



Five-Star Locations

Innovative sites & companies
at the heart of Europe



★★★★★

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Innovative sites & companies
at the heart of Europe

Where Opportunity Finds Its Place

Limburg has reinvented itself time and again. From a mining region to an innovation-driven economy, from industrial reconversion to a province that increasingly thrives on technology, knowledge and entrepreneurship. This transformation did not happen by chance. It is the result of vision, resilience and a shared commitment to creating the right conditions for economic growth.

Today, one of the most valuable and scarce resources for any region is space. Not just available land, but strategic locations where companies can innovate, invest and grow. The right location offers more than square metres. It provides access to talent, infrastructure, knowledge networks and strong business ecosystems that help organisations succeed in a rapidly changing world.

This brochure brings together **Limburg's Five-Star Locations**: a selection of the province's most strategic business campuses and industrial sites.

These locations play a key role in strengthening the province's economic future. From internationally recognised innovation campuses such as Corda Campus, Thor Park and Health Campus Limburg DC to high-quality industrial sites with room for sustainable development, each location offers distinct strengths and opportunities.

Economic success is built where talent, entrepreneurship, infrastructure and vision come together. Limburg is home to many such places. We hope this publication serves as an invitation to discover them and to become part of the next chapter in Limburg's economic story.

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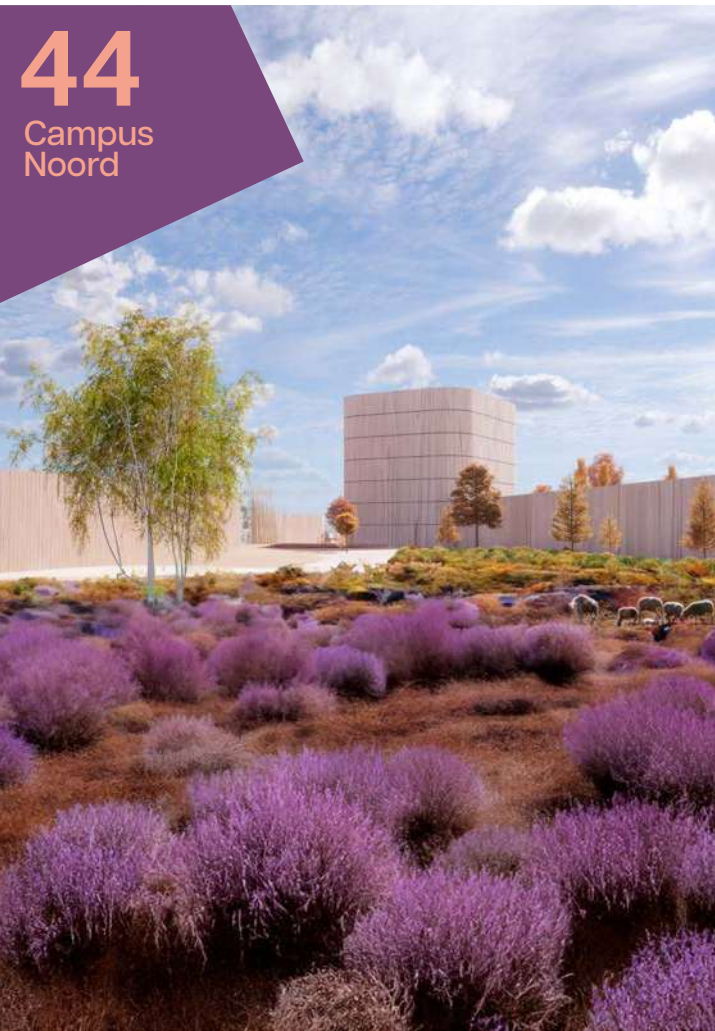
Strategic locations where companies can innovate, invest and grow.



Tom Vandeput
Deputy for Economy and
Chairman of POM Limburg

Jos Lantmeeters
Governor of Limburg

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Container Terminals

- 1 ITG Meerhout
- 2 Port of Limburg
- 3 Liège Trilogiport
- 4 Barge terminal Born

Rail Terminals

- 1 Genk Cargo Connect
- 2 Liège Trilogiport



United
Kingdom

London



London 400 km

- Country: Belgium
- Province: Limburg
- Highway
- Inland waterways
- Railway
- Airport
- Seaport
- Container Terminals
- Railway Terminals

50km



France

The Seine

Paris 320 km

Amsterdam



A4

Rotterdam



A16

A58

Amsterdam 170 km

The Netherlands



3

Eindhoven



A67

Duisburg

Düsseldorf



59

Cologne



The Meuse

Cologne 120 km

44

4

The Rhine

Frankfurt 260 km



Germany

45

Frankfurt



Luxembourg



1

A4

N4

E25

E40

E313

E314

Brussels

E17

Ghent

Zeebruges

Jabbeke

Dunkirk

Calais

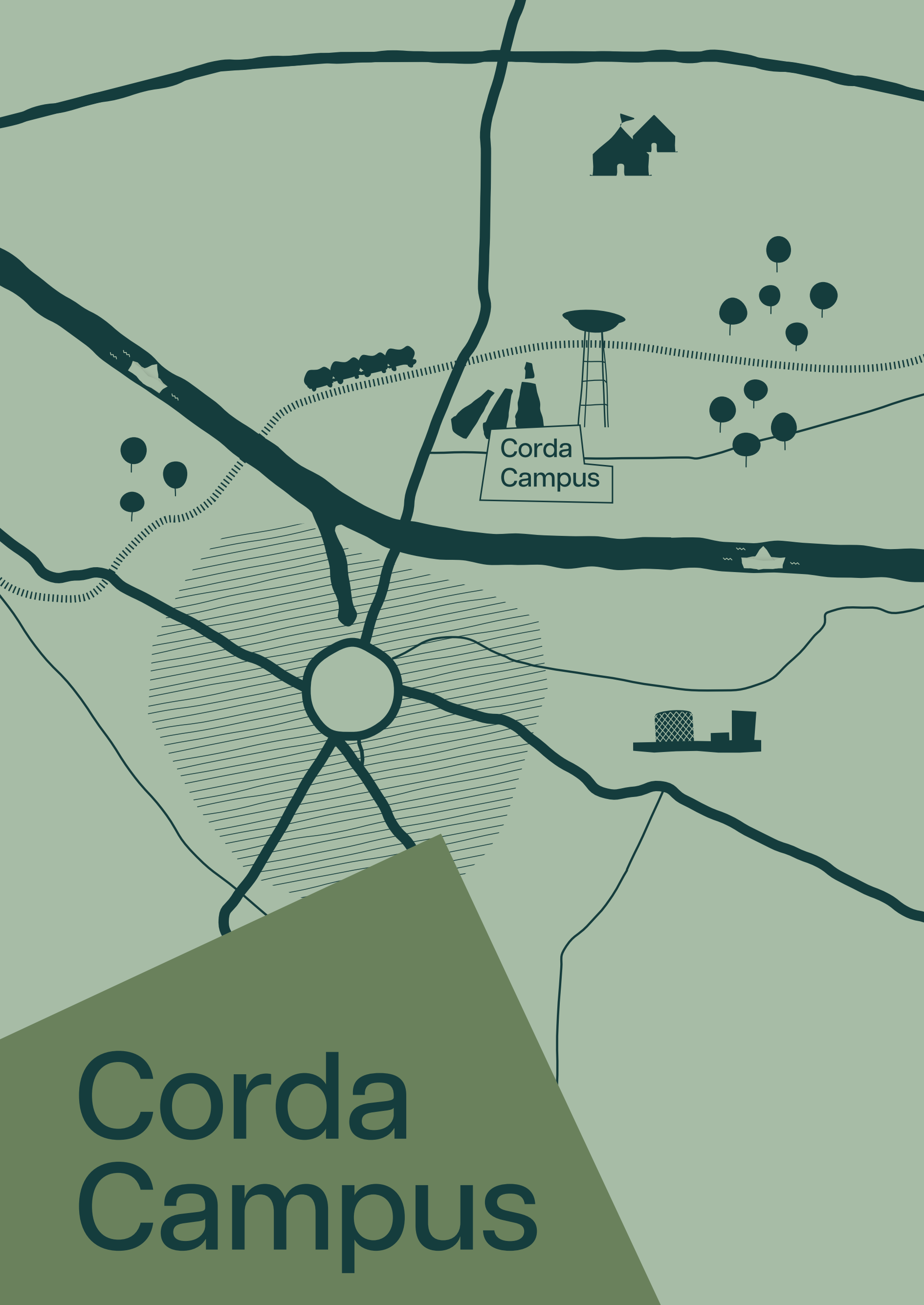
A16

E40

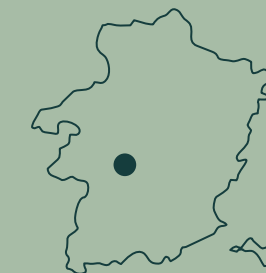
Lille

A25

A1



Corda Campus



Corda Campus in Hasselt is a leading business campus where entrepreneurship, technology and innovation come together. The site has evolved into Limburg's central hub for ICT and cross-sectoral collaboration, offering an inspiring environment for start-ups, scale-ups and international companies.

