

# Available Space in Europe

- Prime locations
- High quality warehouses
- Best-in-class specifications
- Build-to-suit opportunities
- Immediately available space

October 2021



## An Integrated Global Business

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allows us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

## About GLP in Europe

GLP owns one of the highest quality portfolios in Europe with assets located in key global gateway and population centres across Germany, UK, France, Spain, Italy, Poland, Hungary, Slovakia, Czech Republic, Netherlands and Belgium.

We have industry-leading capabilities across the whole value chain including Investment, Development, Asset management and Leasing. We have a proven track record of delivering 10 million sq m of warehouse space to a broad range of customers.

Our portfolio is characterised by prime big box logistics assets developed to industry-leading specifications and occupied by a diverse customer community. Our current operating portfolio consists of more than 4.5 million sq m across the strategic logistic markets, and we manage four funds in Europe totalling more than €10 billion AUM.

From our existing land bank, we have the ability to develop a further 3.4 million sq m of new space in strategic locations within our key European markets.

October 2021



4.5M sq m  
operating  
portfolio



10M sq m  
development  
in 30 years



3.4M sq m  
development  
pipeline



Strong global  
presence

# Europe – Available Space

## UK



The North	
01	G-Park Doncaster – Mammoth 602
02	G-Park Skelmersdale
The Midlands	
03	G-Park Ashby-de-la-Zouch
	Magna Park North – Lutterworth
04	Magna Park South – Lutterworth
	Magna Park Central – Lutterworth – Hurricane 258
05	G-Park Northampton
The South	
06	G-Park Milton Keynes
07	G-Park Sittingbourne
08	G-Hub Crawley
Germany	
01	Hamburg-South (Bispingen) Logistics Centre
02	Bremen South Logistics Centre
03	GVZ Europark Laar
04	Magna Park Kassel Unit 7
05	Magna Park Berlin-Brandenburg

## France



	Magna Park Arras 1
01	Magna Park Arras 2
	Magna Park Arras 3
02	G-Park Saint-Germain-lès-Arpajon
03	Orléans Logistics Park 6 – Ormes
	Orléans Logistics Park 9 – Ormes
04	Magna Park Nancy-Gondreville
05	G-Park Lormaison
06	Magna Park St Martin de Crau 5
07	Logistics Park Marly-la-Ville
08	Logistics Park Compans

## Spain



01	G-Park Guadalajara
02	G-Park Pinto
03	G-Park Villaverde
04	Magna Park Tauro – Building 1
	Magna Park Tauro– Building 2, 3 & 4
05	Magna Park Sagunto
06	G-Park Santa Perpetua

## Netherlands



	Venray Logistics Centre 1
01	Venray Logistics Centre 2
	Venray Logistics Centre 3.2
02	G-Park Zevenaar

## Italy



01	G-Park Roncello
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## Poland



01	Pomeranian Logistics Centre
02	Poznań Airport Logistics Centre
03	Warsaw II Logistics Centre
04	Warsaw III Logistics Centre
05	Toruń Logistics Centre
06	Wrocław V Logistics Centre
07	Kraków Airport Logistics Centre
08	Łędziny Logistics Centre
09	Łódź II Logistics Centre
10	Łódź DC1 Building

