



# Logistics projects

## high-bay warehousing

**ALHEEMBOUW**

**ALB FRANCE**



# Foreword

The essence of a building is in its function – that's certainly true in the logistics sector. But that doesn't mean the building's form doesn't have a role to play, or that there's no room to consider aesthetics. "Overall building quality" is our guiding principle for industrial buildings, just as for all our buildings. Whatever the function of the building, from cold storage to high-bay warehousing, we focus on technically high quality construction and sustainable design, combined with meeting deadlines and providing a transparent service. We're delighted to show off some of the results in this brochure. Take inspiration from our customer-first approach and this selection of our impressive constructions.

Looking forward to hearing from you!

**ALHEEMBOUW    ALB FRANCE**

## Alheembouw in figures



Construction company recognised  
as Class 8 – Category D  
Established in 1970



Active in  
5 European countries



ISO 9001 – Quality  
ISO 14001 – Environment  
ISO 45001 – Safety



Turnover  
€ 342 million (2025)



200 employees  
90 site workers





# Construction – half a century of passion

Alheembouw is a well-known name in both the public and private construction sectors. We've earned a strong reputation as a sustainable construction partner and project developer. Since our foundation in 1970, our construction company has established itself in the **industrial sector**, developing and building coldstores and production facilities. Over the years, we've also built up a range of expertise in **other segments**: public-private partnerships, general contracting, retail and DBFM projects.

Experience is a core value of our enterprise, and underpins everything we do. Indeed, in all the sectors where we are active, we stand out thanks to our **unique expertise, passion for superb building quality, and comprehensive service provision**.

As a developer/contractor specialising in **general project management**, new building and renovations, we take a goal-oriented approach to every project.

We design our products and services to be sustainable, creative and innovative – and guarantee a successful result. Before embarking on a project, we'll sit down with the customer and explore the best way to implement it.

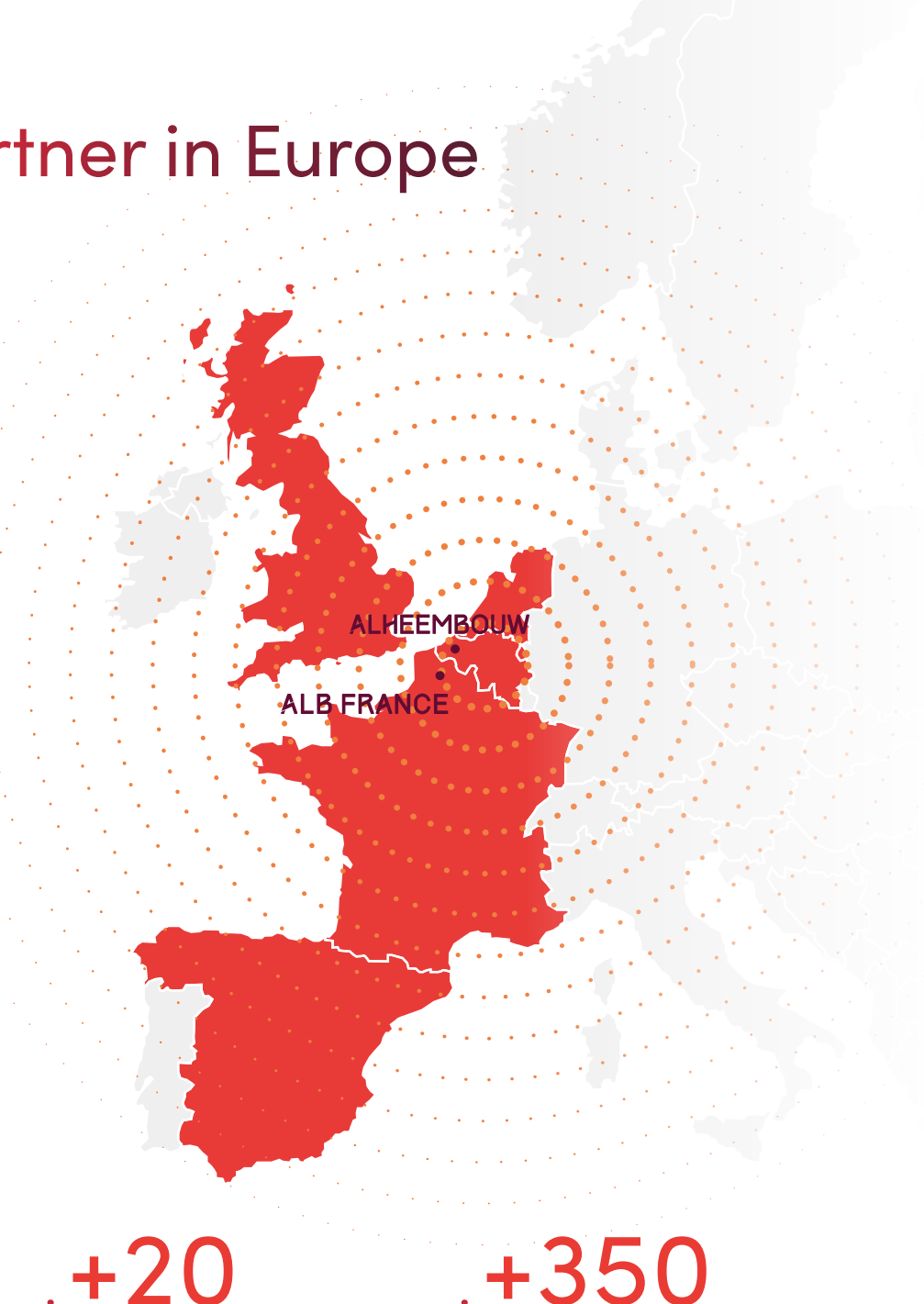
Personal contact, a transparent discussion structure, clear agreements, short communication pathways, respect for budget and adherence to timing are all key pillars of our policy. Our loyal and professional team is dedicated to what they do and committed to not just meeting customer expectations, but exceeding them. It should go without saying that **safety** always comes first!

We systematically implement preventive policies on our sites and have a comprehensive safety management system. Risk management is also crucial for a high quality, smooth construction process from building shell to interior finish. And we have the experience in this area to ensure that every project is completed to the high standard it deserves.

Take inspiration from our many logistics/high-bay warehousing projects.

