



GOSSELIN



WAREHOUSES  
WITH BRAINS

# The perfect hub for your logistics

Discover our project at Genk South





## The logistics of the future are taking shape

Are you looking to anchor your logistics on the western European market with sustainable and smart logistics in an outstanding location? Then look no further.

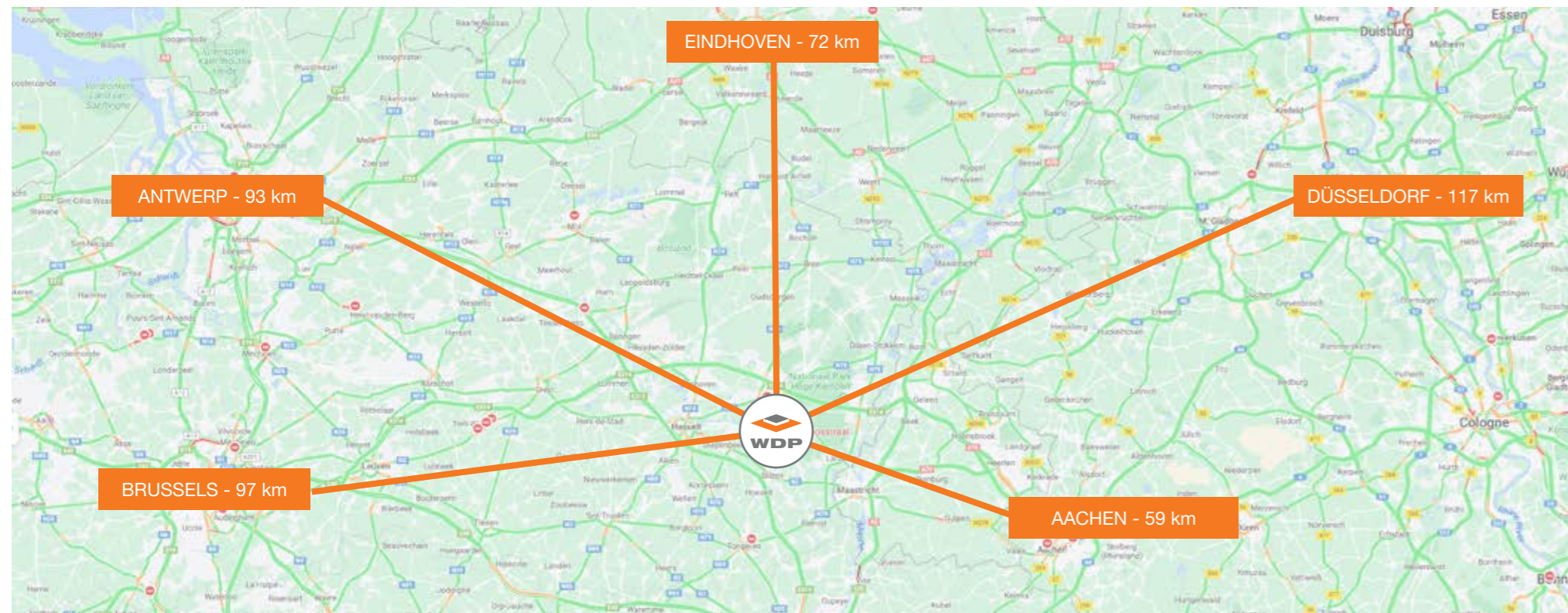
You'll be amazed by the potential of this development in Genk South