## Czech Republic



01	GLP Park Ostrava Hrušov
02	GLP Park Brno Holubice

## Hungary



01	Budapest Szigetszentmiklós
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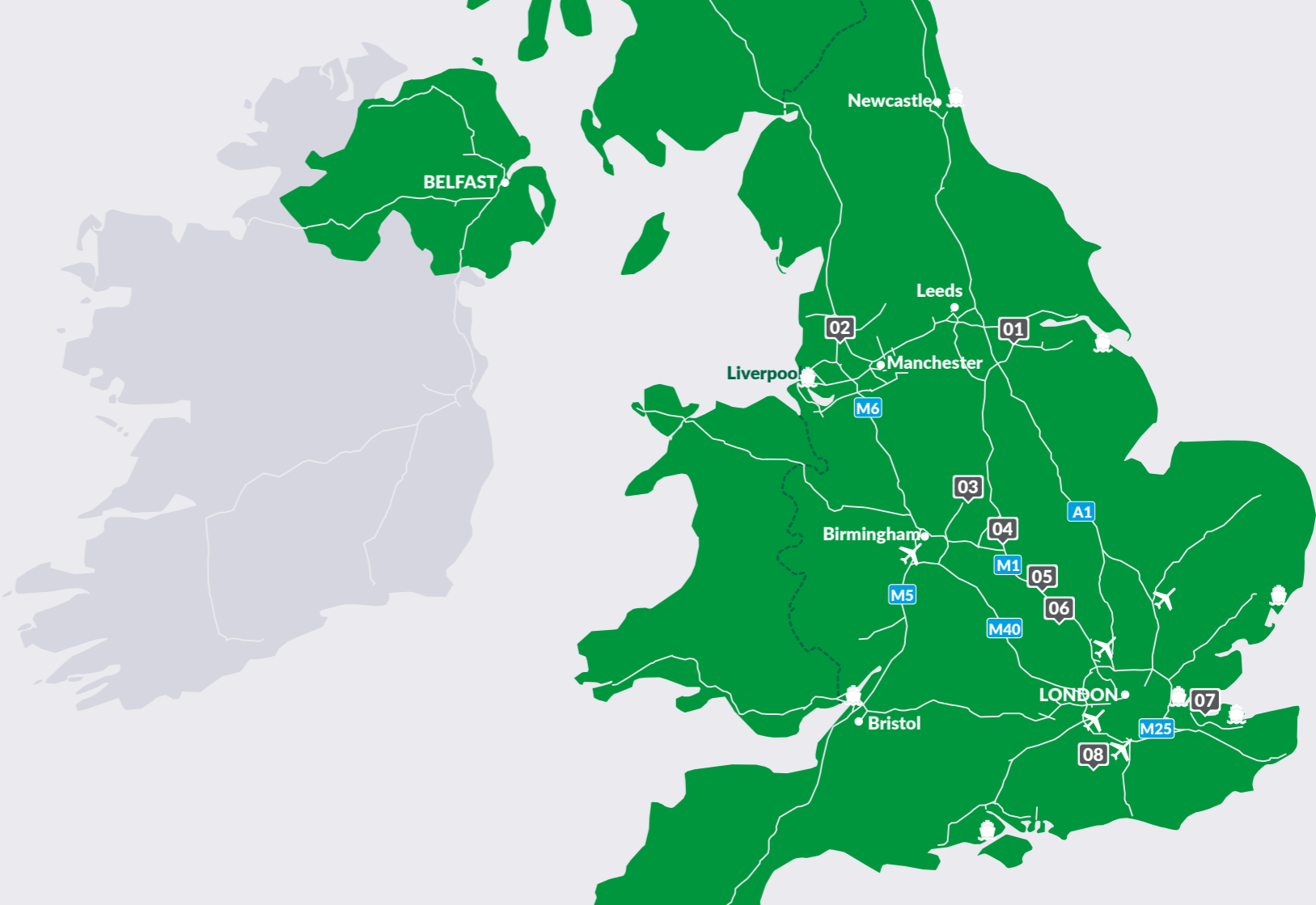
UK



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# UK – Current Availabilities

The North		Available Space		Build-to-suit opportunity	Available to let
01	G-Park Doncaster – Mammoth 602	UP TO	55,905 SQ M (601,761 SQ FT)		●
02	G-Park Skelmersdale	UP TO	54,438 SQ M (585,964 SQ FT)		●
The Midlands					
03	G-Park Ashby-de-la-Zouch	UP TO	68,422 SQ M (736,487 SQ FT)	●	
	Magna Park North – Lutterworth	UP TO	267,694 SQ M (2,881,430 SQ FT)	●	●
04	Magna Park South – Lutterworth	UP TO	153,318 SQ M (1,647,401 SQ FT)	●	
	Magna Park Central – Lutterworth – Hurricane 258	UP TO	24,050 SQ M (258,873 SQ FT)		●
05	G-Park Northampton	UP TO	4,706 SQ M (50,658 SQ FT)		●
The South					
06	G-Park Milton Keynes	UP TO	23,897 SQ M (257,228 SQ FT)		●
07	G-Park Sittingbourne	UP TO	72,325 SQ M (778,501 SQ FT)	●	
08	G-Hub Crawley	UP TO	15,252 SQ M (164,172 SQ FT)		●



G-PARK

DONCASTER

 MAMMOTH 602

DN3 3FQ

Site up to

SQ M


55,905


SQ FT

601,761

Site overview

- Available leasehold
- Strategic location adjacent to the M18, off Junction 4, well positioned for access to five major motorways: M18, M1, A1(M), M180 and M62
- Speculative opportunity for regional/national distribution site up to 55,905 SQ M
- As a regional distribution centre, the major northern and midland population centres are easily accessed within a 2.5 hour HGV drive time, making G-Park Doncaster ideal for both multi-drop B2B or B2C delivery operations