Facilities

- Flexible office and coworking spaces
- Conference and meeting infrastructure
- Workshops, storage facilities and test labs
- Audiovisual production facilities at Corda Studios
- Incubator infrastructure for start-ups and scale-ups

Key assets

- Largest business campus in the Euregion Meuse-Rhine and among the largest in Europe.
- Strong ecosystem combining entrepreneurs, researchers, investors and international companies.
- Ongoing expansion creating additional development and growth opportunities.
- Excellent accessibility through direct connections to the E313 and E314 and the adjacent Kiewit railway station.
- Modern campus environment with a strong focus on collaboration, innovation and talent development.

Location: Hasselt

Site and type: Corda Campus - business campus

Thematic focus: ICT and cross-sectoral innovation

OWNERSHIP AND MANAGEMENT

Operator: LRM

Contact: CEO Raf Degens - r.degens@cordacampus.com

SITE CHARACTERISTICS

Situation: Part of the Kiewit business park

Total area: 933,187.43 m² (gross)

*“One of Europe’s largest
business campuses for
technology and innovation.”*





Health Campus

Limburg DC



Health Campus Limburg DC is a specialised innovation campus focused on healthcare applications, life sciences and interdisciplinary research. The campus brings together healthcare providers, researchers, entrepreneurs and educational institutions in one collaborative ecosystem.

Facilities

- Shared and private laboratory facilities
- Research and testing infrastructure
- Business district with build-to-suit opportunities
- Open innovation centre with meeting facilities
- BioVille incubator for healthcare and life sciences companies

Key assets

- Unique ecosystem where healthcare, research, education and entrepreneurship converge.
- Strong strategic focus on applied healthcare innovation and future-oriented medical technologies.
- Direct integration with Limburg DC and the wider regional innovation landscape.
- Development opportunities for companies active in life sciences, medtech and healthcare solutions.
- Collaborative environment supporting interdisciplinary research and innovation partnerships.

Location: Diepenbeek

Site and type: Health Campus - thematic campus

Thematic focus: Life sciences and related disciplines

OWNERSHIP AND MANAGEMENT

Operator: POM Limburg

Contact: Campus Manager Roeland Buckinx - roeland.buckinx@healthcampus.be

SITE CHARACTERISTICS

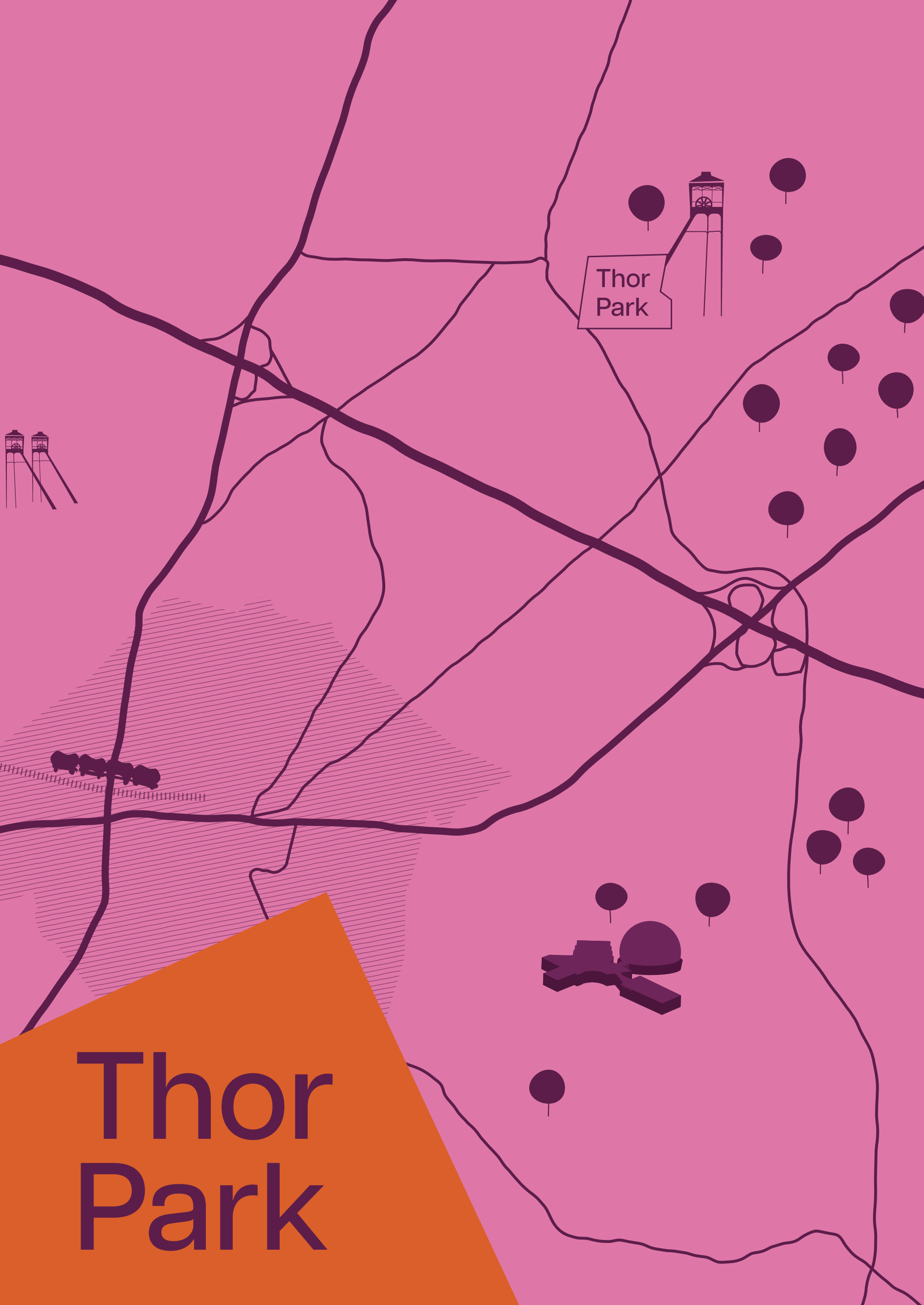
Situation: Adjacent to the Diepenbeek education campus and Limburg DC innovation environment

Total area: 60 ha

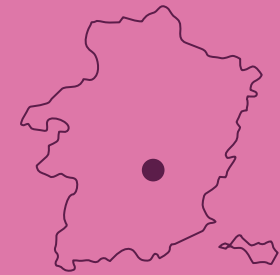


*“Leading campus for healthcare
innovation and life sciences.”*





Thor Park



Thor Park is a leading thematic campus in Genk specialising in energy transition, advanced manufacturing and smart city technologies. The former mining site has evolved into a large-scale innovation ecosystem where companies, researchers and talent development come together.

Facilities

- Flexible office space, laboratories, production facilities
- Innovation and testing infrastructure under Open Thor Living Lab
- Development plots within the business and science park
- Training and education facilities at T2-campus
- Shared meeting and conference infrastructure

Key assets

- One of Belgium's largest innovation campuses connected to a major industrial ecosystem.
- Strong combination of business development, testing infrastructure, living labs and talent development.
- Open innovation environment for energy technologies, smart manufacturing and smart city applications.
- Large on-site ecosystem and partner network with strong regional employment impact.
- Strategic redevelopment project combining heritage, sustainability and future-oriented economic activity.
- Laser Innovation Lab for the research and production of functionalised surfaces powered by high-tech laser texturing equipment, operated by Sirris.
- Access to EnergyVille's research infrastructure and expertise in sustainable energy.