# Your D&B partner in Europe

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**+20**

international reference projects

**+350**

million in projects delivered



# We tackle every challenge

Alheembouw has extensive experience in building coldstores and high-bay warehouses. We understand what's important to our customers: adherence to agreed schedules, high quality building implementation and complete transparency.

For each project, we put together a specialist team of designers, engineers, project coordinators and site managers. Together this team will coordinate the construction process from end to end and make sure that every step of the work is completed according to plan. We follow procedure and work transparently with our eye on the ball – that is, on perfect results and satisfied customers.

**Sitting down with our customers** to explore ideas together is one of the most important pillars of our approach. We create bespoke solutions for every project, developed on the basis of our comprehensive experience in industrial buildings, from planning to completion.

## Logistics as a driver of success

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A coldstore is a high-tech building and requires very specific expertise. Many of the projects we've completed for internationally active corporations illustrate the quality and extent of our expertise in this domain. We also keep fully up to speed with applicable regulations and can give our customers expert advice on how to set up their space to ensure compliance with food safety requirements. We take all rules and regulations into account, from the start of the project through to completion.

High-bay warehouses stand out both literally and figuratively, thanks to their structure and function. With comprehensive expertise in building for the logistics sector, we know just how to make optimal use of space and create facilities where logistics processes flow efficiently. Excellent logistics organisation is after all essential to doing successful business.



# Projects





**Alheembouw has built a fully automated frozen-storage warehouse in the Kortrijk Noord business park for Coldo, a West Flemish family business specialising in frozen storage and third-party logistics. This state-of-the-art facility marks a major step forward in the modernisation of Coldo's logistics processes.**

The complex is 129 metres long, 78 metres wide and no less than 46 metres tall, making it one of the tallest frozen-storage warehouses in the world. The building holds 60,000 pallets of a wide range of food products and also includes a picking zone, 14 loading bays and offices.

As main contractor, Alheembouw was responsible for the entire execution of the project, from the foundations and structural works to the building services and external works. The exceptional height, the constant temperature of -20 °C and the heavy loads from the storage racks and goods placed high demands on the structural stability and building physics. After handover, the warehouse was therefore cooled down in stages to prevent deformation caused by temperature differences.

Thanks to advanced automation, Coldo can handle 5,000 to 8,000 pallets a day. The combination of cutting-edge technology, maximum efficiency and a strategic location close to the R8, E17 and A19 enables the company to offer its customers flexible and reliable storage and distribution services.

The result is a future-proof logistics complex that brings together scale, technical expertise, efficient use of space and sustainability. The '**Logistics Building of the Year 2026**' award is a fitting recognition of this exceptional project and of the strong collaboration between all the construction partners.



Scan the QR code  
to find out all about this project.

## .Projects

November 2024



March 2025



July 2025



October 2025





.2025-2027    .20.000 m<sup>2</sup>    .Central workshop



The SNCB's Mechelen central workshop is gaining a brand-new logistics centre (NLC). The new automated high-bay warehouse complex will completely replace the current facility in early 2027.

This project is the first crucial step in redeveloping the Ragheno site into a sustainable urban zone with a mixture of living, working and leisure use.

The Mechelen central workshop is one of two central workshops in the country, and is used for long-term maintenance and the modernisation, adaptation and repair of various types of rolling stock. Around 450 vehicle bodies are refurbished each year in Mechelen.

The logistics centre is the most important hub for NMBS Technics, the company responsible for procurement, refurbishment and maintenance of the rolling stock. Over 50,000 different products are kept in stock, from tiny parts to traction converters and HVAC units weighing over 1,000 kg.



## The New Logistics Centre in figures

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.45<sub>m</sub>

Standing 45 metres tall, the automated racking warehouse will be the most prominent structure on the site. Capacity of 48,500 pallets on a floor area of 4,000 m<sup>2</sup>.

.14,500<sub>m<sup>2</sup></sub>

Adjacent to the high-bay warehouse and lined up with the current warehouse is a new 14,500 m<sup>2</sup> **low-bay warehouse**. The **AutoStore** on the mezzanine is a special feature – an automated storage system in a modular grid structure in which robots whizz about. With a capacity of 17,000 bins and 6 robots, the store will be a model of rapid, reliable organisation and operational efficiency.

.5<sub>storeys</sub>

**Office space** in a tiered protruding structure with five levels (N+00: 780 m<sup>2</sup> / N+04: 1,200 m<sup>2</sup>), facing towards the new zone on the Raghenò site. The building has been designed to align with sustainability principles and implements the “We Shift” programme, thereby introducing new ways of working for the employees at NMBS, in a healthy hybrid workplace.

.20,000<sub>m<sup>2</sup></sub>

20,000 m<sup>2</sup> of **work on the surroundings**, including a covered area for loading and unloading, covered cycle storage and a reception building.



Alheembouw is building a pioneering multi-storage facility for vehicles in the port of Zeebrugge for International Car Operators (ICO). The innovative logistics complex has space for 10,120 vehicles and is a European first in vehicle logistics. With this expansion, ICO will increase its annual throughput capacity from 2.5 million to 3 million vehicles.

The fully automated system stores and retrieves vehicles without any manual intervention. The staggered layout was specifically designed with particular attention to fire safety, accessibility and operational efficiency.

The new multi-storage facility is also a major step forward in technological terms. VIN recognition is used to identify the vehicles automatically and position them correctly within the storage system. In addition, the entire installation is integrated with ICO's existing Terminal Operating System, so that all logistics movements can be tracked in real time.

By storing vehicles more compactly and greatly reducing and automating internal movements, the project helps to cut energy consumption and emissions. At the same time, the multi-storage facility takes up more than ten times less space than conventional open-air vehicle storage. The complex therefore combines greater storage capacity with exceptionally efficient use of space.



As main contractor, Alheembouw is coordinating the entire execution of this technically complex project, working closely with a number of specialist Belgian partners, including Stow (racking), Ceratec (automation), Stranger Architects & Engineers (architect) and BM engineering Group (building services).

When the installation becomes operational at the end of 2027, Zeebrugge will have a unique logistics infrastructure that sets a new standard for vehicle storage and handling in Europe.



Scan the QR code  
to find out all about this project.

