

# NEW High Spec Logistics Building, Built in 2024

## 24,000 - 117,000 SM AVAILABLE!

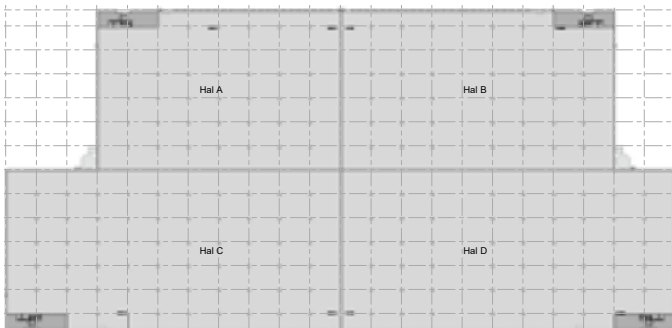


## Park 34 Crossings

*Hulst (Antwerp), Netherlands*

**BUILDING SIZE:** 117,000 SM

**AVAILABILITY:** 24,000 - 117,000 SM



### PROPERTY SPECIFICATIONS

- 117,000 SM total building size
- 117,000 SM available size, divisible to 24,000 SM
- Various unit options:  
24,000, 27,000, 33,000, 51,000, 66,000 or 117,000 SM
- +/- 1,250 SM to 5,400 SM of office size
- +/- 2,000 SM to 7,400 SM of mezzanine size
- Each unit has separate car/truck parking & dock doors
- +/- 1,005 car parking spaces
- +/- 86 truck parking spaces
- 95 dock levellers
- 8 jumbo dock doors
- 4 ground level doors
- 12.2 m clear height
- ESFR sprinklers
- 5,000 KG / SM floor load
- Super flat floor flatness

Newly built high spec building completed in 2024 with environmental features at mind such as...



LED Lighting



EV Chargers



Biodiverse landscaping



BREEAM Very Good Certificate



Antwerp Port:  
35 km / 35 min



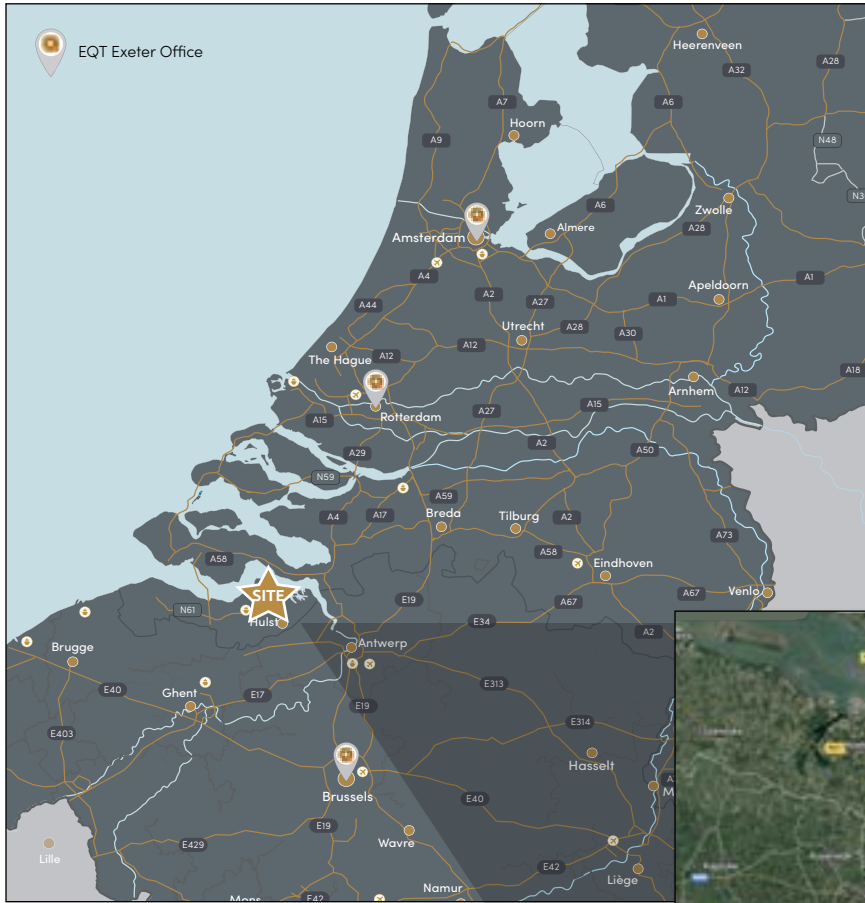
Ghent Port:  
34 km / 25 min



Greater Rotterdam Ports:  
120 km / 1 hr 15 min

A Modern Logistics Park perfectly suited to service the ports of Antwerp, Ghent, and Rotterdam