Location: Genk

Site and type: Thor Park - thematic campus

Thematic focus: Energy transition, smart manufacturing and smart city technology

OWNERSHIP AND MANAGEMENT

Operator: Thor Park NV

Contact: CEO Filip Vercauteren - filip.vercauteren@thorpark.be

Business Development Manager Kathleen Sterckx - kathleen.sterckx@thorpark.be

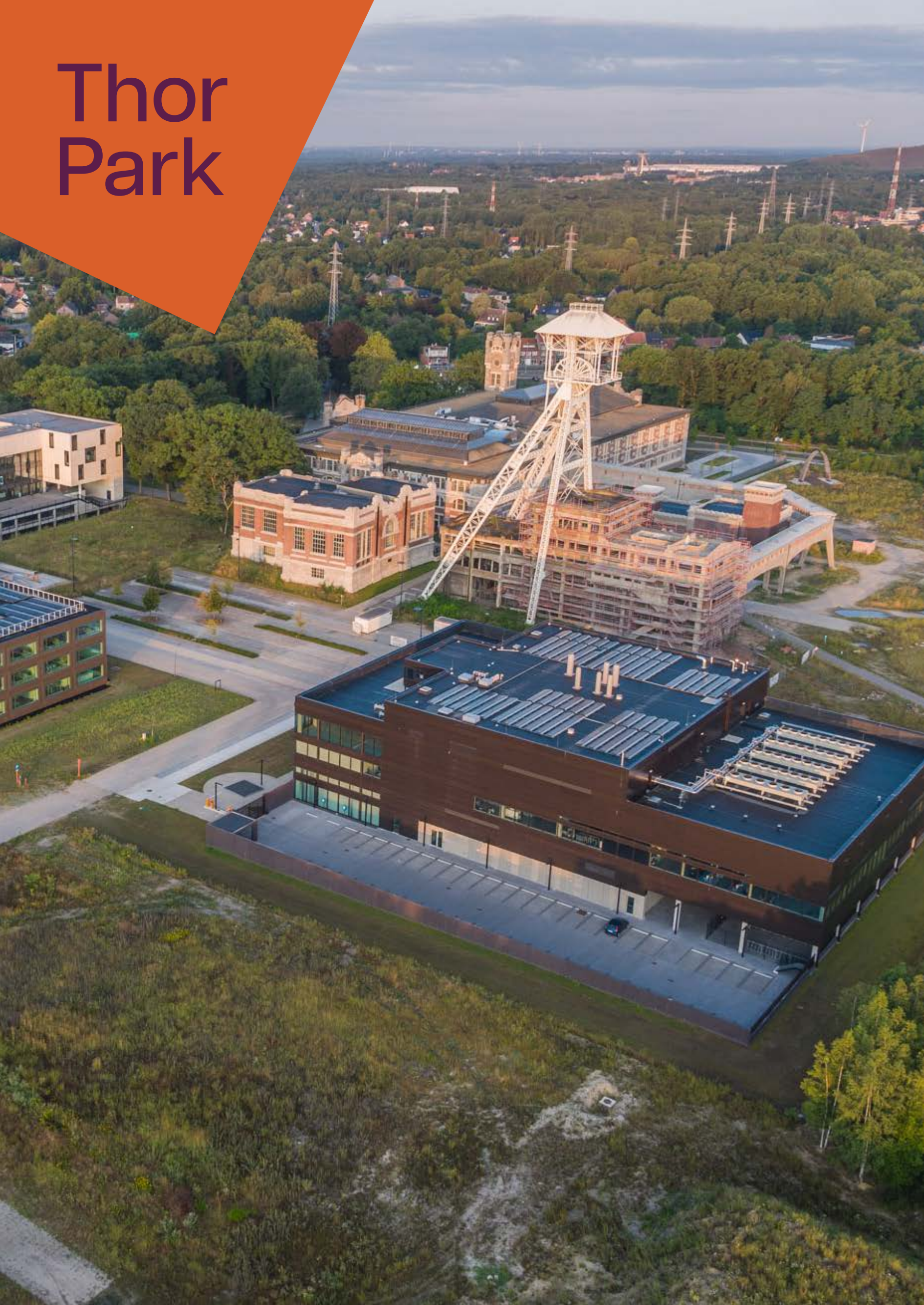
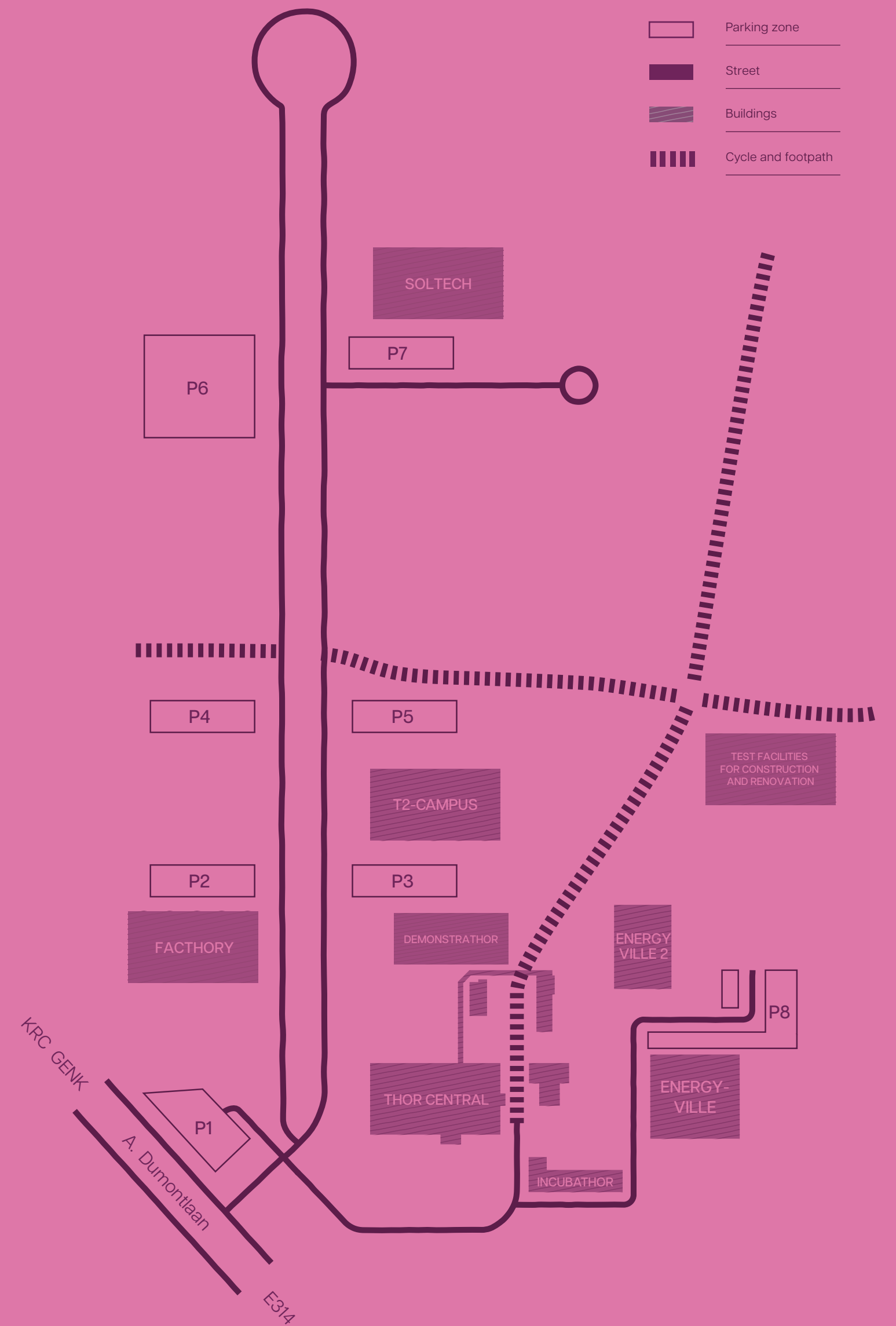
SITE CHARACTERISTICS

Situation: Redeveloped former mining site in Genk

Total area: Approx. 93 ha, including business park and science park developments

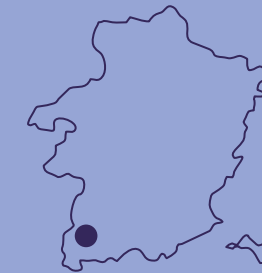


Thor Park





Drone-Port



DronePort in Sint-Truiden is an innovation campus focused on sustainable and autonomous air mobility. Built around Brustem Airport, the site combines aviation infrastructure, testing facilities and business development for next-generation mobility technologies.

Facilities

- Incubator infrastructure linked to the airport and aviation zone
- Dedicated UAS testing zone
- Office spaces and coworking facilities
- Workshops and aircraft hangars
- Warehousing and logistics infrastructure

Key assets

- Unique operational environment combining airport infrastructure with innovation and testing facilities.
- Strong positioning within autonomous mobility, drone logistics and sustainable aviation technologies.
- Flexible real estate opportunities including offices, hangars, workshops and development sites.
- Integrated ecosystem connecting aviation, logistics, industry and energy infrastructure.
- Strategic ambition to become a European hub for autonomous and carbon-free transport solutions.