.2026-2027 .22.000 m<sup>2</sup> .Multi-storage for vehicles

A European first



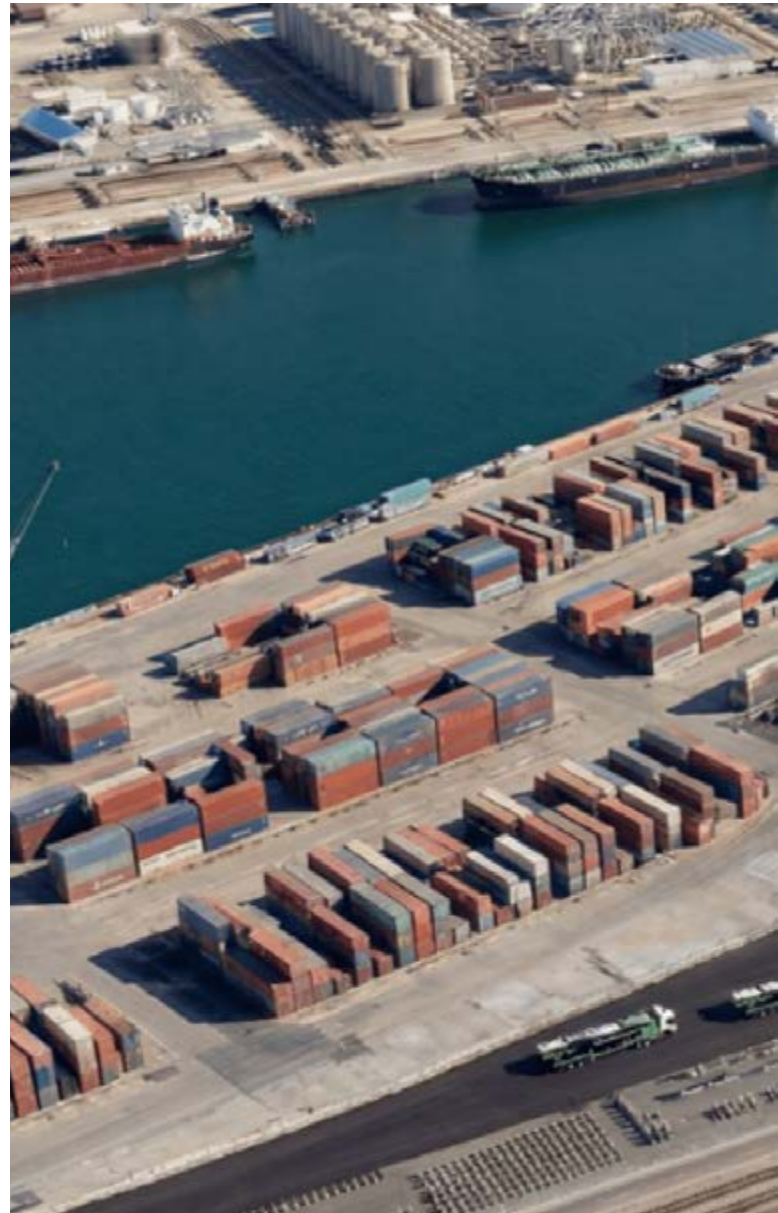


Following the launch of the multi-storage facility for vehicles in Zeebrugge, International Car Operators (ICO) has also entrusted Alheembouw with a similar project in Barcelona. This new contract confirms the strong partnership between the two companies and underlines Alheembouw's international expertise in automated high-bay warehouses.

The Barcelona contract was awarded while the Zeebrugge project was still under way, a clear sign of ICO's confidence in Alheembouw's quality, commitment and approach. By thinking ahead together, taking ownership and consistently delivering on their agreements, the two companies continue to build a lasting partnership.

Although the concept builds on the Zeebrugge multi-storage facility, the Barcelona installation will not be an exact copy. The automated high-bay warehouse will cover an area of around 15,000 m<sup>2</sup> and is being built on a sloping site in the port of Barcelona. The specific characteristics of the location bring additional technical challenges and call for a carefully considered, project-specific approach.

This project marks a further step in Alheembouw's international development. The contract builds on the experience we have gained in recent years with complex logistics and industrial construction projects in countries including France, the Netherlands and the United Kingdom. We are now applying that expertise in Spain too, to deliver a cutting-edge infrastructure for automated vehicle storage.



.2026-2027 .15.000 m<sup>2</sup> .Multi-storage for vehicles





.2024-2026 .5.000 m<sup>2</sup> . Pharmaceutical manufacturer



Alheembouw is building an extension to the existing CSP (Center for Secondary Packaging) site of pharmaceutical company Pfizer in Puurs-Sint-Amands. The project comprises a fully automated high-bay warehouse and a separate building for the central collection and processing of waste streams.

The new high-bay warehouse combines refrigerated storage (5 °C to 8 °C) with non-refrigerated storage (15 °C to 25 °C) and has a floor area of 3,500 m<sup>2</sup>. Standing 43 metres tall and with capacity for around 32,000 pallet spaces, it is a key link in the further optimisation of the site's logistics processes.

Alheembouw is also building a new waste management facility with a floor area of 1,760 m<sup>2</sup>, standing 15 metres tall. This facility will allow efficient, separate collection of various waste streams, including paper, cardboard, plastics and pharmaceutical waste.

With this expansion, Pfizer is investing further in the future of its Belgian site, a leading facility for the aseptic manufacturing and packaging of injectable medicines and vaccines distributed worldwide. Thanks to an integrated approach, extensive logistics expertise and a strong focus on quality and safety, Alheembouw is helping to further develop this strategically important pharmaceutical hub.

## TVH Plant T Waregem



**Rapidly growing multinational TVH, based in West Flanders, is investing in a new distribution centre with a fully automated high-bay warehouse for its logistics department. This major expansion deepens the company's roots in its native Waregem and strengthens its sustainable partnership with Alheembouw.**

The new distribution centre, with a total area of 50,000 m<sup>2</sup>, will be the largest of its type in the company. The strategic expansion has been designed to handle the steadily increasing volume of orders and deliveries and is intended not just to meet current needs, but also as a response to anticipated future growth.

Plant T consists of a fully automated warehouse 30 metres tall, with an area of 4,500 m<sup>2</sup> and a logistics facility distributed across four storeys. The project is being built to comply with TVH's sustainability objectives – the company hopes the development

will place it firmly among the best in class throughout Europe when it comes to sustainability, just like its headquarters "The Hub".

