



## Belgian Investor SmartUnit NV Acquires Two Multi-Let Industrial Parks Near Vienna and Launches Strategic Joint Venture with Flexiparks Group

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Belgian real estate investor **SmartUnit NV** announces the acquisition of two modern **Multi-Let Industrial Parks** near Vienna. In parallel, SmartUnit has entered into a joint venture with **Flexiparks Group** — a fast-growing industrial developer known for its hands-on approach and local market insight.

Together, the two partners aim to meet the rising demand for flexible, high-quality light industrial space, and urban logistics. The collaboration will focus not only on Austria but also on carefully selected European locations.

The joint venture combines the financial strength and strategic outlook of SmartUnit with the development expertise and entrepreneurial drive of Flexiparks. While SmartUnit will provide the capital, Flexiparks will take the lead in the development, local project execution, tenant relationships, and ongoing asset management.



The first project involves two properties on the outskirts of Vienna. One is a completed 4,400 m<sup>2</sup> park, already fully leased to 12 dynamic SME and corporate tenants. The second, currently under construction, will add another 5,700 m<sup>2</sup> of space — of which around 30% is already pre-let or under active negotiation.

Each park is thoughtfully designed to support flexibility for growing businesses, with unit sizes averaging 250–300 m<sup>2</sup> which can easily be combined and integrated office space to help tenants present a professional face to their customers. Upcoming developments will also include **Urban Logistics** facilities — a key need in today's last-mile delivery economy.

*"This is an exciting moment for us," said **Dieter De Saeger, CEO of SmartUnit NV**. "Austria's market fundamentals are solid, and by joining forces with a forward-thinking partner like Flexiparks, we can grow responsibly and with regional insight based on their proven track record."*

*"This partnership is about more than buildings," added **Jean-Paul Sols, Chairman of SmartUnit NV**. "Flexipark Group share the same strategic vision. It is about creating state of the art light industrial properties corresponding to the needs of a very diversified tenant base of SME's as well as corporates. With the focus on this type of assets we share a strong believe that this type of real estate corresponds to the demands of a wide range of institutional investors.."*

*"The joint venture enables Flexiparks to grow with the right kind of partner — one who shares our values of quality, speed, and trust," said **Hans A. van Luijken, Partner at Flexiparks Group**. "We look forward to expanding our model into selected European countries with the same local, people-first approach."*

*"We've built our brand around being approachable and responsive," added **Sebastian Scheufele, Partner at Flexiparks Group**. "SMEs need spaces that are functional, flexible, and fast to lease, that is what Flexiparks aims to deliver."*

All new parks developed under the joint venture will be **ESG-certified to DGNB Gold standards**, underscoring the partners' shared commitment to sustainable, future-ready development.

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