from consulting and data analysis to design, sourcing, and project management for a seamless experience.

The products below are just examples - our turnkey approach takes care of every detail.



Forklifts



LED lighting



Construction works



Dock vehicle restraints



Racking



Office furniture



Racking buyback



Packaging machines



Safety



Automation



Warehouse connectivity and IT



Heating or cooling equipment