



INDUSTRIAL & LOGISTICS

Vilvoordsesteenweg 11,
1120 Brussel

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CBRE has been exclusively appointed to organize and structure the sale of a property located at Vilvoordsesteenweg 11, 1120 Brussels.

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1. INVESTMENT highlights

ZIEGLER

CANAL-SIDE BUSINESS LOCATION



- The property comprises a logistics building with offices available for sale, situated on a land plot of 9,453 m² held under a concession agreement with the Port of Brussels.
- Benefitting from prime positioning on the Brussels-Willebroek Canal, the site offers exceptional potential for industrial and logistical activities.
- The waterfront location, within one of Brussels' most strategically positioned port zones, provides strong market appeal and value for businesses requiring canal access and port connectivity.
- Obligations concerning the (direct or indirect) use of the waterway are negotiable with the Port of Brussels as part of the concession agreement.

EXCELLENT ACCESSIBILITY AND CONNECTIVITY



- The site benefits from a strategic location on a key connecting route towards Vilvoorde (N211), with direct access to the Brussels Inner Ring Road and the A12 motorway.
- The site is well-served by public transport links connecting to Brussels city centre and surrounding urban areas.

STRAIGHT FORWARD TRANSACTION STRUCTURE



- Sale of the property is structured as an asset deal, comprising the logistics building only. The land (9,453 m²) will be held under a concession agreement with the Port of Brussels.

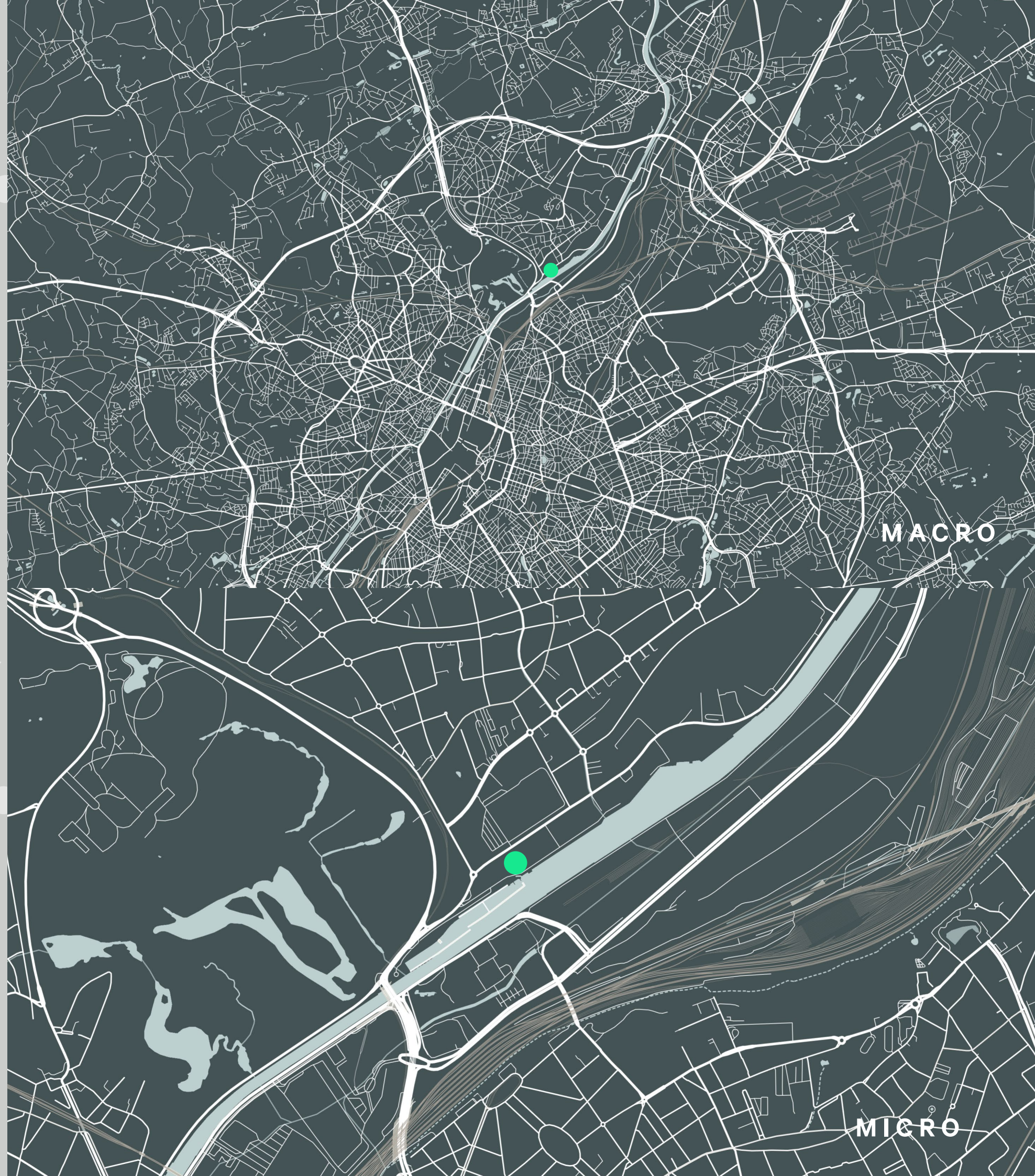


MACRO LOCATION

Micro location

The building is situated on Vilvoordsesteenweg in Neder-over-Heembeek, close to the border with Laeken. It is a key connecting route towards Vilvoorde (N211) and provides direct access to the Brussels Inner Ring Road and the A12 motorway.