The imposing walkway over the Brabantstraat linking the brand-new distribution centre Plant T with the current automated warehouse forms the visual centrepiece of the project.



**Scan the QR code  
to find out all about this project.**

.2024-2026 .50.000 m<sup>2</sup> .Parts specialist





**Alheembouw is building a fully automated frozen-storage warehouse for potato producer Albert Bartlett at its existing production site in Westwick. The 34-metre-tall warehouse will be equipped with an automated storage and retrieval system and is also Alheembouw's first project in the United Kingdom.**

Alheembouw is responsible for the turnkey delivery of the project, acting as both main contractor and lead designer. In addition to the construction works, the contract covers the building services, refrigeration plant, racking and full automation of the warehouse. This means that all disciplines are aligned within a single, integrated construction process.

The logistics concept combines an automated storage system with a racking system and shuttle technology. Ceratec is responsible for engineering and integrating the automation, with E'Log Automation handling the preliminary design, Stow Group the racking and Movu Robotics the shuttles. Together with our partners, we are delivering an efficient and reliable solution tailored to the customer.

Construction is taking place on an operational food production site. This calls for thorough preparation and careful coordination of the works with the existing business operations. UK legislation, local regulations and collaboration with international and local partners also make clear coordination essential. Alheembouw is managing the entire process, from engineering and preparation to execution and handover.

This technically complex project marks a new step in Alheembouw's international development. The combination of construction expertise, integrated building services and advanced warehouse automation confirms our position as an end-to-end partner for automated high-bay warehouses, in Belgium and beyond.

.2026-2027 .4.000 pallet spaces .Potato producer





Following an extension to its production facilities, Ecofrost invested in a new automated coldstore with a capacity of around 45.000 pallet spaces. Alheembouw took full responsibility for managing the logistics project (coordination and implementation).

The project involved building a high-bay coldstore with an area of 120 × 80 metres, standing 40 metres tall. The adjacent dispatch centre, which includes ten loading bays and various offices, ensures smooth logistics flows. Work on the surroundings was also included in the project, and around 14.000 m<sup>2</sup> of outdoor space has been transformed.



.2024-2025 .10.000 m<sup>2</sup> .Producer of frozen potato products





.2024 .2.900 m<sup>2</sup> .Producer of metal storage systems



Alheembouw built a fully automated multi-level stacking warehouse (ASRS = Automated Storage & Retrieval System) with a transfer/picking zone for Avasco Industries (shelving/metal storage systems sector) on the company's existing site in the Heernisse industrial zone in Diksmuide.

The silo building, in which the rack structure also serves as supporting structure, has two walkways, a surface area of 2.900 m<sup>2</sup> (66 × 44 m) and stands 36 metres tall. It has capacity for 21.808 pallets across 16 levels. The 7.730 m<sup>2</sup> façade blends into its surroundings with a design in four shades of grey.

Avasco, short for "Aan- en Verkoop American Stock Company" ("Purchase/Sale of American Stock"), was founded in the sixties. The company's shelving can now be found in households all over Europe, America and South Africa. The new automated warehouse increases Avasco's storage capacity tenfold, enabling it to handle peak seasons efficiently (in summer people often try to reestablish order in the chaos by stacking their belongings on shelves) and adhere to delivery promises. The transport from production line to warehouse is fully automated with unmanned forklifts and cranes.

## Clarebout Fresh Mouscron



.2024 .16.000 m<sup>2</sup> .Producer of frozen potato products



Alheembouw has built a fully automated coldstore on the Clarebout Potatoes site in Mouscron. The new 16.000 m<sup>2</sup> storage facility and loading bays are linked to the existing production plant by a bridge.

The water purification plant has also been significantly extended, with tanks built in place and a 35 m pipe rack linking the plant to the production facilities.

## Dematra Deinze





**A top calibre project in terms of technical execution and sustainability.**

Dematra is a leading logistics provider operating in the Benelux region. The warehousing and transport specialist has expanded its capacity on the De Prijkels industrial zone in Deinze with a fully automated high-bay warehouse standing 46 metres tall and with capacity for 80.000 pallets.

The new high-bay warehouse reflects the logistics company's ambitions and confidence in future growth. Thanks to the scale-up the company can now respond more quickly to the requirements of customers, who regularly need reliable local storage space to manage their just-in-time goods deliveries.

Alheembouw was responsible for coordination and management of specialist contractors. Working with a 3D model was crucial to maintaining a smooth, safe construction process: the BIM technology, as well as time invested in Clash meetings, effectively ensured that any conflicts were avoided in advance.

Cooling elements have been installed on the top of the building, and the ventilation ducts are built into the rack structure. This keeps the warehouse fully climate controlled, ensuring optimal quality for the stored goods. The walls and ceilings are clad with sandwich panels. Sustainable and future-proof buildings begin with compact structures and good insulation. By building upwards – the warehouse is fourteen storeys high – environmental footprint is kept to a minimum. Solar panels and air-to-water heat pumps round off the planet-friendly design.

“

In just 16 months, we successfully completed a fully conditioned operational building with capacity for 80.000 pallets.



.2023 .20.000 m<sup>2</sup> .Transport, distribution & warehousing



Scan the QR code  
to find out all about this project.





Belgium recently became home to the biggest chocolate warehouse in the world. The brand new warehouse built for Barry Callebaut is fully worthy of the term 'unique'. The new facility has a vast floor area and fully automated operations – and is entirely energy neutral.

It's the first logistics building on this scale in Belgium to be awarded a **BREEAM – outstanding** certificate.

Growing rapidly and needing to optimise its distribution logistics, Barry Callebaut wanted a new logistics hub in an easily accessible location. The new facility would also need to be large enough to support the international chocolate supply.

In 2018, the chocolate producer opened a call for tenders for the project, which ended with WDP (Warehouses De Pauw) being awarded the contract. WDP, a listed company specialising in

developing and renting out storage and distribution facilities, established partnerships via a Design & Build scheme with Alheembouw and AAVO architects – partners who are highly familiar with the issues involved and could work together to tackle the complexity of the project.