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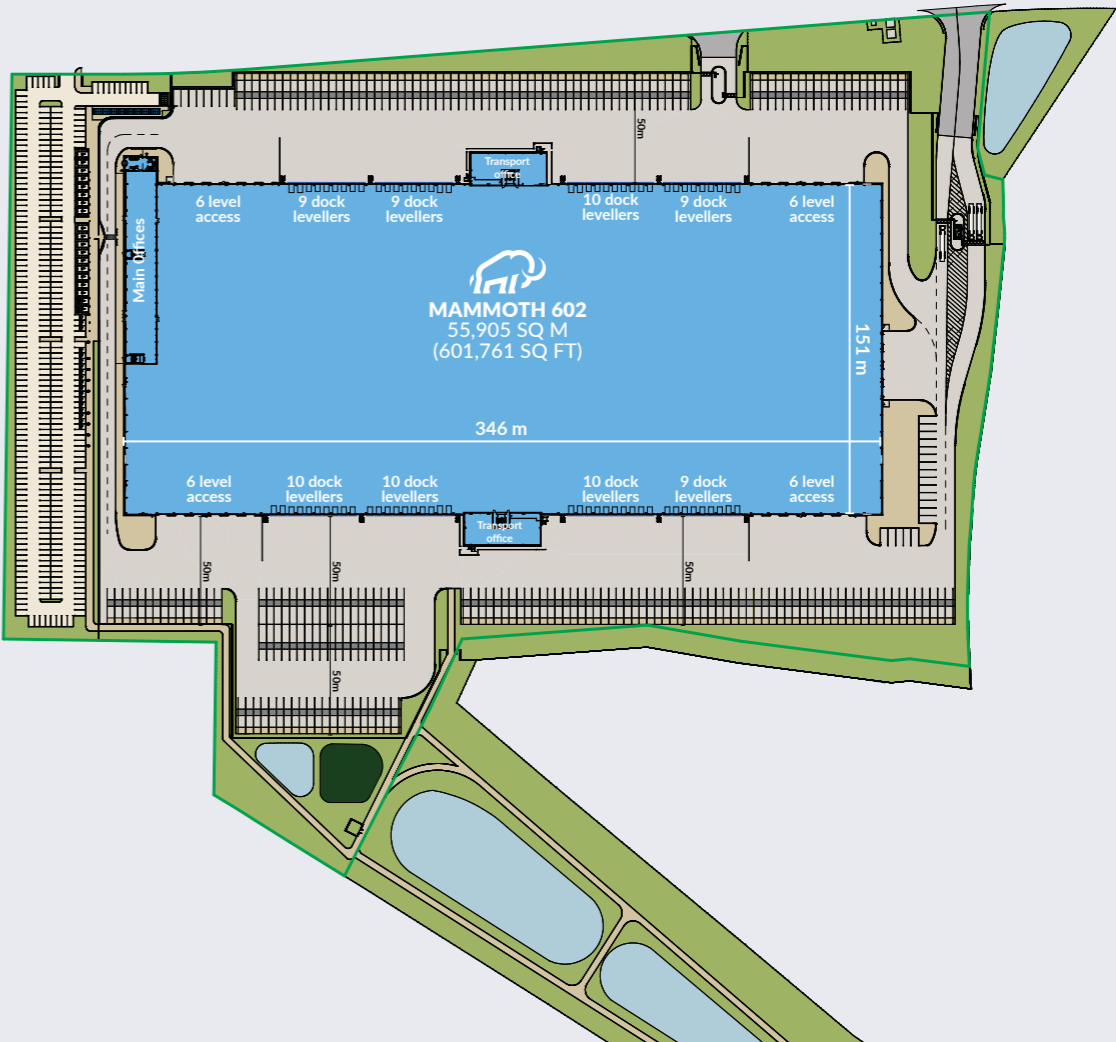
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Speculative development opportunity

<b>Warehouse</b> 51,024 SQ M (549,222 SQ FT)	✓ Clear internal height:	20 m
	✓ Dock doors:	60
	✓ Large dock doors:	16
<b>Offices</b> 2,672 SQ M (28,762 SQ FT)	✓ Level access:	24
	✓ Van level access:	4
<b>Meeting Room</b> 141 SQ M (1,518 SQ FT)	✓ HGV parking spaces:	217
	✓ Car parking spaces:	372
<b>Transport Offices</b> 2,048 SQ M (22,044 SQ FT)		
<b>Gatehouse</b> 20 SQ M (215 SQ FT)		
<b>55,905 SQ M (601,761 SQ FT)</b>		

