



MG Park Big Bear

GHENT

MG Real Estate

Location

Kluizendok - North Seaport

Contact

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MG Park Big Bear:

This new project involves the development of an abandoned industrial site in Kluizendokken, Ghent/Evergem, where an industrial warehouse is being built as a 'hub' (TDL) for companies in the surrounding industrial area. The project is located in the Industrial zone of Ghent/Evergem and opens onto a newly designed road for this industrial site. The R4 forms a junction with the Ferdinand Magellaanstraat, creating a highly user-friendly traffic situation.

The project site is bordered by a railway line, forming a physical barrier. The project area will be seen as a large commercial building, consisting of a subdivision of units with ancillary offices and transshipment docks.

The project provides separate flows. Trucks and cars will be directed onto separate routes as soon as

they arrive, ensuring smooth traffic flow on and off the site.

Sustainability project

Taking into account the economic use of space, we have planned two grouped green car parks. This approach provides a compact response to parking needs, in compliance with Ghent's town planning regulations. We have also taken into account the timetable regulations, anticipating a heavy influx of vehicles at certain times. To address this, we will maximise the use of cycling by providing sufficient cycle parking and recharging points.

The industrial warehouse is designed to achieve carbon and energy neutral logistics, excluding any use of gas heating. All the site's facilities, including the heat pump heating system, are powered by electricity. This electricity is green, mainly generated by solar panels coupled with batteries for electricity storage.

The development is accompanied by the following sustainability guarantees:

- The sustainability indicator for economic sites and business parks is used. An overall rating of "Very Good" is the minimum ambition. A specialist sustainability agency will be appointed to guide and monitor the process.
- The company's premises will be built and equipped in a CO2-neutral way.
- The building complex is heated by heat pumps (air evaporation).
- The roofs will be covered with solar panels wherever possible.

Project details

Warehouse: 200,000 sqm

Offices: 3,431 sqm

Offices: 1,875 sqm

Architects

Magnus Architecten + Project Architecten

Searching for

Investors

Timing

Building permit obtained - Groundworks started Q4 2023

Surface

334,523 sqm

