



Herstal Logistics

HERSTAL

Intervest

Location

1ière Avenue 50, 4040 Herstal

Contact

Stijn Van achter — Country Director BE

stijn.vanachter@intervest.eu

[+32 492 46 85 20](tel:+32492468520)

Caroline Devers — Commercial Manager

caroline.devers@intervest.eu

[+32 478 54 59 50](tel:+32478545950)

Herstal Logistics

Herstal Logistics is an Intervest development located in the Hauts Sarts logistics/industrial park in

Herstal (Liège), with direct access to the E25 and fast connectivity to key European logistics axes (E313, E40, E42). Liège Airport and the DP World terminal are both within approximately 10 minutes, enabling strong multimodal logistics opportunities. The site is being developed in two phases, with Phase 1 delivering 38,423 sqm of modern warehouse space with offices across four units (8,000–11,000 sqm each). Intervest is seeking potential tenants for this new logistics development. The project integrates sustainability-driven technologies and is planned to be BREEAM certified, including a gas-free heating system and efficient HVAC solutions. The land plot totals 155,558 sqm, offering long-term scalability for logistics users.

Architects

Biemar & Biemar

Searching for

Partnering with potential tenants and/or commercial partners for the available logistics units (pre-letting / leasing focus)

Timing

Permit: Q3/2024

Demolition: 3 months

Construction : Q1/2025

Projected delivery: Q1/2026

Sustainability project

BREEAM Outstanding – 91.8% score

The project targets BREEAM Outstanding under the New Construction V6 scheme, achieving a projected score of 91.8%, the highest certification level. This reflects an integrated sustainability approach covering energy, water, materials, mobility, ecology, and long-term performance monitoring.

95% circular construction

The building applies advanced circular construction principles, with 95% circularity, 70% reusable, and 25% recyclable materials in the shell and core. This significantly reduces embodied carbon, construction waste, and future demolition impacts.

High-performance, gasless and energy-efficient design

The warehouses are designed as fully gasless buildings, combining a high-quality building envelope, LED lighting throughout, high-efficiency technical installations, and the use of renewable energy sources. These measures result in a substantial reduction of operational energy demand and CO₂ emissions over the building's lifecycle.

Land

Plot size: 155.558 sqm

Gross leasable area: 45.900m²

INTERVEST.