# PARK 34 CROSSINGS



## LOCATION:

- » Strategically located proximate to Antwerp, Brussels, Ghent, Rotterdam and Tilburg
- » Park 34 Crossings benefits from quick access to the harbour areas of Antwerp (15 minutes) and Ghent (30 minutes)
- » Excellent supply chain connectivity to the Ports of Antwerp, Terneuzen, Ghent, Vlissingen, Zeebrugge and Rotterdam



## DISTANCES:



- » Terneuzen: 20 km / 25 min
- » Ghent: 40 km / 30 min
- » Vlissingen: 80 km / 60 min
- » Zeebrugge: 46 km / 30 min



- » Harbour Zone: 18 km / 15 min
- » Ghent Port: 34 km / 25 min
- » Antwerp Port: 35 km / 35 min
- » Greater Rotterdam Ports: 120 km / 1 hr 15 min



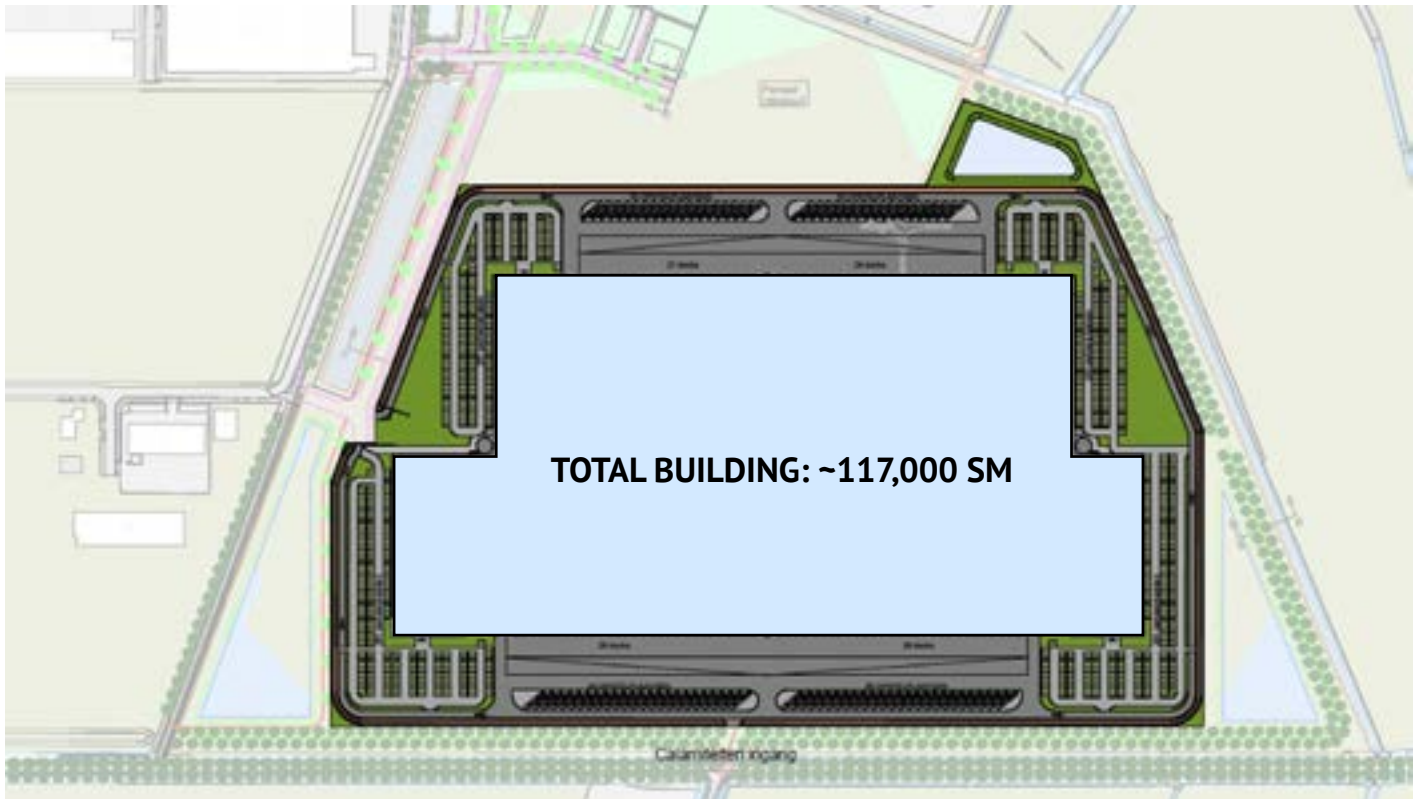
- » Brussels Airport: 70 km / 1 hr 10 min
- » Rotterdam The Hague Airport: 130 km / 1 hr 35 min

