

Think big move fast+

Prime location for European distribution operations

Goodman Dour Logistics Centre

80,000 sqm to 200,000 sqm of modern logistics space with excellent conditions for warehousing, distribution and light production.



6 km to
E19/E42



Attractive
labour market



Access to
government
grants and tax
advantages

Goodman Dour Logistics Centre

Rue Benoît, Dour



200,000 sqm

80,000 to 200,000 sqm of modern logistics space.

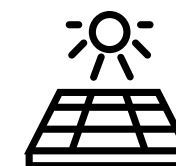


Build-ready mega distribution centre

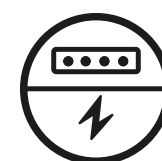
Important advantages have led major names in the logistics sector to locate to Wallonia, cost of logistics operations being one of them. With the Dour Logistics Centre, Goodman offers businesses the possibility to rent logistics space that is less expensive than in neighbouring regions. Moreover, with the support of public authorities, a building permit for the construction of this DC that is easily adaptable to your specific needs, was already obtained.



Sustainable building



Solar PV-proof rooftop



Equipped with smart meters, efficient lighting and EV charging stations



Well-being features



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Space for the well-connected

The speed and cost at which your business can distribute goods throughout Europe and beyond are crucial for success.

Dour is situated at the heart of the Amsterdam-Paris-Frankfurt triangle and close to all major European industrial and consumer markets: more than 60 million customers can be reached within four hours trucking time.

Moreover, via the nearby container terminal, the site is connected to Europe's two largest sea harbours, Antwerp and Rotterdam.



0.5 km to
bus stop



3 km to
city center



6 km to
E19/E42



17 km to
container
terminal



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Local demographics

Benefit from the prime location and see below what lies within reach in a 60, 100 and 180 minutes truck driving time:

REACH

60 min

- + Brussels – Charleroi – Namur
- + Lille – Valenciennes

100 min

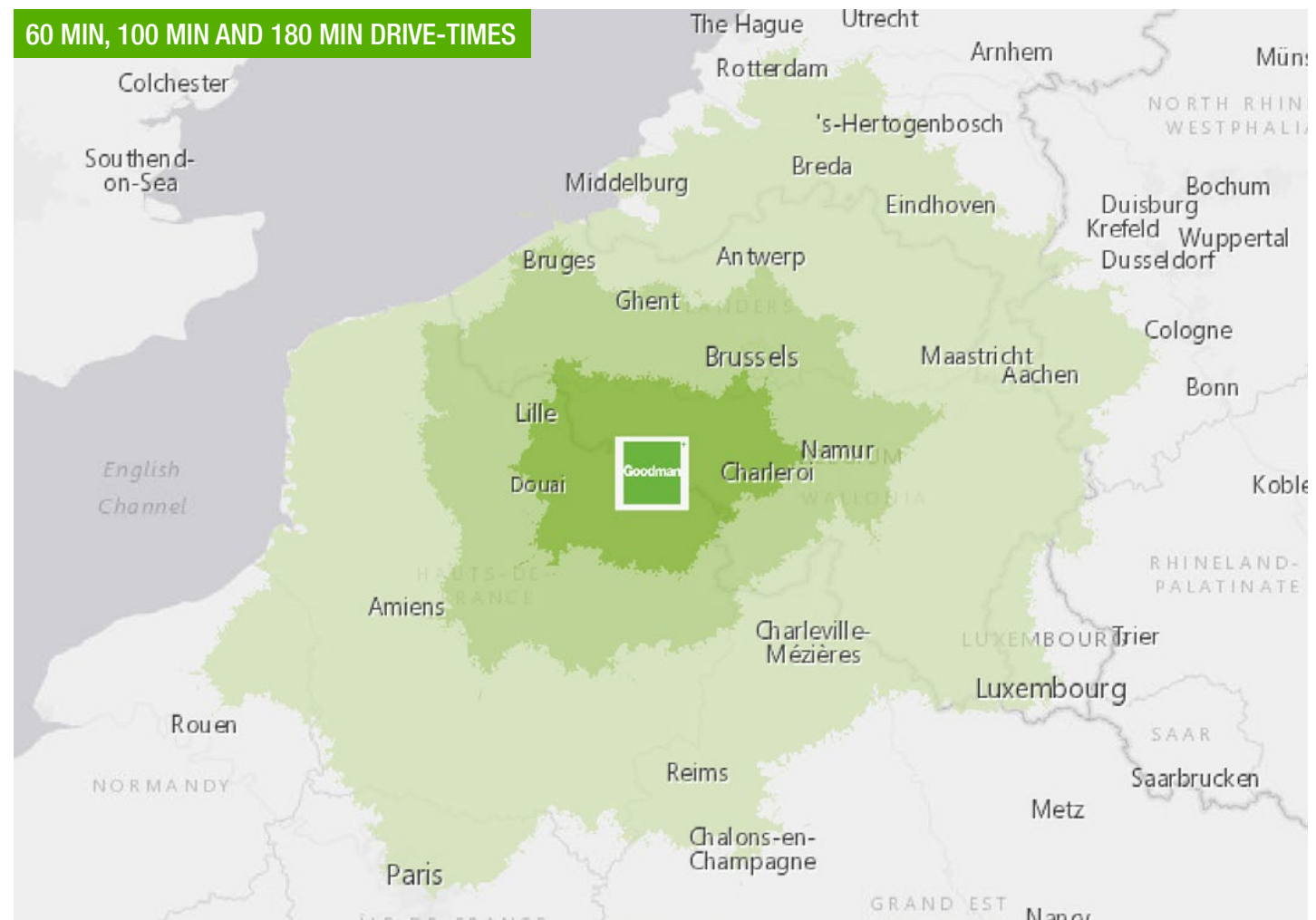
- + Antwerp (Port)
- + Ghent (Port)
- + Zeebrugge (Port)
- + Liege

