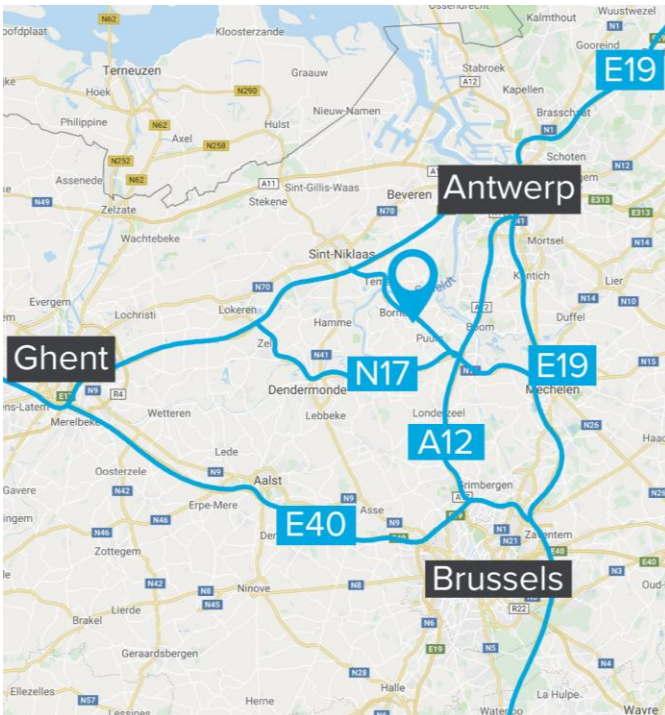
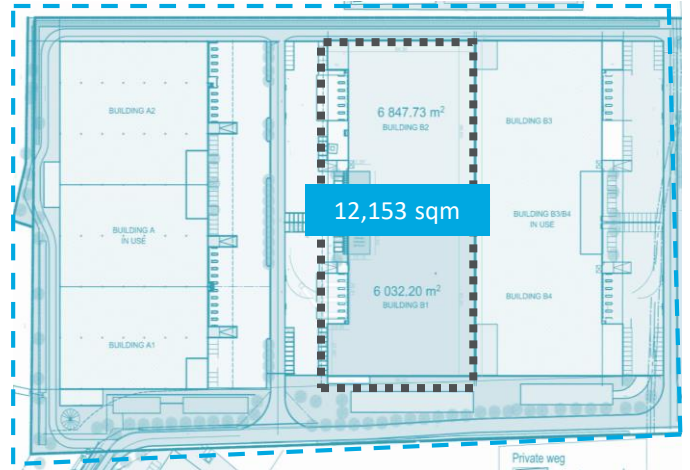


BORNEM (3Ha) | BELGIUM

51°05'15.5"N 4°15'57.7"E

UP TO 12,603 SQM
AVAILABLE WITHIN
9 MONTHS

Prime logistics park located in Bornem, an institutional-grade submarket between Antwerp and Brussels. In total, the park offers 29,190 sqm of existing leased warehouse accommodation and 1,724 sqm of office accommodation. The park benefits from further development land for 12,602 sqm.



LOCATION

ANTWERP

Close proximity to both the A12 & E17 motorways, providing Bornem with excellent cross border connections with both France and the Netherlands. Bornem train station is 3km to the West of the estate.

LOGISTICS ACCESS	CITIES
A12 – 8km	Antwerp – 32 km
Antwerp Port – 33 km	Brussels – 35 km
Brussels Airport – 36 km	Rotterdam – 125 km



SITE INFORMATION

- The site is zoned as industrial and is suitable for logistics use, with all the utilities and urbanization in place.
- Directly accessible from the N16 road, connecting the A12 (Brussels-Antwerp) motorway with the E17 (Antwerp-Ghent).
- The land is part of high quality modern logistics park currently occupied by Alcon.
- The indicative potential building footprint provides for a scheme of 12,153 sqm for warehouse and 450 sqm for offices. This is subject to planning.
- The development can be available within 9 months.

AREA BREAKDOWN

Warehouse	12,153 sqm
Office space	450 sqm
Mezzanine	TBC
Total buildable area	12,603 sqm
Truck docks	12
Parking trucks	Flexible
Parking Cars	Flexible



ABOUT LOGISTICS CAPITAL PARTNERS

Logistics Capital Partners is a pan-European Developer and Asset Manager specialized in logistics real estate. Since its launch in 2015, LCP has already allocated €400 million of development capital. LCP is known for its strong reputation and professional track record for delivering market leading exemplary projects and transactions. Currently, it has planned construction starts of 260,000 sqm and manages 450,000 sqm of logistics warehouses from its offices in the UK, Italy, Netherlands, Belgium, Spain and Luxembourg.

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