Location: Sint-Truiden

Site and type: DronePort - innovation campus for air mobility

Thematic focus: Carbon-free and autonomous mobility technologies

OWNERSHIP AND MANAGEMENT

Operator: LRM, Brussels Airport, Sint-Truiden and JK Invest

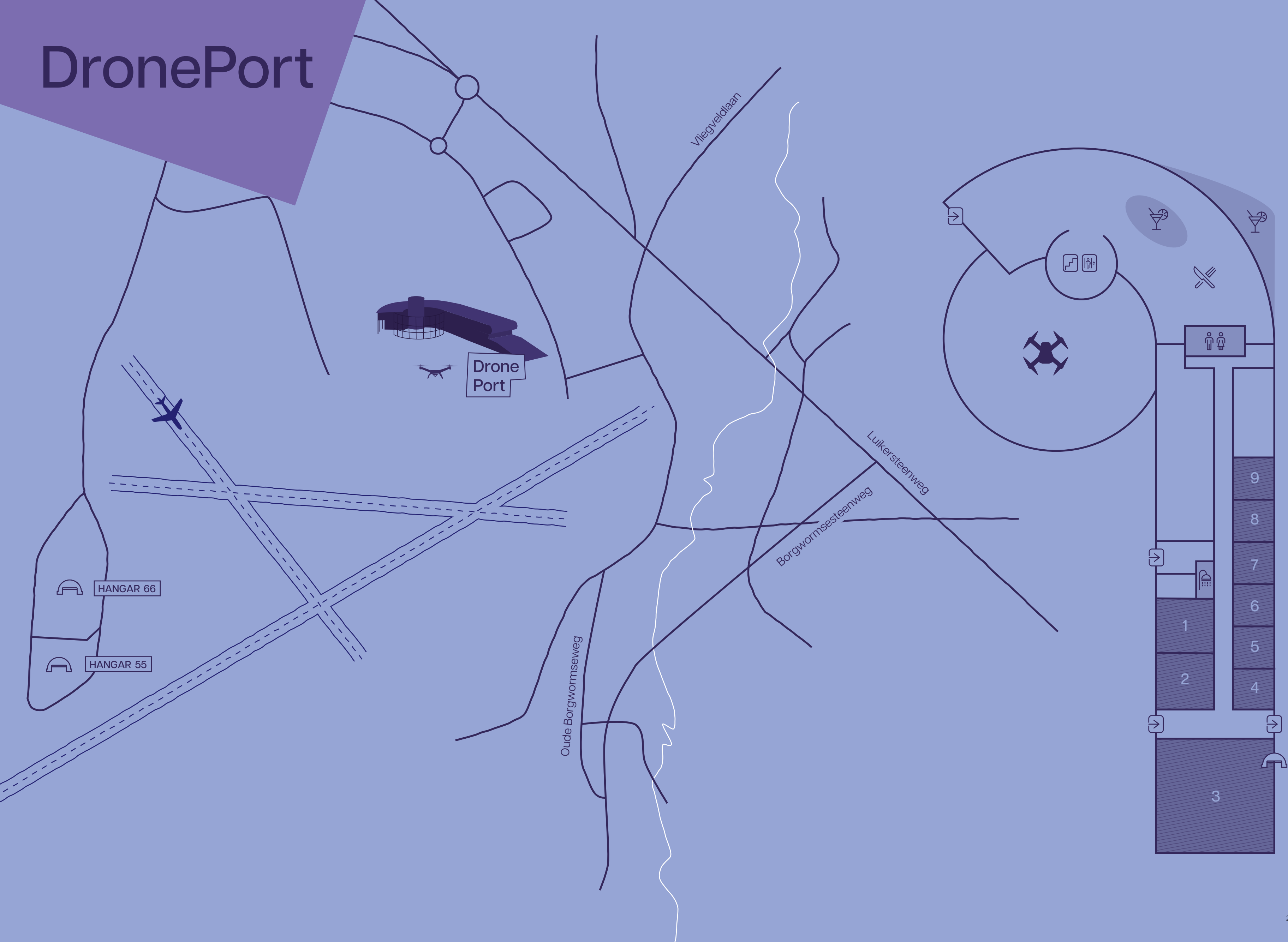
Contact: Real Estate and Facility Manager Kurt Rens - info@droneport.eu

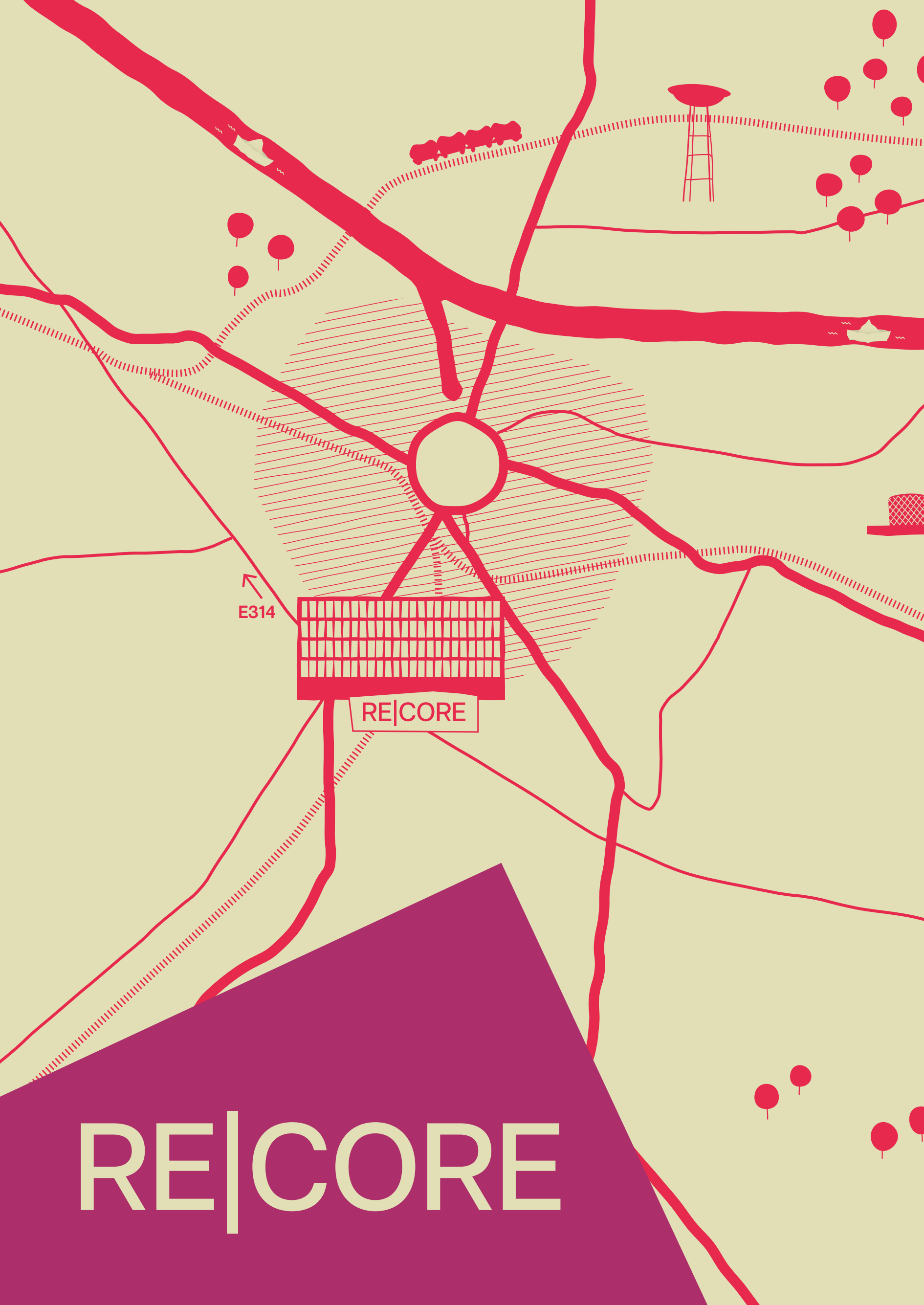
SITE CHARACTERISTICS

Situation: Located at Brustem Airport

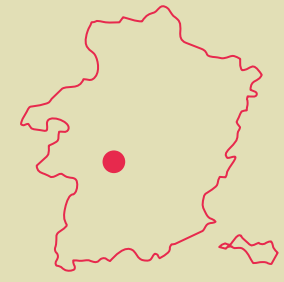
Total area: 30 ha

DronePort





RE|CORE



RE|CORE in Hasselt is a circular economy campus focused on sustainable production, reuse, recycling and future-oriented manufacturing activities. The campus combines flexible industrial units, office space and green infrastructure within a modern and sustainable business environment.

