

PRESS RELEASE

Building circular at scale: Intervest delivers one of Belgium's most sustainable new logistics developments in Herstal

Herstal, 06/10/2026. Intervest has completed Herstal Logistics, a brand-new logistics complex of approximately 45,900 m² located in the Hauts Sarts industrial zoning in Herstal (Liège). Developed in partnership with Willy Naessens Industrial Buildings, the project combines a prime location at the crossroads of Belgium, Germany and France with the highest sustainability standards. Herstal Logistics is targeting a BREEAM Outstanding certification, making it one of the most sustainable new logistics developments in Belgium.

International sports brand **Skechers**, already established in the Herstal region, will become the site's first tenant, occupying the entire complex.

A Strategic Location with a European Reach

Herstal Logistics is located in the heart of one of Europe's leading logistics hubs. With direct access to the E25 motorway, the site offers excellent connections to major logistics corridors. Liège Airport and the DP World terminal are both just a ten-minute drive away, providing outstanding multimodal connectivity—a key advantage for businesses operating across Belgium, Germany, France and the Netherlands.

The development consists of four warehouse units ranging from 8,600 to 10,800 m², complemented by mezzanine floors and adjacent office space. Its set up as a campus enables flexible occupancy, allowing customers to lease anything from a single unit to the entire site, supporting their growth ambitions.

Sustainability at the Core

At Herstal Logistics, Intervest has set particularly ambitious sustainability targets. The project is aiming for a BREEAM Outstanding certification, the highest rating within this internationally recognized sustainability assessment method.

Heating is provided through highly efficient heat pump technology, while the warehouse LED lighting is intelligently managed through a DALI control system, minimizing electricity consumption. The office areas feature both heating and cooling systems. A green roof has been installed above the offices, while rooflights maximize natural daylight inside the warehouse units.

Sustainable water management has also been prioritized through water-saving installations, an advanced leak detection system and continuous monitoring of water consumption.

Circular Construction with The Circle® by Willy Naessens

A key partner in the project is Willy Naessens Industrial Buildings, renowned for its innovative construction methods and high-quality industrial developments. Thanks to its extensive expertise in industrial and logistics construction, the project meets the highest standards of quality, efficiency and sustainability.

For Herstal Logistics, The Circle® has been applied for the first time—a groundbreaking circular concrete construction concept developed by Willy Naessens Industrial Buildings and based on 100 modular and demountable building components. This innovative approach maximizes material reuse: 70% of the building elements can be reused directly without modification in future projects, while a further 25% is fully recyclable.

This circular construction principle significantly reduces material waste while simultaneously contributing to excellent thermal insulation performance. In addition, all building components are manufactured and installed by certified carbon-neutral companies.

Sustainability has also been embedded in the building's technical installations and energy performance through the expertise of Willy Naessens Technics, part of Willy Naessens Industrial Buildings. High-performance technical systems, a carefully designed building envelope and renewable energy sources substantially reduce the building's operational CO₂ emissions.

Skechers Occupies the Entire Site

With the completion of the development, its first tenant has also been confirmed. Skechers, the international sportswear brand already active in the Herstal region, will occupy the entire site. The company's decision underlines the strong appeal of combining a strategic location with best-in-class sustainable characteristics for international occupiers.

Quote

Stijn Van achter, Country Director Belgium at Intervest:

"With Herstal Logistics, we are setting a new benchmark for sustainable logistics developments in Belgium. We have transformed a former industrial site into a future-proof logistics campus that meets the highest standards in sustainability, flexibility and accessibility. The fact that this is also the very first logistics building realized using Willy Naessens Industrial Buildings' The Circle® concept makes the project even more unique. With Skechers immediately committing to the entire site as our first tenant, this development proves that our approach works: delivering the right space, in the right location, at the right time."

About Intervest

Intervest develops and manages high-quality logistics real estate in strategic locations across Belgium, the Netherlands and France. With a strong focus on sustainability, flexibility and long-term partnerships, Intervest provides companies with the space and infrastructure they need to grow their logistics operations reliably and future-proof.

More info: [intervest.eu](https://www.intervest.eu)

About Willy Naessens Industrial Buildings

Willy Naessens Industrial Buildings specialises in the construction of industrial and logistics buildings using prefabricated concrete. Through The Circle®, a circular concrete construction concept based on 100 modular and demountable building components, the company is setting a new standard for sustainable industrial construction. In 2021, the Willy Naessens Group became the first construction company to receive a CO₂-neutral certification.

More info: [willynaessens.be](https://www.willynaessens.be)

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