180 min

- + Rotterdam (Port)
- + Calais (Port)
- + Paris

sources: ESRI and Michael Bauer Research from 2019

60 MIN, 100 MIN AND 180 MIN DRIVE-TIMES

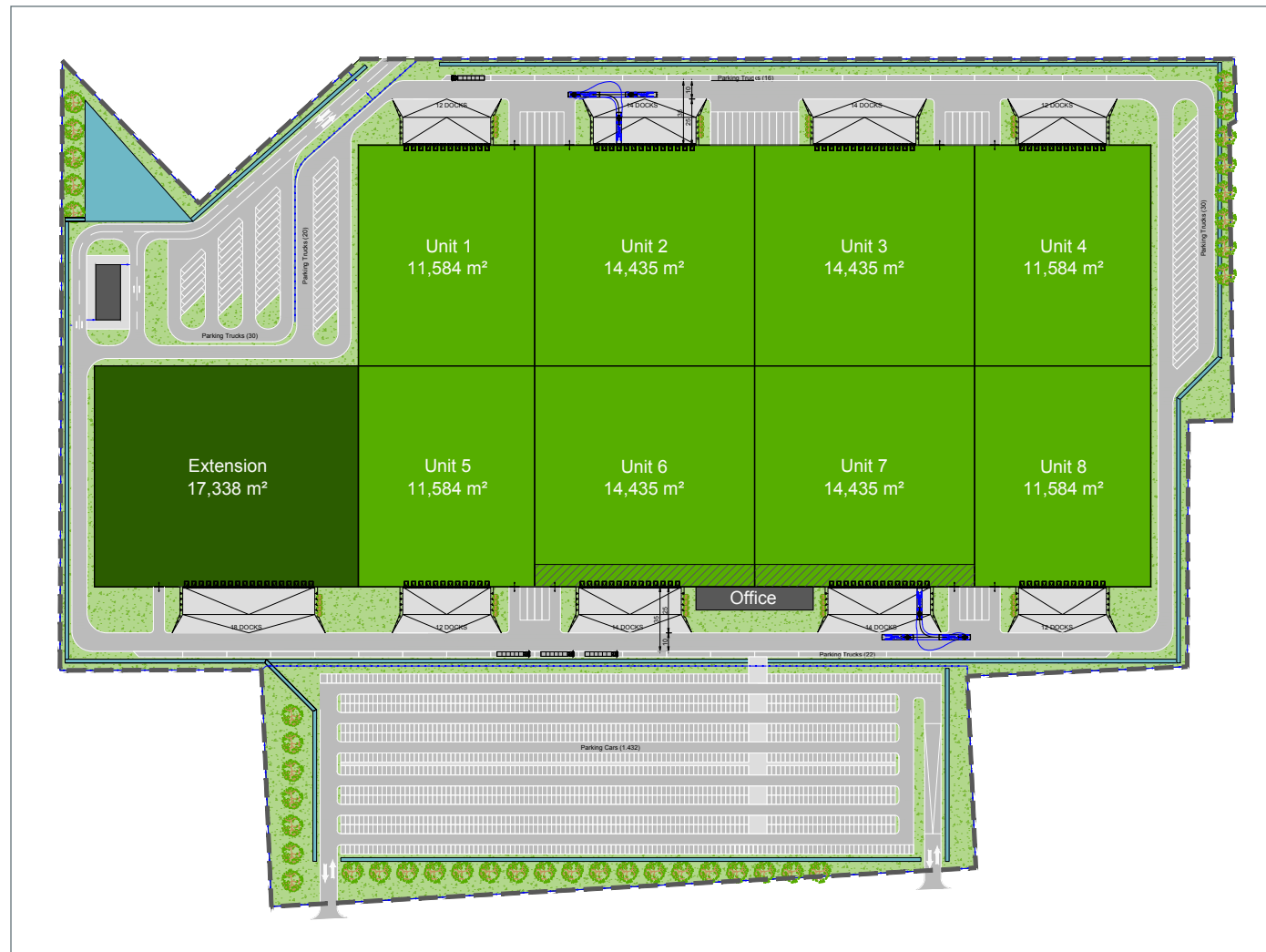


sources: ESRI and Michael Bauer Research



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More than just a warehouse

Technical specifications

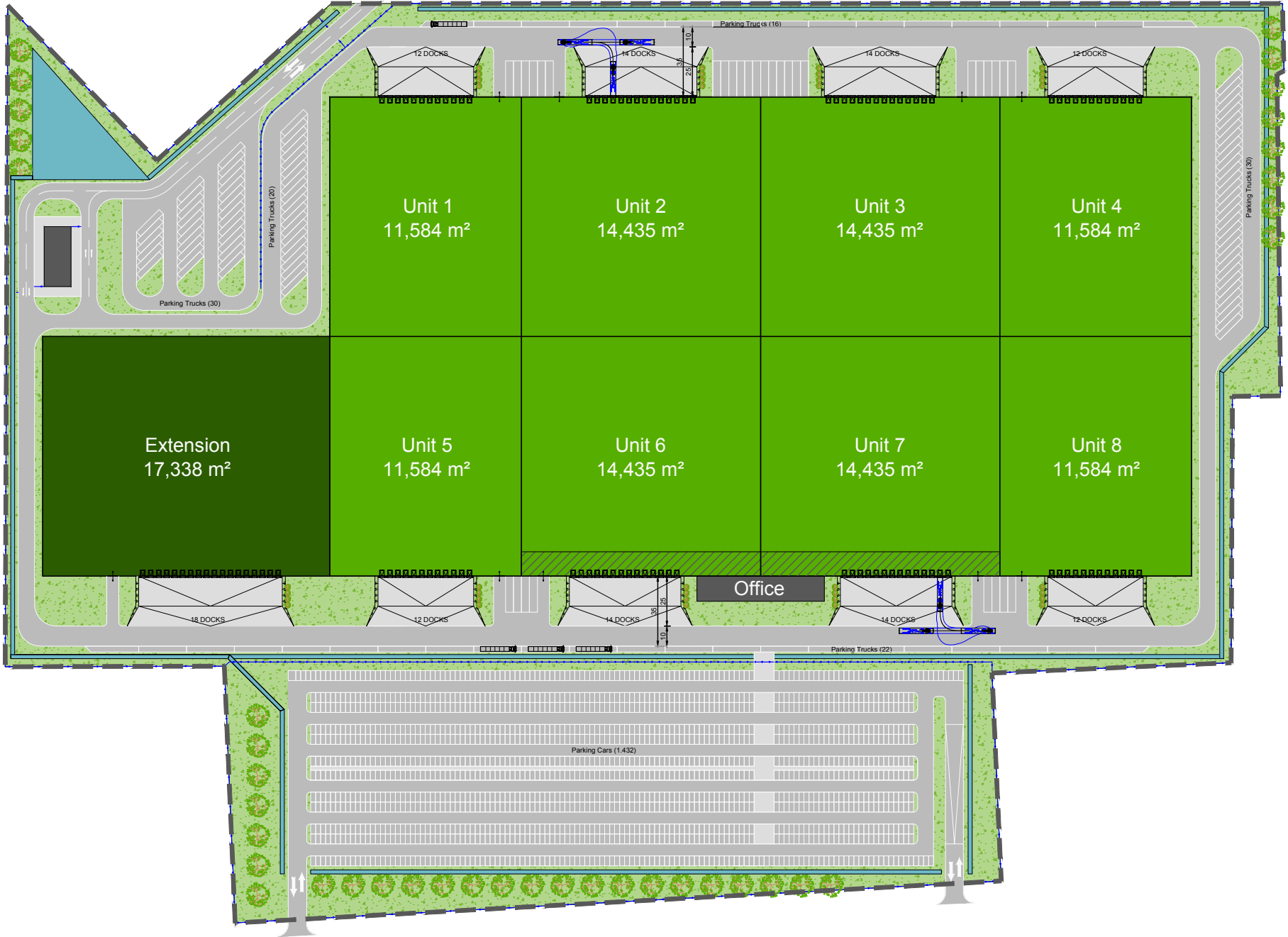
- + Offices and amenities customised to client needs
- + Floor load: 45 kN/sqm
- + Free height: 12.20 m
- + Certified ESFR sprinkler
- + 1 loading dock per 1,000 sqm
- + LED lighting
- + EV charging stations
- + Smart meters to monitor energy consumption
- + 24/7 operations

Sustainability features

- + Solar PV-proof rooftop
- + Efficient lighting
- + EV charging stations
- + Smart meters
- + Well-being features
- + Efficient water management
- + Landscaping favouring biodiversity
- + Beehives
- + Harmonious building design

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Contact us



Why Goodman?

We create future-proof logistics space to allow our customers to reach their greatest ambitions, by developing sustainable real estate that minimises impact or positively impacts communities and our planet. Making space for greatness.

We have a team of talented people creating value for our stakeholders:

- + Passionate and highly skilled people
- + We deliver and make things happen
- + Collaborative and inclusive approach
- + Forward thinking and focus on quality
- + Purpose-driven with shared values



Logistics space for the world's greatest ambitions



Contact us

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