Facilities

- Approx. 5,000 m² of office space
- Turnkey SME units
- Build-to-suit development opportunities
- Combination of office, logistics and light industrial facilities
- Landscaped green areas and event space

Key assets

- Strong focus on circularity, sustainability and future-oriented industrial development.
- Flexible occupancy model with opportunities for both purchase and rental.
- Rapid delivery potential supported by in-house construction expertise.
- Excellent accessibility at the intersection of the E314 motorway, Hasselt ring road and regional infrastructure.
- High-quality campus environment combining industrial functionality with green public space.

Location: Hasselt
Site and type: RE|CORE - circular economy campus
Thematic focus: Circularity, cross-sector manufacturing and sustainable processes

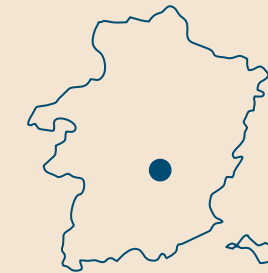
OWNERSHIP AND MANAGEMENT
Operator: Futurn & Mathieu Gijbels
Contact: Project Developer Clémence Corthout - clemence@futurn.com

SITE CHARACTERISTICS
Situation: Located within the Hasselt industrial zone
Total area: 89,000 m²





Genk-Zuid



Genk-Zuid is a strategically located logistics and industrial development zone near the Albert Canal and Port of Limburg. The site is designed for companies requiring multimodal accessibility and efficient connections between road, rail and inland waterways.

Facilities

- Construction-ready industrial plots
- High-capacity utility infrastructure
- Fibre optic connectivity
- Flexible industrial development possibilities

Key assets

- Excellent multimodal accessibility through road, rail and inland waterway connections.
- Strategic location close to the Port of Limburg and regional logistics infrastructure.
- High-quality industrial plots suited for manufacturing and logistics users.
- Long-term concession framework providing operational certainty.
- Strong positioning within Limburg's broader industrial and logistics ecosystem.

Location: Genk

Site and type: Industrial zone - multimodal logistics and manufacturing

Thematic focus: Multimodal logistics, innovative manufacturing and sustainable production

OWNERSHIP AND MANAGEMENT

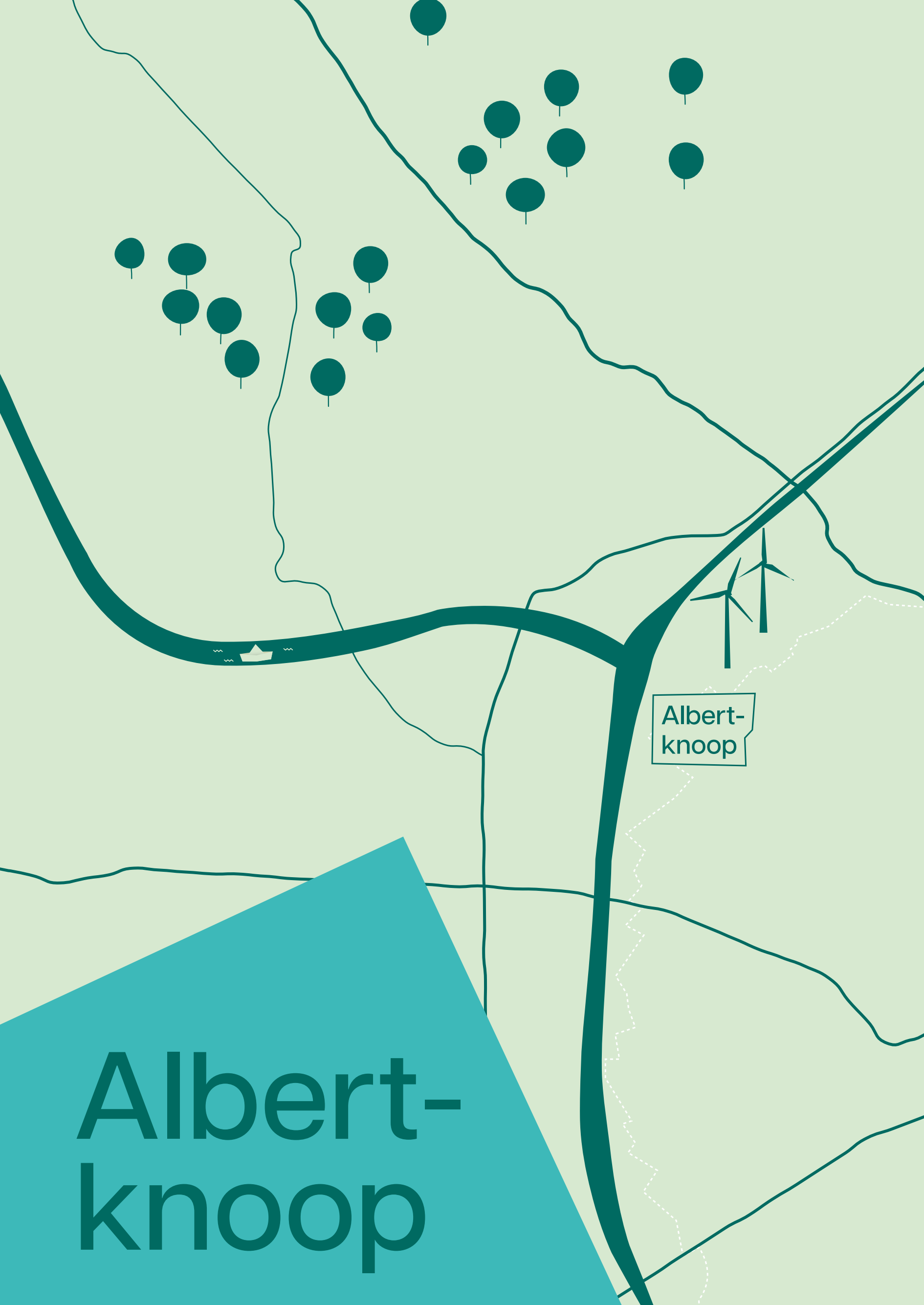
Operator: City of Genk in collaboration with De Vlaamse Waterweg NV

Contact: Commercial Manager Sarah Gilissen - acb.oost@vlaamsewaterweg.be
Coordinator Business Services Bernd Bormans - bernd.bormans@genk.be

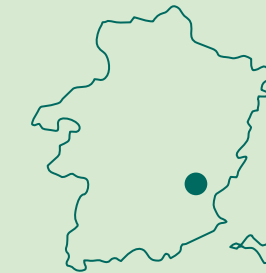
SITE CHARACTERISTICS

Situation: Located near the Albert Canal as a second-line water-linked site

Total area: Approx. 20.7 ha



Albert-knoop



Albertknoop is a strategic cross-border development zone where infrastructure, logistics and industry converge. Located between Lanaken and Maastricht, the site combines direct inland waterway access with strong road connections towards Belgium, the Netherlands and Germany.

Facilities

- Industrial development site offered in current condition
- Existing 35 m quay infrastructure
- Potential for quay expansion through public-private partnership structures
- Flexible positioning as first-line or second-line water-bound company
- Green buffer zone integrated into the site development

Key assets

- Strategic multimodal location with direct access to major European logistics corridors.
- Flexible development opportunities within a designated industrial zone.
- Potential for both logistics and manufacturing activities linked to inland waterways.
- Long-term concession model supporting investment security and phased development.
- Allocation based on a "first come, first served" principle until September 2027.

Location: Lanaken

Site and type: Albertknoop - greenfield development

Thematic focus: Water-bound logistics and sustainable manufacturing industry

OWNERSHIP AND MANAGEMENT

Operator: De Vlaamse Waterweg NV

Contact: Commercial Manager Sarah Gilissen - acb.oost@vlaamsewaterweg.be

SITE CHARACTERISTICS

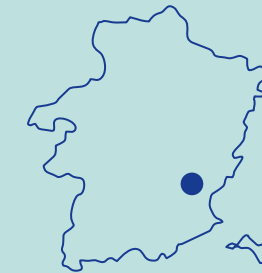
Situation: Located along the Albert Canal with direct inland waterway access to the Port of Antwerp and strong connectivity to the Netherlands and the German Ruhr region

Total area: Approx. 10 ha available development plot





Former Sappi Site



The former Sappi site in Lanaken is a large-scale brownfield redevelopment opportunity with direct access to the Albert Canal and substantial industrial infrastructure. The site combines multimodal accessibility, redevelopment potential and industrial capacity within a strategic cross-border location.

