



Brucargo-West Business Park

<p>Distribution Centre Commercial Specifications</p>

1. General description

- The distribution centre is contained within a steel construction with the following dimensions: 240m x 126m (+/- 30 000 m²).
- The steel construction in each of these 3 parts is divided into 4 spans of +/- 20 m
- Each compartment can be further subdivided into two (80x60m & 80x/66m) to achieve three modules of 4860 m² and three modules of 5340 m².
- As a basis, each module has an exterior office building on two levels (ca 250 m² each).
- The office portion can be extended over the loading and unloading bays in modules.
- The headroom clearance is 10.00 m under the beams.
- Smoke outlets will be built into the roofing structure.

2. Construction details

- **Plinth-course**
 - Pre-fabricated, insulated plinth beams in reinforced concrete (height: 2.5m)
- **Warehouse floor**
 - Concrete warehouse floor on full foundation reinforced with high-grade steel filaments.
 - Suitable for following loadings:
 - an equally distributed loading of 3000 kg/m²
 - Point loading for racks: 7.5 kN
 - Polished finishing
- **Outside wall**
 - U-form box, 90 mm deep, from Sendzimir galvanized steel plate, installed horizontally and mechanically affixed to the metal uprights
 - Insulation affixed in and in front of the U-form box.
 - Vertically installed, profiled, lacquered steel plate.
- **Roofing plates**
 - Load-bearing, profiled, Sendzimir galvanized steel plate.
- **Roofing sealant**
 - Insulation value equivalent to 80 mm rockwool
 - PVC covering
- **Exterior joinery**
 - Thermal interrupted enamelled aluminium profiles
 - Glass with a k-value of less than 1.1 W/m²K
 - Steel emergency exit doors
 - 1 electrically-operated sectional door on the ground floor per module
- **Firebreak walls**
 - Between modules of 10,000m², a firebreak wall is installed with a fire resistance of 2 hours, the load-bearing structure of which comprises prefab concrete uprights against which cellular concrete slabs are installed.

- **Infrastructure works**
 - Asphalt deck
 - Provided from the existing road with asphalt deck up to the loading bays
 - Concrete deck
 - Provided in the loading bay well
- **Separate drains system**
- **Free height: 10 m under the beams; roof edge 13.25 m**
- **Loading bay provision – as standard, 1 bay is provided per 1,000 m² of storage area**
 - Each loading bay well is equipped with:
 - Leveller
 - Dock-shelter
 - Electrically-operated door
 - Metal wheel-guides
- **Office equipment – delivered standard as open-plan office**
 - Ground floor flooring: tiled floor
 - Office flooring: linoleum
 - Technical plant room flooring: tiling
 - Ceiling in wet rooms: closed strip ceiling
 - Technical plant room ceiling: no finishing
 - Office ceiling: mineral tiles

3. Technical details

i. Heating-cooling

- The Storage building is fundamentally heated using hot-air blowers. The temperature in the warehouse can be raised to a minimum of 10°C.
- The offices are heated and can be cooled using top-cooling.

ii. Sanitary installations

- In the office portion, sanitary rooms are provided for ladies and gentlemen.
- Standing toilets are provided with integral flush system.
- Urinals are equipped with flush system and modesty panels.
- Top-mounted washbasins with a mirror over each washbasin.

iii. Electrical equipment

- Lightning protection /earth
 - The building is provided with an exterior lightning conductor according to applicable standards.
- Lighting
 - The installed lighting strength is as follows:
 - Storage area, technical plant rooms, sanitary rooms: 200 lux

- Offices: 500 lux
 - Lighting comprises energy-saving TL or compact fluorescent lighting with electronic HF ballast
- Data/telecommunications
 - Provisional boxes are provided to enable the telecom operator selected by the tenant easily to lay the requisite cabling.
- Maintenance electrical sockets
 - Socket combinations are fitted at strategic positions in the space for maintenance purposes
 - In the administrative part and in the technical plant rooms, maintenance sockets are fitted on the doors.
- Loading station provision
 - 4 CEE sockets (2 x 16A, 2 x 32A) are fitted in strategic positions in the area for the connection of battery-chargers.

iv. Fire safety installations

- Sprinkler installation
For the storage area, ESFR-type sprinklers are provided.
- Hydrants
Around the building, hydrants are erected which are connected to the public water-supply service.
- Fire hose reels and fire extinguishers
In the building, fire hose reels and fire extinguishers are fitted for use by first-intervention teams. The fire hose reels are connected to the public water supply.
- Water curtains
Each fire compartment of 10,000 m² is divided using water curtains into two fire zones of 5000+ m². These water curtains may only be activated by the fire brigade and will only be used in case of fire.

4. Various possible options

- Shop floor category 0 (conductive floor)
The shop floor can be given a higher-grade finish in order to enable a wide or narrow-passage warehouse.
- Partition wall between modules 5000m² (requires additional water curtain)
- Above the loading/unloading zones, an additional steel construction may be fitted for the storage of empty pallets or additional offices can be provided.
- Additional electrical power in the storage part.
- Additional lighting.
- Air-conditioning in the warehouse.
- Additional loading/unloading bays (up to a maximum of 1 per 450m² of storage space)