Expert partners were hardly an unnecessary luxury: Barry Callebaut wanted a **fully automated high-bay warehouse** combined with a standard storage and office space. WDP found the ideal location on the new business park in Lokeren, close to the E17 and with easy access to the Port of Antwerp. The project, dubbed "The Barry Callebaut Chocolate Box", comprises a traditional warehouse with an area of 50.000 m<sup>2</sup> and a **fully automated high-bay warehouse standing 41 metres tall, with a usable floor area of 10.000 m<sup>2</sup>**. In total, the facility has capacity for **some 125.000 pallets**.

“

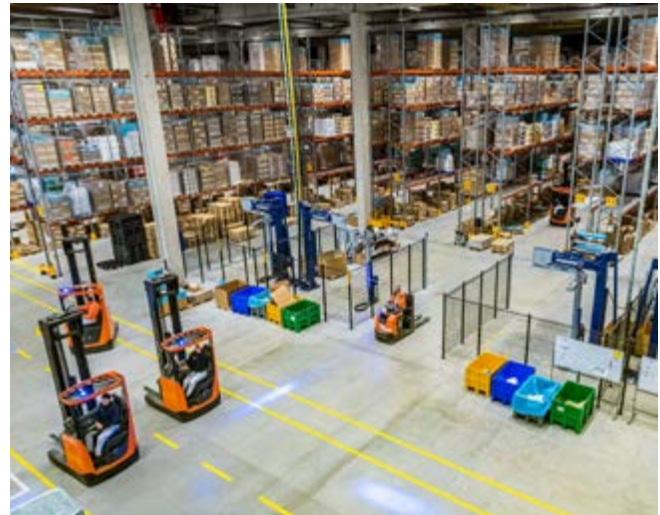
This is the first logistics building on this scale in Belgium to be awarded a **BREEAM – outstanding** certificate.

## WDP / Barry Callebaut Lokeren

Barry Callebaut's objectives were explicitly in line with sustainable development goals, with a focus on achieving the optimal balance between economic, ecological and social factors. The goal was to become the first Belgian warehouse greater than 50.000 m<sup>2</sup> to obtain a BREEAM – outstanding certificate. Hardly an easy task, given that chocolate is a highly delicate product to store. Climate control was one of the biggest challenges for the project.

The variation in storage temperatures must never be greater than 2 °C, so the temperature needs to be kept constant at 16–20 °C. We needed to find a way to meet this requirement while achieving energy neutrality for the building. To come up with the best solution, we called in support from Istema, a consulting firm who helped us find the right technologies, and SuReal, who advised on how to harmonise Barry Callebaut's functional requirements with the sustainability objectives. The final plans featured a BEO installation, combined with a solar panel system that can provide 3.950 MWh of energy annually.

Alheembouw was responsible for the overall execution and coordination of the project. As well as the extremely high sustainability requirements, the tight scheduling, with a timeline of just 18 months, presented a serious challenge. Partly thanks to the use of BIM technology by all the parties involved, we succeeded in completing this extensive, complex warehouse on time and within the desired budget – despite the COVID-19 disruption and weather-related obstacles. Everyone involved in the project can rightly be proud of the "Barry Callebaut Chocolate Box".



.2021 .60.000 m<sup>2</sup> .Warehousing





.2023    .23.000 m<sup>2</sup>    .Storage of frozen potato products



### High-bay coldstore extends the new potato chip factory at Clarebout Potatoes in Dunkirk.

Barely 8 km away from the new production site in Saint-Georges-Sur-L'Aa, Europe's biggest producer of frozen chips once again turned to Alheembouw's expertise, this time for a logistics hub in Loon-Plage, right in the port of Dunkirk. Work began in April 2023.

The project comprises a fully automated high-bay coldstore with an area of 15.000 m<sup>2</sup> and capacity for 80.000 pallets, another 5.000 m<sup>2</sup> built on in front, and 2.000 m<sup>2</sup> of bays for freight vehicles. In total, the new development covers an area of 23.000 m<sup>2</sup>. The racks in the high-bay warehouse are not part of the supporting structure – they were installed afterwards.

Due to French legislation, we were required to divide the coldstore into four separate cells with a fire rating of REI 180. The challenge was to install concrete walls 33 metres high in an environment with considerable wind loads.







Logistics company ECS European Containers, a market leader in supply chain logistics and inter-modal transport solutions, has been steadily expanding in Zeebrugge. In 2023, the high-bay warehouse built in 2016 for 2XL (which subsequently merged with ECS), gained a “big brother”.

On the opposite side of the rail tracks, a fully automated (uncooled) high-bay warehouse has sprung up. Standing 40.6 metres tall and with an area of 14.250 m<sup>2</sup>, it's the same height as its predecessor, but has twice the area, with a capacity of 82.000 pallets distributed across 12 crane gantries.

In addition, the neighbouring low-bay warehouse was expanded by around 12.000 m<sup>2</sup>, including loading and unloading facilities, a picking zone, and a 3.000 m<sup>2</sup> concrete mezzanine for handling individual pallets. The loading and unloading railway track was rerouted and extended to facilitate a fivefold increase in the volume of rail freight that can be handled.

The ECS Zeebrugge project was a major project – not just large, but also complex, given that the new buildings needed to be connected to the existing buildings, the rail infrastructure, and the utility lines. The coastal location means high wind loads, which, in combination with high pallet loads and a highly precise crane system, presented an additional challenge.

One feature which is unusual for this sort of logistics project is that the existing gas connection was removed and the site now operates entirely without gas. The warehouse itself is not heated or cooled. The walls and roof have been extremely well insulated, and the base temperatures of the products being brought in will ensure that the space remains frost-free at all times. Since there is not a single person working in the high-bay warehouse, no minimum temperatures are required to meet working conditions standards.





.2023 .20.000 m<sup>2</sup> .Supply chain logistics & transport



Scan the QR code  
to find out all about this project.

## Coca-Cola Europacific Partners Zwijnaarde



.2023 .5.000 m<sup>2</sup> .Cold drinks producer



Alheembouw built a new logistics facility for Coca-Cola Europacific Partners on the company's existing site in Zwijnaarde, opposite the Ghelamco Arena, parallel to the E17 and adjacent to the Ghent ring road and the R4.

The project includes a fully automated high-bay stacking warehouse with four double-height cranes and a logistics block built from a steel structure, which incorporates a mezzanine for installing conveyors.