Facilities

- Existing logistics warehouse infrastructure
- Large outdoor storage and logistics areas
- Direct quay access for inland waterway operations
- Flexible redevelopment opportunities for industrial users
- Ongoing demolition and site preparation works

Key assets

- Strategic waterfront location with strong multimodal connectivity.
- Large-scale redevelopment opportunity within the Euregion Meuse-Rhine.
- Existing industrial infrastructure supporting phased redevelopment.
- Direct proximity to Albertknoop reinforces long-term economic positioning.
- Eligible for payroll tax reductions until 2030 as part of an economic support zone.

Location: Lanaken
Site and type: Brownfield - industrial redevelopment site
Thematic focus: Production, industrial activity and multimodal access

OWNERSHIP AND MANAGEMENT

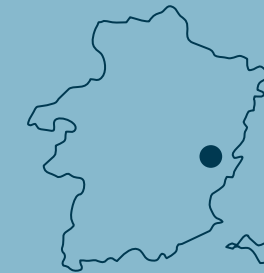
Operator: IPPAS Industrial Acquisitions NV (UTB)
Contact: Managing Director Dirk Uittenbogert - info@utb.eu

SITE CHARACTERISTICS

Situation: Located directly along the Albert Canal and adjacent to the Albertknoop development zone
Total area: Approx. 25 ha including a 440 m quay wall



Nieuwe Bunders



Nieuwe Bunders in Maasmechelen is a future-proof business park development designed to support industrial growth, innovation and sustainable economic activity. The site benefits from strong cross-border accessibility towards Flanders, Wallonia, the Netherlands and Germany's Ruhr region.

Facilities

- Phased development of industrial zones
- Flexible plot configuration opportunities
- Infrastructure works linked to the first development phase
- Future-oriented industrial zoning framework
- Development opportunities for sustainable industrial activities

Key assets

- Excellent accessibility towards Belgium, the Netherlands, Liège and the German Ruhr region.
- Strategic position at the intersection of several European economic corridors.
- Large-scale development with phased implementation potential.
- Strong focus on sustainable industrial activity and innovation.
- Initial plots expected to become available within a relatively short timeframe.

Location: Maasmechelen

Site and type: Nieuwe Bunders - future-proof business park

Thematic focus: Manufacturing, assembly, circular economy and value-added logistics

OWNERSHIP AND MANAGEMENT

Operator: Consultation and allocation committee involving Landexplo, POM Limburg, Municipality of Maasmechelen and LRM

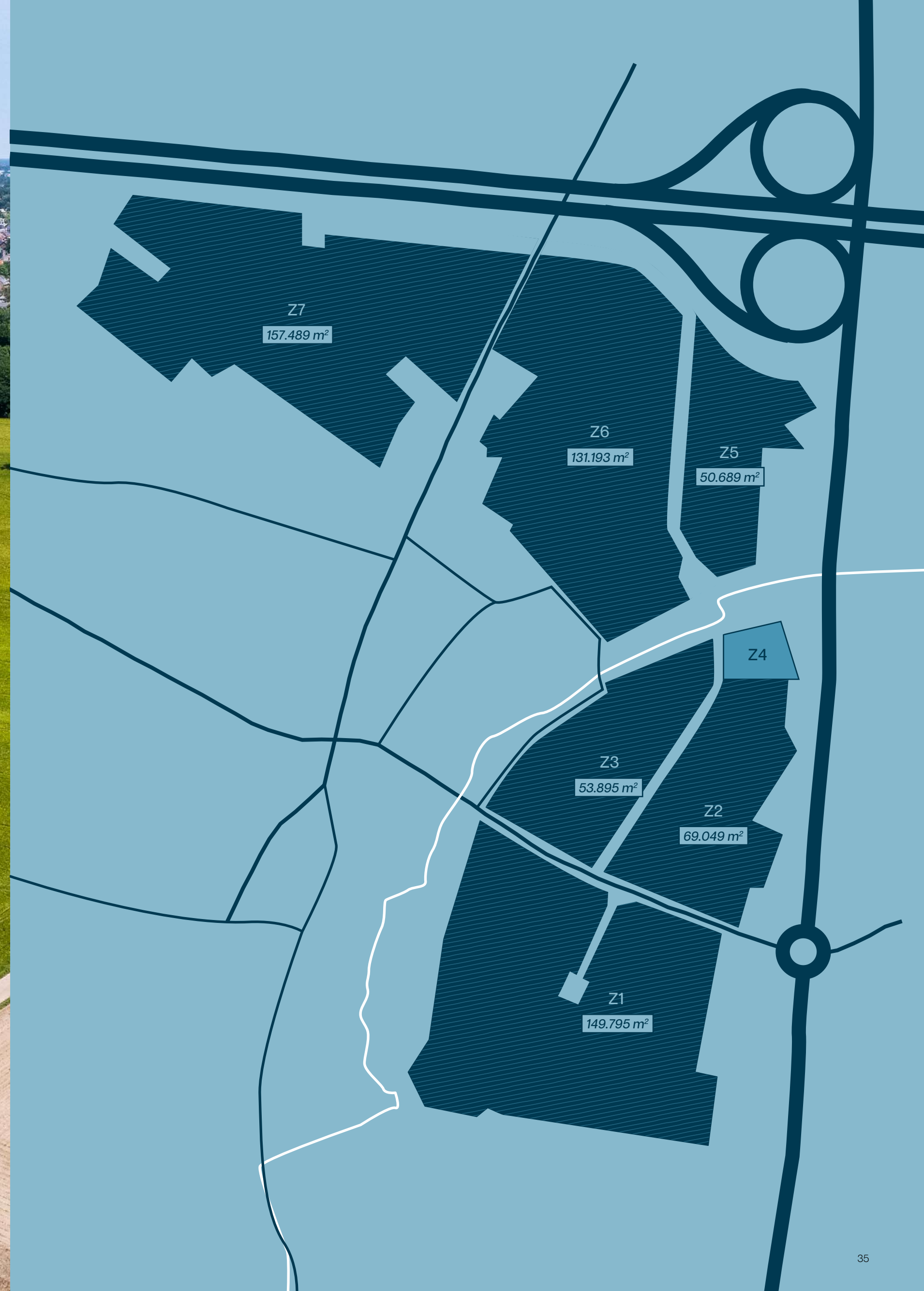
Contact: Project Manager Inan Asliyüce - inan.asliyuce@pomlimburg.be

SITE CHARACTERISTICS

Situation: Strategically located near the E314 interchange with strong cross-border accessibility

Total area: Approx. 74 ha gross area including approx. 62 ha net developable area

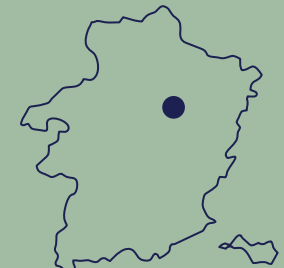
Nieuwe Bunders





Oudsbergen

Industrial Zone



The expansion of the Oudsbergen industrial zone creates additional development space within one of Limburg's strongest existing business parks. The site offers high-quality industrial land for production and logistics companies requiring room for future growth.

Facilities

- Construction-ready industrial plots
- Direct access to the N76
- Connectivity towards the E314 motorway and Albert Canal
- Ongoing infrastructure works

Key assets

- One of the few remaining locations in Limburg offering large-scale contiguous industrial plots.
- Strong regional accessibility and logistics positioning.
- Development opportunities for major production activities.
- Allocation based on strict development criteria and a single-buyer model.