## SUSTAINABILITY

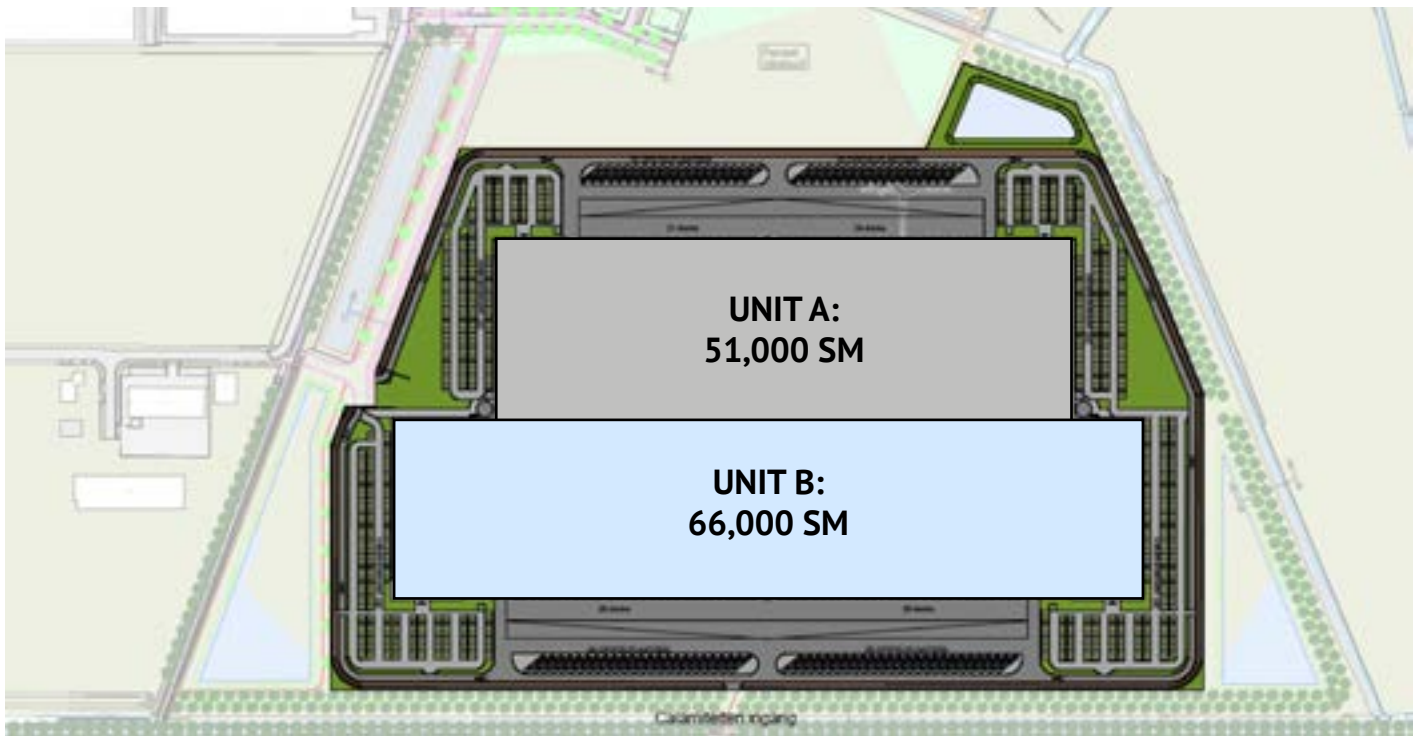
- » BREEAM certified: Very Good
- » LED Lighting
- » EV charging stations
- » EPC label minimum A
- » Bio diversity landscaping
- » Roof can bear additional load for pv panels