The high-bay warehouse is a beam-shaped structure 85 metres long, 40 metres wide and 38 metres high. It has capacity for 10.000 pallets on top of the existing capacity of 12.000. This increased storage capacity means that empties and finished products will no longer need to be stored at other locations, thereby minimising off-site transport movements.

## Agristo Wielsbeke



.2016-2018 .250.000 m<sup>2</sup> .Producer of frozen potato products

**Agristo**  
we love potatoes

**Agristo produces pre-cooked and frozen potato products. We built two fully automated high-bay coldstores for the company on the former Unilin premises in Wielsbeke.**

The new coldstores are used to hold the finished potato products ready for transportation to the customer. Eight loading bays in the adjacent dispatch centre link the new facility to the logistics chain.

Both high-bay warehouses stand 45 metres tall and they have a combined storage capacity of 110.000 pallets. The investment, in combination with the new production buildings, creates a solid foundation for Agristo's continued growth in response to the growing international demand for potato products.

In 2024, Alheembouw completed an extension of the production facilities and a third fully automated coldstore at the Wielsbeke site. We are now building a fourth high-bay warehouse there, due for completion in 2027.



“

Since Agristo works 7/7, with a logistics service that runs 16 hours a day, five days a week, large buffers need to be dealt with rapidly.



.2015 .7.500 m<sup>2</sup> .Producer of frozen potato products

**Agristo**  
we love potatoes

To complement the existing production site in Nazareth, East Flanders, Alheembouw built a cold store standing 44 metres tall, with fifteen storage levels.

The eight warehouse cranes can handle up to 360 pallet operations per hour, and are used for automated storage of 24.500 Euro-pallets or some 17.500 tonnes of frozen potato products at temperatures of -25 °C.

The silo structure of the new coldstore was specially designed for a sustainable approach to energy use. All the cranes have an internal energy recuperation system, which means that the energy released while the crane lowers and brakes is recuperated and used for lifting and moving.



## Poco Loco Roeselare





Poco Loco, which produces Mexican food products, wanted to centralise its activities on its premises in Roeselare. Previously, the tortilla wraps, chips, dinner kits, Tex-Mex spices and sauces were stored across various sites and with external suppliers. The centralisation would enable the company to reduce freight traffic, give it better control and more flexibility to respond to customer demand.

To help achieve these ends, Alheembouw built a fully automated warehouse standing 43 metres tall and with capacity for 42.000 pallets. The warehouse is linked to the production plant with a 100-metre-long conveyor bridge over the public road. Two conveyors transport finished pallets to the warehouse and deliver raw material from the warehouse to the production facility. In the warehouse, the finished products are picked for customers and automatically transported to the loading zone.



Scan the QR code  
to find out all about this project.

## Poco Loco Roeselare



.2018 .24.000 m<sup>2</sup> .Producer of Mexican food products





Europe's most modern chip factory is located in Poperinge, on a contiguous site spanning 9 hectares. Alheembouw was commissioned by Dutch producer Aviko to build the complex where 175.000 tonnes of chips and 11.000 tonnes of potato flakes are produced every year.

Aviko is a European producer of frozen fresh potato products. A greenfield was transformed into a new, sustainable factory site over a period of just two years. Alheembouw was responsible for ensuring the buildings were windproof and watertight and handling the finish. The buildings cover an area of around 65.000 m<sup>2</sup>, making this one of Alheembouw's biggest sites of 2021. The facility comprises a goods receipt and sorting centre, a production plant, a coldstore with dispatch zone, packing zones, and a water purification plant. There is also an office building. The primary challenge consisted of linking all the buildings together within a limited space, on a plot criss-crossed by three roads.

The site was a patchwork of three areas separated by the roads. Linking everything together meant working with pipe racks. For example, the water purification plant is on one patch, and the pipes run across the road through a sound-insulated bridge. The goods receipt and sorting centre features a similar scenario: potatoes arrive at the facility, where they are sorted and washed, and then transported over the road to the neighbouring patch, where the production plant and packing centre are located.



.2021 .65.000 m<sup>2</sup> .Producer of frozen potato products



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The buildings cover an area of around 65.000 square metres, making this one of Alheembouw's biggest sites of 2021.



## Coldstore with underfloor heating

After packing, the products are transported to the fully automated coldstore – at 40 metres tall, the most prominent feature on the site – which has capacity for 50.000 pallets. The internal temperature is maintained at a constant -20 °C. A fully insulated box standing on 850 screw piles anchored into the ground encloses the racking structure. The floor is perfectly levelled, and beneath the insulation, there is an extra floor with underfloor heating. The purpose of this is to keep the ground from freezing and expanding, causing the interior floor to deform, which would jeopardise the stability of the racks.

Projects of this scope rely on good preparation and a strong construction team with a high level of expertise. Our many years of experience in the frozen foods and potato chip industry made all the difference in a successful outcome here. We succeeded in transforming a greenfield area into a premium industrial site in just two years.



Scan the QR code  
to find out all about this project.



## Clarebout Potatoes Komen-Waasten



.2013–2021    .20.000 m<sup>2</sup>    .Producer of frozen potato products



Over the last few decades, Clarebout has become a leading player on the international market for frozen potato products for private labels.

Alheembouw built two fully automated coldstores on the Waasten site (2013 and 2021), giving the company more flexibility and plenty of storage space under its own management.

Each coldstore – 120 metres long, 80 metres wide and 35 metres high – has storage capacity for 70.000 pallets or 90.000 tonnes of frozen chips. The stores have state-of-the-art pick & place systems that form the basis for organising highly efficient just-in-time deliveries.



.2015    .32.500 m<sup>2</sup>    .Supermarket chain



### Delhaize Ninove distribution centre

As part of the expansion of the Delhaize distribution centre in Ninove, we built four industrial halls and an adjacent unloading road, plus the metal structures connecting the old and new buildings.

This hub is where the logistics for alcoholic and various other drinks are handled. Incoming goods from breweries, vintners, etc are delivered here on pallets and stored ready for onward transport to supermarkets throughout Belgium and Luxembourg.

Following the expansion, the distribution centre now boasts more than 200.000 m<sup>2</sup> of storage and distribution space.



