

**Setting
milestones**

**together
and
keeping
each
other
sharp**



Welcome to
ABEN



ABENA Netherlands, based in Boxmeer, specializes in care and hygiene products, mainly supplying to healthcare organizations and consumers. However, ABENA is also active in markets outside of healthcare. The headquarters of the ABENA Group, founded in 1953, are located in Denmark.

- ABENA is experiencing significant growth and is therefore constructing a new distribution center (DC) with office spaces in the Laarakker industrial area near Cuijk. The company has acquired the land, and the power supply has already been arranged.

Rob Basjes (Managing Director ABENA Netherlands), Jacques Hoogstraten (Warehousing and Logistics ABENA Netherlands), Eric Sips (external project manager), and Eric de Vetten (Director Quadrant4) discussed the reasons, objectives, and approach behind the new DC under construction.

>

A photograph of two men sitting at a round wooden table in a modern office setting. The man on the left, Rob Basjes, is wearing a dark suit jacket over a light blue shirt and is gesturing with his hands while speaking. The man on the right, Eric Sips, is wearing a dark suit jacket over a white shirt and glasses, listening attentively. The background shows a bright office with large windows and a shelf with various bottles.

**Sustainable
entrepreneurship is
in ABENA's DNA.
A highly sustainable
company building is
part of that.**

- Rob Basjes

From left to right: Rob Basjes and Eric Sips



Jacques Hoogstraten

The main reasons for this new, future-proof DC? The regional role that the DC will play (keeping products closer to the final user). The expansion of the product range and the growing demand for more frequent and smaller deliveries. The desire to have offices and warehouses in one location. The aim to create a sustainable, inviting, and bright working environment where people enjoy working together. The construction will take place in two phases. First, the warehouse and office spaces will be completed. In the future, a high-rise section will be added. Construction has already begun, and the project is set to be completed by March 2026.

TIMING

The relationship between ABENA and Quadrant4 has existed for quite some time. The first designs were created in 2020. However, for ABENA (and therefore also for Quadrant4), determining the right moment to begin construction was a challenge. The COVID-19 crisis played a role, as did the war in Ukraine and its consequences. Additionally, fluctuating raw material and labor costs were important factors. Last year, the project gained momentum, and the green light was given. Time to get started!

Eric de Vetten: "We initially started working together because ABENA needed an interior concept for the offices. Since we have extensive knowledge of BREEAM, we took on that aspect, along with the design of the new building. Project and construction management were added on. For Quadrant4, it's fantastic to be involved in a project so integrally—that's where our strength lies. Personally, I learned a lot from our conversations with the people responsible at ABENA's headquarters in Denmark. Sometimes there are differences in working methods and perspectives, but that only makes the project more interesting. Together, we achieve the best results."

Eric Sips: "With Eric de Vetten and Jeroen Veeffkind from Quadrant4, we have two experts on the project who know all the ins and outs and communicate clearly. This has allowed us to set clear milestones throughout the entire preparation and design process. You also have a single point of contact (well, sometimes two) for all the expertise Quadrant4 offers."

Rob Basjes: "Quadrant4 delivers the best possible results within the given budget. I've found them to be great people who keep their promises and resolve issues quickly when needed. We collaborate well while also keeping each other on our toes. That's how it should be."

MODERN, SUSTAINABLE AND FLEXIBLE

In the new DC, we are automating as many (work) processes as possible. While this may be challenging for employees initially, it will ultimately be highly beneficial. The warehouse is also being designed and built with maximum flexibility to easily adapt to future developments. Lastly, there is a strong focus on sustainability. ABENA is aiming for a BREEAM Excellent certification, meeting one of the highest sustainability standards in construction, energy, and outdoor spaces. This aligns seamlessly with ABENA's sustainability ambitions.

SMART CLIMATE CONTROL

Heating a large warehouse requires heating a vast amount of air, leading to significant energy loss. That's why it's essential to create a well-insulated building shell that is airtight as possible. Proper execution of dock doors is also crucial. Finally, we will provide additional local heating at workstations in the logistics areas.