Location: Oudsbergen / Opglabbeek
Site and type: Industrial zone - expansion area
Thematic focus: Logistics, production and cross-sector industry

OWNERSHIP AND MANAGEMENT
Operator: POM Limburg
Contact: Project Manager Inan Asliyüce - inan.asliyuce@pomlimburg.be |
Project Manager Tim Vanduren - tim.vanduren@pomlimburg.be

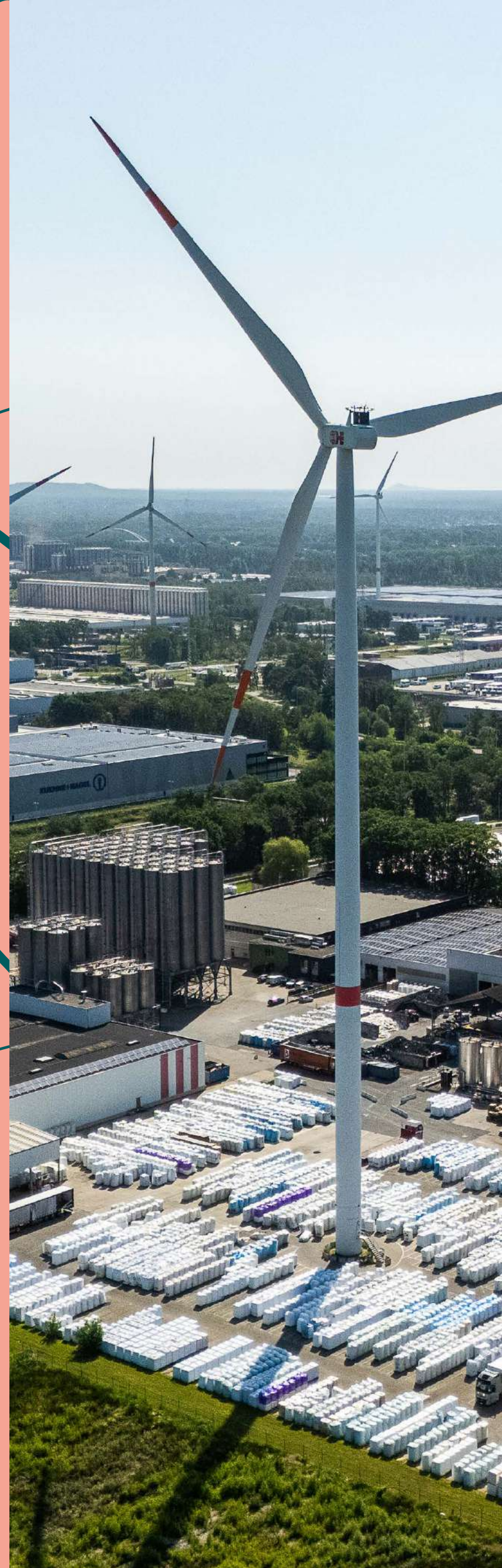
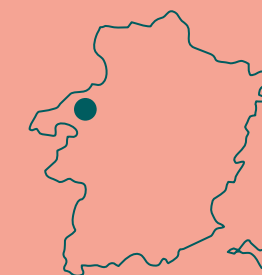
SITE CHARACTERISTICS
Situation: Located west of Opglabbeek centre within the broader Opglabbeek industrial zone
Total area: 20.25 ha





Alinso Tessenderlo

Alinso
Tessenderlo



Alinso Tessenderlo is transforming the former Zwarte Markt site into a modern and sustainable logistics and production campus. Strategically located within Limburg's logistics corridor, the redevelopment combines high-quality infrastructure, flexible layouts and strong sustainability ambitions.

Facilities

- Tailor-made logistics and production units
- 15.2 m free height
- 52 loading docks
- Sprinkler protection systems
- Integrated solar panels
- Truck and car parking facilities
- Flexible multi-tenant or single-tenant configuration

Key assets

- Excellent connectivity towards Antwerp, Liège, Brussels and the German Ruhr region.
- Large-scale sustainable redevelopment of a former retail site.
- High-spec logistics infrastructure suitable for e-commerce and distribution activities.
- Flexible occupancy model supporting different tenant configurations.
- Strong sustainability profile through renewable energy integration and BREEAM certification.

Location: Tessenderlo

Site and type: Production and logistics campus - brownfield redevelopment

Thematic focus: Logistics, e-commerce and value-added distribution

OWNERSHIP AND MANAGEMENT

Operator: Alinso Group

Contact: Executive Managing Director Jan de Clerck - contact@alinso.group

SITE CHARACTERISTICS

Situation: Strategically located along the E313 and N73 near the E313/E314 motorway interchange

Total area: Approx. 48,060 m² logistics space in phase one, with an additional expansion phase of approx. 25,000 m²





Genk Green Logistics



Genk Green Logistics is transforming the former Ford Genk site into one of Belgium's most advanced XXL logistics campuses. The redevelopment combines large-scale logistics infrastructure, multimodal connectivity and sustainable industrial development within a strategic European logistics location.

Facilities

- Three large-scale logistics buildings
- Flexible logistics layouts and build-to-suit opportunities
- Inland water terminal and rail terminal on site
- Trailer parking and service areas
- High-spec technical infrastructure including ESFR sprinklers and climate systems
- PV installation facilities

Key assets

- Excellent multimodal accessibility via road, rail and inland waterways.
- Strategic location close to major European logistics markets.
- One of Belgium's largest brownfield logistics redevelopments.
- Flexible development model for logistics, e-commerce and manufacturing users.
- Strong surrounding logistics ecosystem with established international players.
- High sustainability standards: BREEAM Excellent.

Location: Genk

Site and type: Brownfield redevelopment - XXL logistics campus

Thematic focus: Logistics, e-commerce, sustainable distribution and value-added manufacturing

OWNERSHIP AND MANAGEMENT

Operator: Genk Green Logistics (joint venture between Intervest and Group Machiels)

Contact: Industrial Real Estate Manager Wesley Mazzei - wesley.mazzei@machiels.com

SITE CHARACTERISTICS

Situation: Located adjacent to the Port of Limburg with direct access to inland waterways, rail infrastructure and major road networks

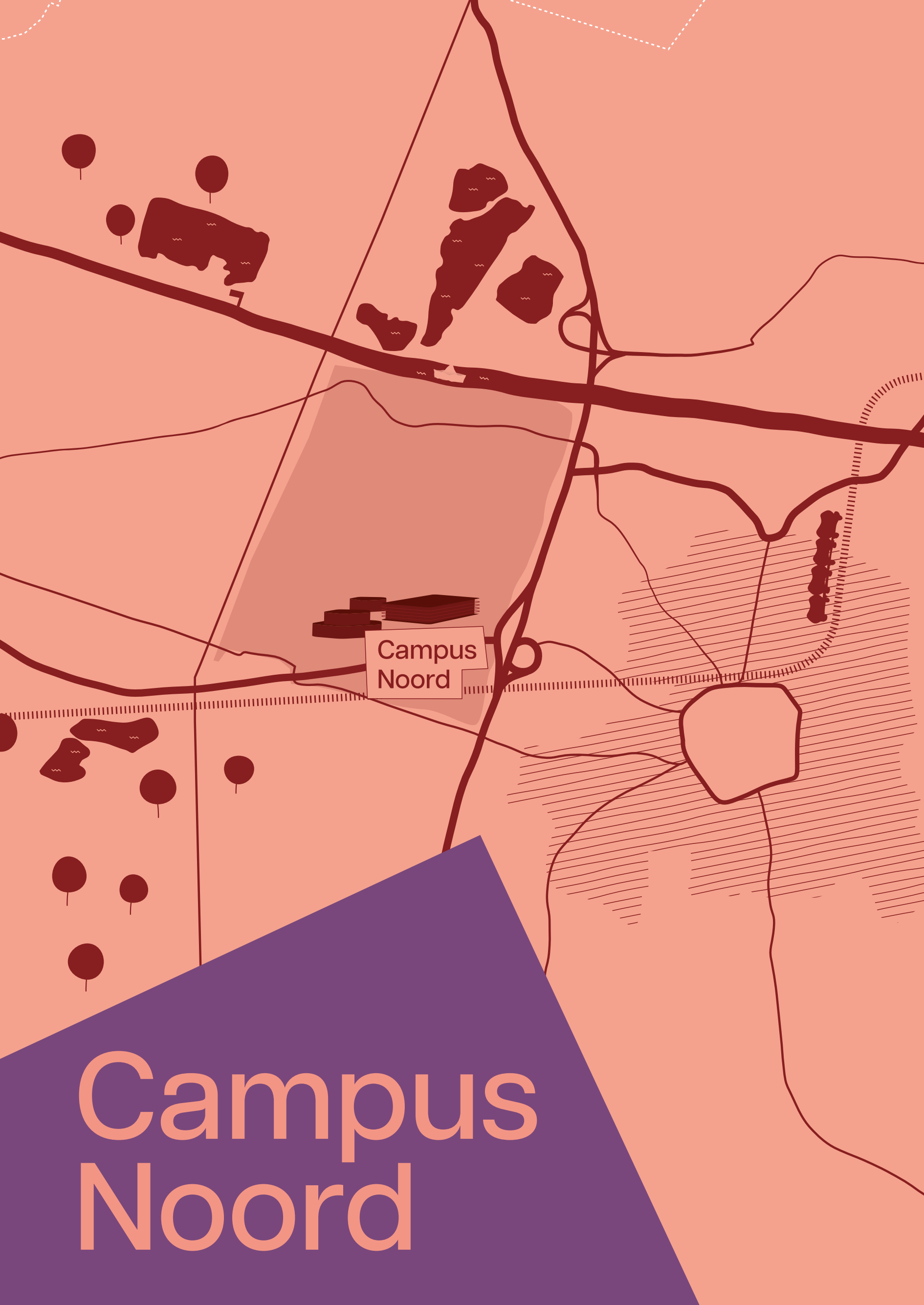
Total area: Approx. 25 ha logistics redevelopment area plus an additional 40 ha development zone



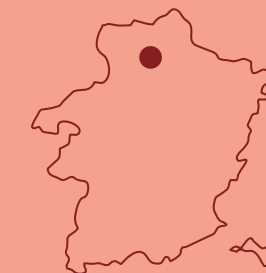
GROUP
MACHIELS INTERVEST.