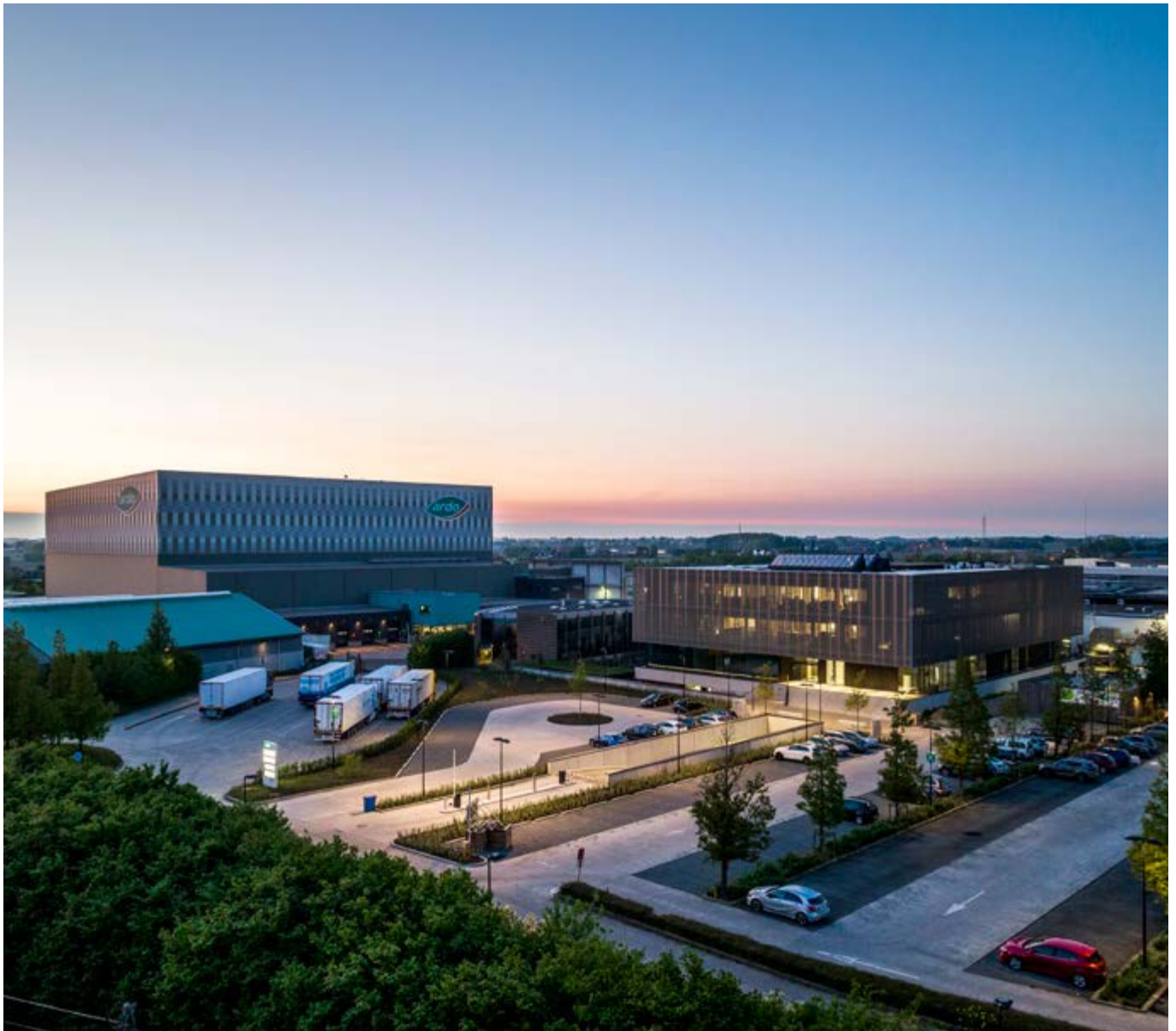
.2019 .11.000 m<sup>2</sup> .Supermarket chain



## Delhaize DC Fresh Zellik

Brand-new distribution centre for fresh products.

The building structure is a concrete skeleton fitted with sandwich panels. Alheembouw handled the building shell and the finish, including building technology. The centre has 44 loading bays. The building stands 24 metres tall on 1.900 foundation piles and has an area of 11.000 m<sup>2</sup>.



.2008 .8.500 m<sup>2</sup> .Producer of frozen fruit & vegetables



Ardo is an international business on the market for fresh frozen fruit and vegetables. In 2008, the company built a European distribution centre on its site in Ardoio. The new high-bay coldstore has capacity for 32.000 pallets.

The building is 35 metres tall, with a footprint of 100 × 85 metres. The temperature is maintained at a constant -25 °C.

The new distribution centre reduces freight traffic on the local country roads, since Ardo now has space to store everything it produces directly on site. The centre also features state-of-the-art cooling technology. Building to a height of 35 metres, rather than occupying a larger ground area, reduces cooling loss and thus energy usage.



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Building to a height of 35 metres, rather than occupying a larger ground area, reduces cooling loss and thus energy usage.



.2015    .3.100 m<sup>2</sup>    .Producer of frozen vegetables



**Alheembouw built a new high-bay coldstore on the Crop's production site in Ooigem. When the new building became operational at the end of 2015, the 41-metre-high building was the tallest coldstore in the whole Benelux region.**

The building is 82 metres long and 38 metres wide. It has capacity for 20.000 pallets of frozen fruit and vegetables across 15 storage levels, handled by five automated warehouse robots.

Specialist software controls all the logistics for the transport and storage systems, from arrival and storage in the warehouse to removal and transport to the dispatch zone.

## Constellation Cold Logistics Mouscron



.2016–2020    .15.000 m<sup>2</sup>    .Storage of frozen products



**60.000 pallets. That's the storage capacity of the new high-bay coldstore that Alheembouw built for Constellation Cold Logistics in Mouscron.**

Constellation Cold Logistics provides fully temperature-controlled storage space. An uninterrupted cold chain with negative temperatures in the loading and unloading bays ensures a constant frozen temperature of -18 °C. The warehouse, standing 36.5 metres tall with a footprint of more than 15.000 m<sup>2</sup>, was a carefully considered addition to Constellation Cold Logistic's storage capacity.

The warehouse racking system and automation was installed by Stow International, a specialist in static storage and positioning systems. Stow had already worked with Constellation Cold Logistics.