**(anticipated completion: 1/7/2025—subject to receiving an environmental permit)**



# An excellent location

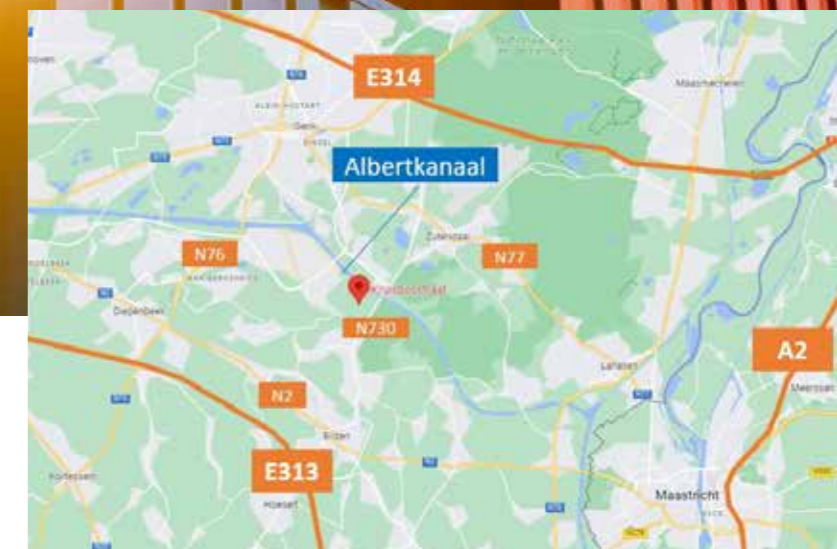
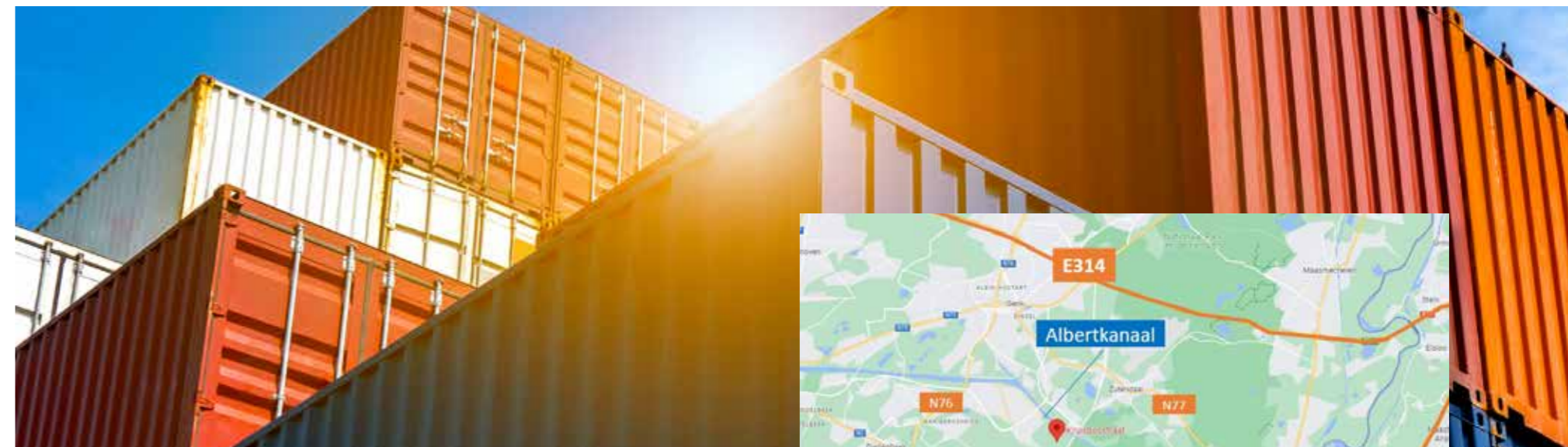
Genk enjoys a strategic position on the intersection of the Belgian, German, and Dutch markets. This district is easily accessible from all large cities in the region: Eindhoven, Düsseldorf, Aachen, Brussels, and Antwerp are all just an hour's drive away. And Amsterdam, Frankfurt, Dortmund, and Luxembourg are all within a 250-kilometre range!



# A plot with multimodal character

The plot, which covers a surface area of 120,953 m<sup>2</sup>, is located in an industrial zone at **Kruisbosstraat in Bilzen**, and is easily accessed along regional roads. There are no residential districts in the area.

The site is positioned beside the Albert Canal. The E313 and E314 motorways are also close by and there are no less than nine airports in the vicinity.