# PARK 34 CROSSINGS

## SITE PLAN- OPTION I:



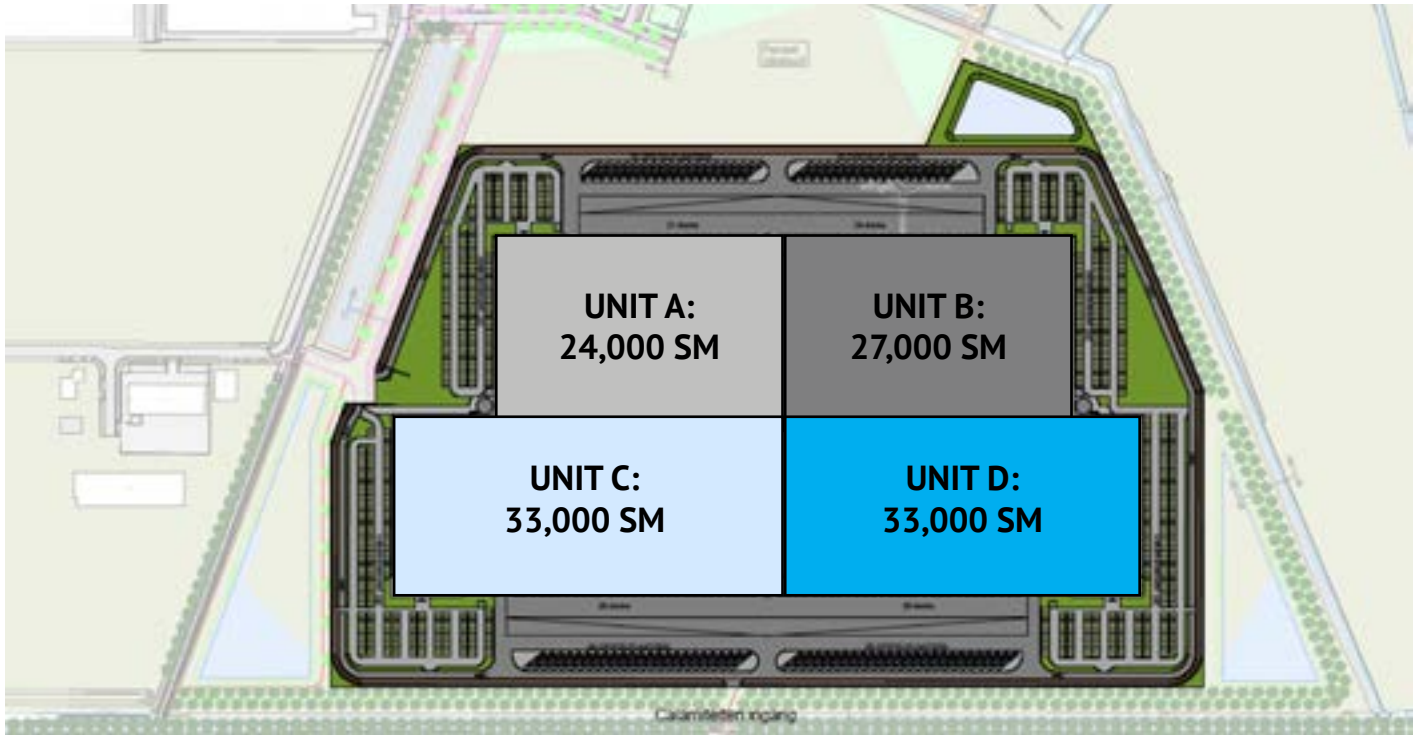
## SITE PLAN- OPTION II:



\*Please note all numbers are approximates and not legally binding

# PARK 34 CROSSINGS

## SITE PLAN- OPTION III:



\*Please note all numbers are approximates and not legally binding



*More photos on next page!*

# PARK 34 CROSSINGS



[Click Here for more details and a virtual tour!](#)