The construction project also included construction of a fire wall, a dispatch building with outdoor surfacing, and creating a parking area on the far side of the building.



.2019 .5.000 m<sup>2</sup> .Food/drinks producer



**Alpro produces plant-based drinks and food products. We built a fully automated high-bay warehouse on the company's site in Wevelgem.**

We also installed new production and packing lines. The expansion increased Alpro's total production capacity by 25% and enabled the company to bring all its logistics and warehousing back in-house, instead of having to store products in external warehouses.



.2018    .3.800 m<sup>2</sup>    .Producer of potato- and corn-based snacks



**Croky, which produces potato- and corn-based snacks, was growing fast and commissioned a new high-bay warehouse on its company site in Mouscron.**

The new warehouse is 42 metres tall and 103 metres long. Inside, five cranes provide the mobility needed to move pallets of up to 1.000 kg. Up to 23.000 pallets can be stored in the facility. Over 1.800 tonnes of steel were used for the silo construction. Some 20 km of pipes were laid for the sprinkler system, ensuring fire safety for the building. The building has a dual storage function, holding both raw materials and finished products.

## Sivafrost Dendermonde



.2020 .4.500 m<sup>2</sup> .Storage of frozen products





We were contracted by logistics provider Kloosterboer in Harnes, France, to build a large high-bay coldstore for Canadian chip producer McCain.

The new coldstore is the biggest in France, with capacity for 68.000 pallets. Building up rather than outwards gives the building a compact footprint, which yields economic and ecological benefits. Being contracted on behalf of an international player like McCain is a clear indicator that our expertise in building coldstores is appreciated worldwide.



.2008 .11.000 m<sup>2</sup> .Producer of frozen potato products



## Lineage Logistics Ypres



Lineage Logistics is an all-round logistics service provider. The company builds storage facilities for its clients and agrees long-term contracts for their usage. In 2007, Alheembouw was commissioned by Lineage Logistics to build a new distribution centre with a high-bay warehouse in Ypres, as part of the company's long-term arrangement with Ysco and Pinguin.

The building is an automatically controlled coldstore with capacity for 65.000 pallets, at a temperature of  $-24^{\circ}\text{C}$ .

Lineage Logistics has called the new facility a model "dedicated warehouse", where the storage space is used by just two clients. Limiting the number of clients for each warehouse makes it possible to organise the storage more efficiently. At the same time, the long-term contract means that the Ysco and Pinguin processes can be optimally integrated with Lineage Logistics' own logistics flows.



.2007 .15.000 m<sup>2</sup> .Logistics & warehousing



## Mc Three Waregem



Architectural firm Delafontaine designed a fully automated high-bay warehouse for Mc Three Carpets. The goal was to achieve optimal integration between the production site and storage area, in the context of a systematic vision for use of space and highly automated internal logistics transport.

The high-bay warehouse attempts to rise above the stereotypical image of a storage building, with rhythmic accents created by the columns and cornice. The façade itself creates a sense of movement between the pennants, using two colours to generate a simple visual effect. Although the building stands out starkly from the other Mc Three Carpets buildings in terms of height, the careful use of materials and finish ensure it integrates naturally into the site. In addition, its height makes it an immediate landmark throughout the site.



.2014 .2.400 m<sup>2</sup> .Carpet manufacturer





.2016    .6.000 m<sup>2</sup>    .Producer of frozen potato products



Mydibel is continuously investing in innovation and quality. This is evident not just from their varied range, but also their high level of technology. For example, their fully automated high-bay warehouse.

A logistics masterplan was developed to give a structured roadmap for the company's ongoing growth. The fully automated, state-of-the-art high-bay warehouse was a milestone in the plan: simultaneously a guarantee for high service quality and a perfect vertical integration of all processes within the company.

## Decospan Menen



Decospan is Europe's market leader for wooden veneers. Alheembouw built the company a high-bay stacking warehouse 35 metres tall on the Grensland industrial zone in Menen.

One unusual feature of the warehouse is that steel girders could not be used, since there must not be direct contact between the product (veneer) and steel. Instead, the racks were built using wooden girders.



.2018 .3.500 m<sup>2</sup> .Wood processing



## Dicofoods Ardoois



.2017 .5.000 m<sup>2</sup> .Producer of frozen vegetables



 **Dicofoods**  
premium frozen foods

Frozen vegetable supplier Dicofoods is an important player on the European market. The company has a production site in Mouscron where an annual volume over 100.000 tonnes of vegetables are processed and stored.

A second facility in Ardoorie has a production capacity of 40.000 tonnes. A fully automated warehouse with capacity for 28.000 pallets facilitates efficient storage management and just-in-time service for Dicofood's customers.

## Xpo Logistics Zellik



.2015    .8.200 m<sup>2</sup>    .Storage of frozen products



**XPO**  
**Logistics**

International logistics firm Xpo Logistics has a new facility in Zellik, complete with coldstore.

We built a multi-client warehouse in Zellik for this major international business. The complex, covering an area of 8.200 m<sup>2</sup>, features an inbound zone, a high-bay warehouse, a picking & outbound zone, and new office spaces. With multiple retailers and producers integrated at one central location, the facility represents a unique supply chain concept for cold storage logistics.

Xpo Logistics made good use of our extensive construction experience in this specialist segment.

## Hesbayefrost Geer



.2016    .10.000 m<sup>2</sup>    .Producer of frozen vegetables



**Hesbaye Frost is Ardo's second branch in Belgium. The production and packing plant is located in Geer, at the heart of the Hesbaye-Condroz agricultural area.**

The fertile land is home to a wide range of vegetables needed to produce high-quality products. The company needed to increase storage capacity and invested in a new high-bay warehouse and dispatch zone with 10 loading bays. The new logistics complex is linked to the site by a 100-metre bridge over the road.

## Transwest Oostkamp



.2015 .8.000 m<sup>2</sup> .Distribution & logistics



The specialist in distribution & logistics for frozen food products needed to expand its warehouses.

Transwest, which provides tailored stock management to its customers, commissioned a high rotation warehouse with mobile racks.



.2020    .2.000 m<sup>2</sup>    .Producer of display technology



**BARCO**

An automated warehouse, named "The Engine", was built for technology giant Barco in Courtrai on the company's new manufacturing site, adjacent to the production plant.

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