The proximity to the Brussels-Willebroek Canal and the Port of Brussels enhances the site's logistical and spatial value. Additionally, the location falls within the sphere of influence of the Brussels port zone and surrounding industrial and business parks, giving it a distinctly urban and economic profile.



THE Property 4.



WAREHOUSE

5,845 sqm



WORKSHOP

700 sqm



OFFICE

2,700 sqm



PARKING (LEVEL -1)

6,779 sqm, 250 parking spaces



TECHNICAL INFORMATION

- Private high-voltage substation
- Video surveillance
- Solar panels

WAREHOUSE

- Mezzanine
- 4 loading docks
- 1 sectional gate
- Free height of 10 m
- Heating on gas
- Racks

WORKSHOP

- Free height of 4,5 m
- 1 sectional gate
- 1 loading dock

OFFICE

- 3 office floors
- +/- 900 sqm per floor
- Raise floors
- Climate ceiling
- Meeting rooms
- Kitchen
- Archive
- Terrace



WAREHOUSE



WAREHOUSE

PARKING



PARKING





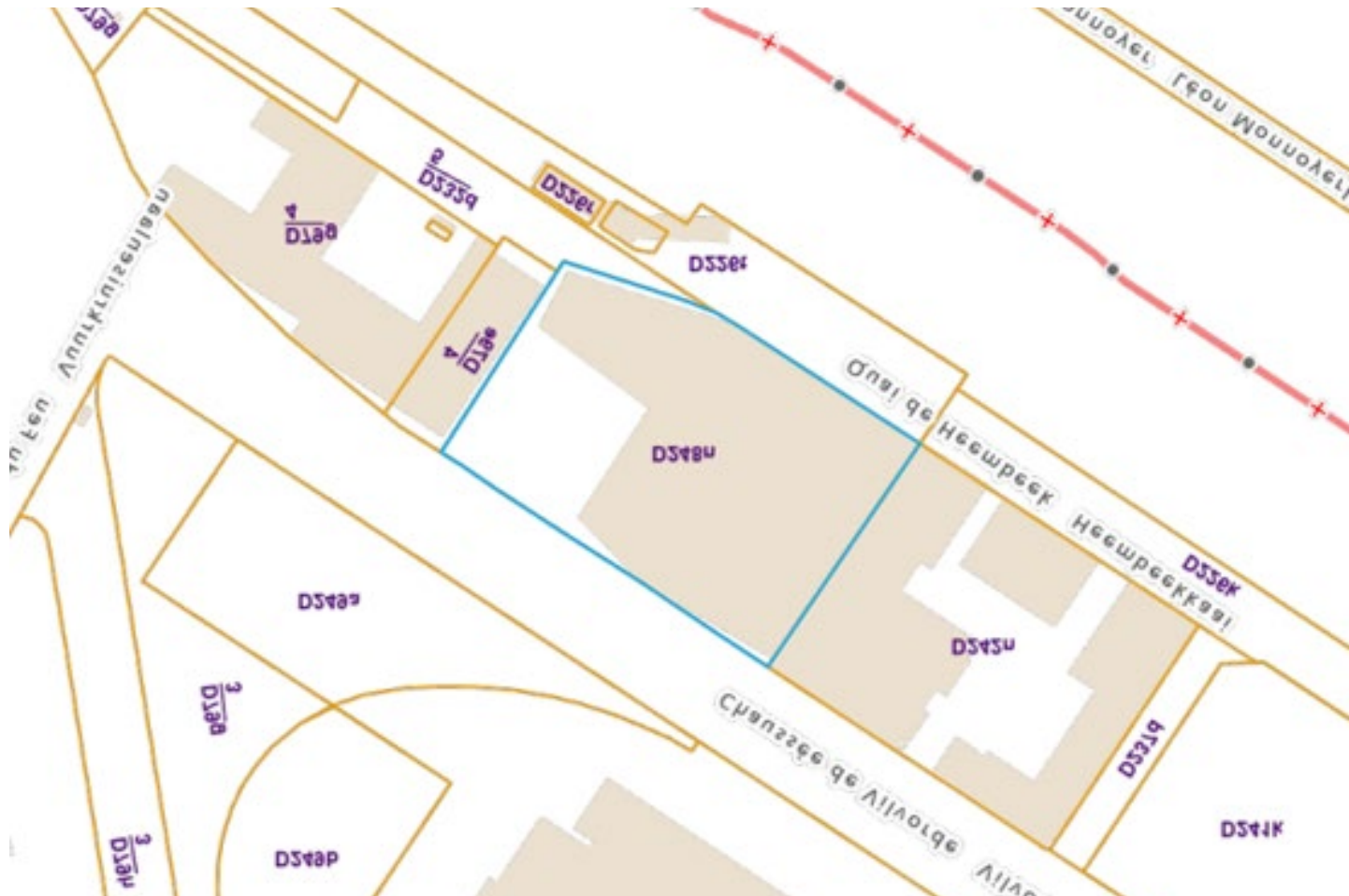


6. Cadastral & zoning

INFORMATION

The property encompasses a land plot of 9,453 m² held under a concession agreement with the Port of Brussels.

The site is designated for industrial, logistics, and port-related activities, with space for production, storage, and distribution. Ancillary facilities are permitted, provided the primary economic function is maintained and the connection to the waterway is respected.



Contact Us

LET'S CONNECT. FROM INDUSTRIAL FACILITIES
TO STRATEGIC LOGISTICS LOCATIONS,
WE'RE HERE TO HELP.

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