Genk Green Logistics





Campus Noord



Campus Noord is an emerging innovation campus designed to bring together businesses, talent and technology in a modern and sustainable environment. Located within the Nolimpark business zone, the site offers strong regional accessibility and close connections to both Belgian and Dutch innovation ecosystems.

Facilities

- Multimodal accessibility via road, rail and cycling infrastructure
- Clustered parking facilities
- Pedestrian- and cyclist-friendly campus layout
- Green campus areas and landscaped public space
- Phased development including offices, labs, workshops and meeting infrastructure

Key assets

- Strategic platform for knowledge-intensive and cross-border development.
- Excellent accessibility through regional roads, rail and public transport.
- Sustainable campus concept prioritising green mobility and landscape integration.
- Flexible development potential across multiple phases.
- Strong integration with regional industry and cross-border innovation ecosystems.

Location: Pelt

Site and type: Campus Noord - greenfield development within an existing business zone

Thematic focus: Innovative business activities, hybrid workspaces and cross-border technology ecosystems

OWNERSHIP AND MANAGEMENT

Operator: LRM (infrastructure), POM Limburg, Municipality of Pelt and Profel

Contact: Investment Manager Tom Hus - t.hus@lrn.be

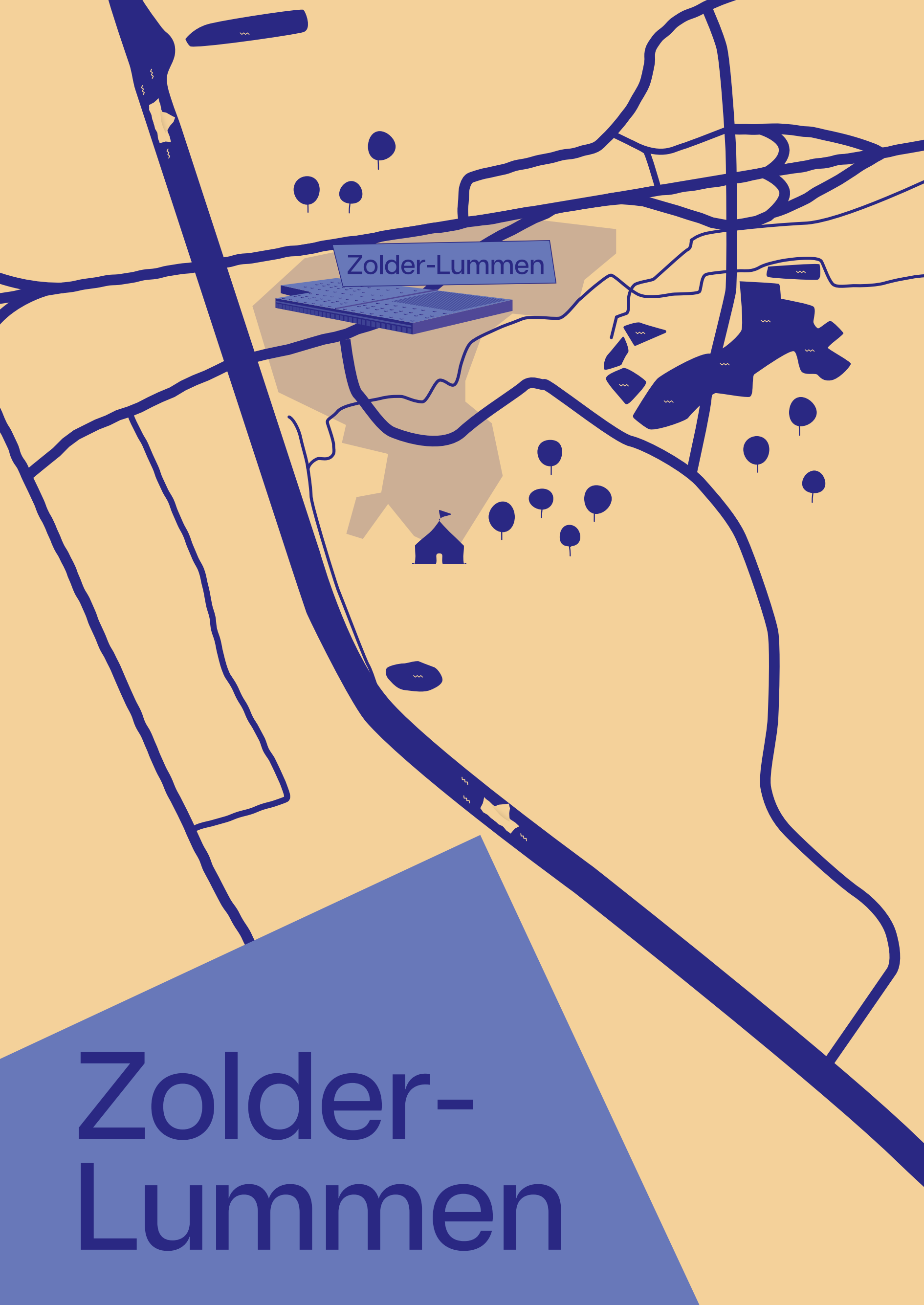
SITE CHARACTERISTICS

Situation: Located within the Nolimpark business zone at the junction of the N71 and N74

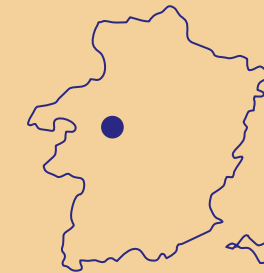
Total area: Approx. 50,000 m² excluding parking areas



*“Cross-border innovation
campus linking regional
technology ecosystems.”*



Zolder-Lummen



Zolder-Lummen is a strategic waterside industrial site located along the Albert Canal. The site is intended exclusively for companies that actively and intensively use inland shipping and offers direct access to one of Flanders' main inland navigation corridors. Combined with strong road connections via the E313 and E314, Westlaan provides efficient links to the Port of Antwerp, the Netherlands and the German Ruhr region.

Facilities

- First-line water-bound industrial plot with direct frontage along the Albert Canal
- Existing quay infrastructure with a 220-metre quay wall
- Heavy-duty industrial surface for loading and logistics operations
- Opportunities for loading and unloading infrastructure with public co-funding

Key assets

- Prime location along the Albert Canal, one of Flanders' most important inland waterway corridors.
- Dedicated to companies with a proven commitment to inland shipping, creating a genuinely water-bound business environment.
- Efficient multimodal connections to the Port of Antwerp, the Netherlands and the German Ruhr region.
- Excellent accessibility through direct links to both the E313 and E314 motorways.
- Long-term concession opportunity within an established industrial zone.

Location: Heusden-Zolder

Site and type: Westlaan - water-bound industrial site

Thematic focus: Inland waterway logistics and water-dependent industrial activities

OWNERSHIP AND MANAGEMENT

Operator: De Vlaamse Waterweg nv

Contact: Commercial Manager Sarah Gilissen - acb.oost@vlaamsewaterweg.be

SITE CHARACTERISTICS

Situation: Located along the Albert Canal, with direct waterway access and proximity to the E313 and E314 motorways

Total area: 7.23 ha (6.02 ha under concession and 1.21 ha under domain permit)



A woman with long, flowing brown hair is shown from the chest up, her eyes closed and head tilted back. Her hair is blowing in the wind, creating a dynamic, swirling effect. The background is a soft, hazy sunset or sunrise over a body of water.

THE WINDS OF CHANGE SWEEP OVER LIMBURG.

The friendliest place for innovators
and entrepreneurs.

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pom
Powering
Limburg's
economy