**Motorways**  
E313, E34, A2 (NL)



**Ports:**  
Albert Canal



**Railway:**  
Diepenbeek & Bilzen railway stations

**Gosselin, your on-site partner for water-based transshipment**

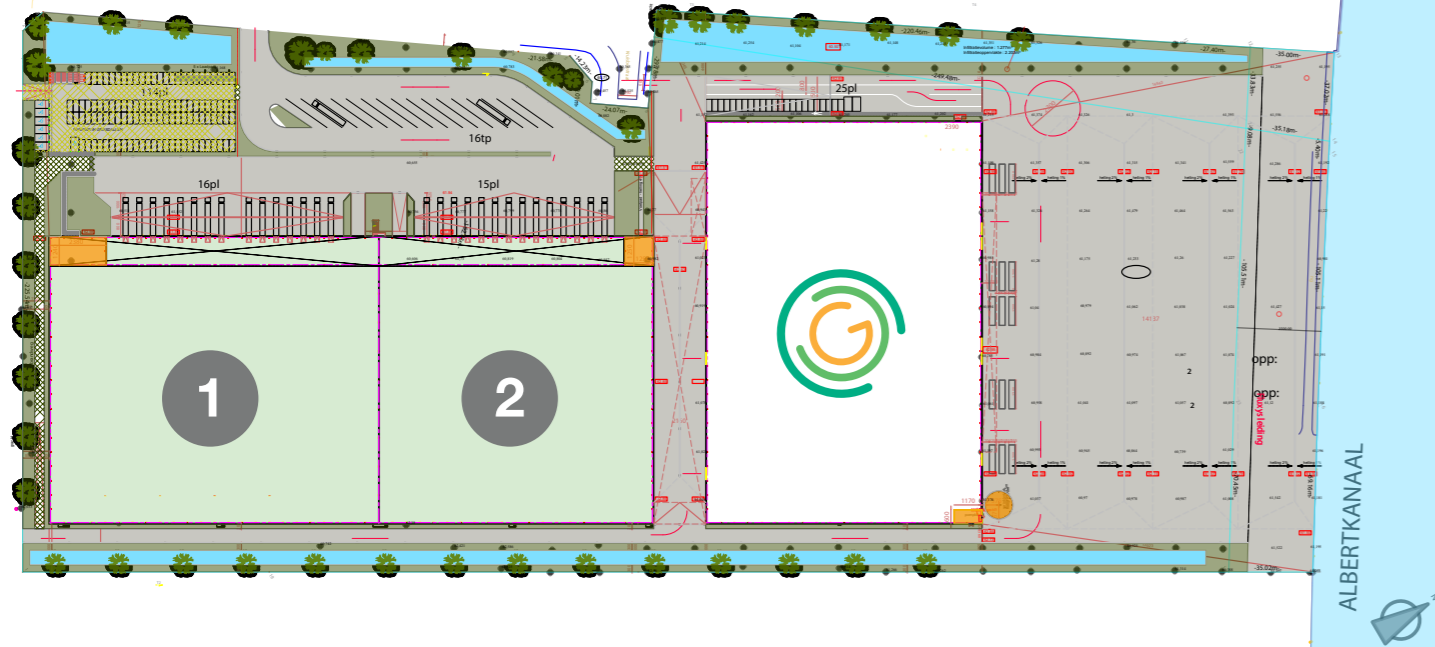
Smooth handling of any water-based activities can be done using the forthcoming Gosselin terminal, which will be built on the same plot.



# A few figures

A surface area of over 30,000 m<sup>2</sup> of warehousing will be created in a state-of-the-art and sustainable building concept, which satisfies logistics requirements both now and in the future.

Two units are available for lease:



**UNIT 1**  
16,488 m<sup>2</sup>

**UNIT 2**  
13,752 m<sup>2</sup>

- BREEAM certification
- Gasless heating
- Free height 11.71 m
- Apex height 13.85 m
- Offices at the front of the building overlooking the loading quays
- Spacious mezzanine for potential value-adding activities
- Spacious lorry park & car park on-site
- Permeable parking area and green zone
- Plenty of loading docks (14 to 15)
- 1 ground floor door per unit





# Carefree energy

We are offering an extensive package of sustainable solutions to make your life easy and to support you as much as possible in your efforts for a more sustainable future.

First, we aim to use the entire available roof surface for solar energy (PV), and will cover not only the investment and the maintenance, but also repairs and any replacements. The green power that is generated will be offered at both fixed and variable rates throughout the leasing period.

Furthermore, charging stations will be provided for both electric lorries and cars (EV). Once again, we will take care of the investment and maintenance, plus any replacements and repairs to these charging stations. To compensate for the use of these charging stations, we are offering a fixed rate per kWh charged.





## Discover more: contact us

This project is a development by the Gosselin and WDP Joint Venture. Thanks to the combination of WDP's expertise in warehouse construction and Gosselin's professional removal and logistics services, you immediately benefit from two trusted partners for the price of one.

Keen to discover more about this exciting development? Don't hesitate to contact us to discuss the commercial terms and conditions. We look forward to answering your questions and providing more information.



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