Indicative site plan



# G-PARK SKELMERSDALE

WN8 8DY

Site up to



54,438



585,964

Site overview

- Speculative opportunities
- Great access to the whole of the northwest region
- Located one mile from Junction 4 of the M58 and five miles from Junction 26 of the M6
- Situated in an established and popular location, local occupiers include DHL, Asda and Great Bear/Culina

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Unit 01 – Speculative opportunity

Warehouse

19,104 SQ M (205,634 SQ FT)

Offices

1,419 SQ M (15,274 SQ FT)

Gatehouse

20 SQ M (215 SQ FT)

20,543 SQ M (221,123 SQ FT)

- ✓ Clear internal height: 12.75 m
- ✓ Dock doors: 20
- ✓ Level doors: 2
- ✓ HGV parking spaces: 62
- ✓ Car parking spaces: 235

Unit 02 – Speculative opportunity

Warehouse

9,300 SQ M (100,104 SQ FT)

Offices

685 SQ M (7,373 SQ FT)

Gatehouse

20 SQ M (215 SQ FT)

10,005 SQ M (107,692 SQ FT)

- ✓ Clear internal height: 12 m
- ✓ Dock doors: 10
- ✓ Level doors: 2
- ✓ HGV parking spaces: 42
- ✓ Car parking spaces: 116

Unit 03 – Speculative opportunity

Warehouse

22,848 SQ M (245,934 SQ FT)

Offices

1,022 SQ M (11,000 SQ FT)

Gatehouse

20 SQ M (215 SQ FT)

23,890 SQ M (257,149 SQ FT)

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 20
- ✓ Level doors: 3
- ✓ HGV parking spaces: 77
- ✓ Car parking spaces: 140

Indicative site plans

# G-PARK ASHBY-DE-LA- ZOUCH

LE65 1TH

Site up to



68,422



736,487

Site overview

- Build-to-suit opportunities
- 48-acre site which sits adjacent to the A42 and A511, and provides access to the M42 to the south and M1 (Junction 23A) 10 miles to the northeast
- Flexibly designed to accommodate build-to-suit logistics/warehouse opportunities of up to 68,422 SQ M
- 90% of the UK can be reached within a four-hour drive

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OPTION 01 – SINGLE UNIT

Unit 01 – Build-to-suit

Warehouse

63,922 SQ M (688,050 SQ FT)

Offices

3,200 SQ M (34,444 SQ FT)

Goods in

640 SQ M (6,889 SQ FT)

Goods out

640 SQ M (6,889 SQ FT)

Gatehouse

20 SQ M (215 SQ FT)

68,422 SQ M (736,487 SQ FT)

- ✓ Clear internal height: 18 m
- ✓ Dock doors: 145
- ✓ Level doors: 13
- ✓ HGV parking spaces: 183
- ✓ Car parking spaces: 545

OPTION 02 – TWO UNITS

Unit 01 – Build-to-suit

20,670 SQ M (222,489 SQ FT)

- ✓ Clear internal height: 16 m
- ✓ Dock doors: 28
- ✓ Level doors: 2
- ✓ HGV parking spaces: 42
- ✓ Car parking spaces: 244

Unit 02 – Build-to-suit

44,880 SQ M (483,083 SQ FT)

- ✓ Clear internal height: 18 m
- ✓ Dock doors: 36
- ✓ Level doors: 5
- ✓ HGV parking spaces: 57
- ✓ Car parking spaces: 432

# MAGNA PARK NORTH LUTTERWORTH

LE17 4XP

Site up to

**SQ M**  
**267,694**

**SQ FT**  
**2,881,430**

## Site overview

- Two speculative units totalling 74,360 SQ M – available February 2022
- Build-to-suit development opportunities up to 193,334 SQ M
- Flexible unit sizes, from 9,290 to 111,483 SQ M in a single building
- UK and Europe's premier logistics and distribution park. 85% of the UK population within a 4.5-hour drive



### Speculative development opportunities

**MPN2**  
46,750 SQ M (503,210 SQ FT)

**MPN3**  
27,610 SQ M (297,190 SQ FT)



### Indicative build-to-suit development opportunities

**MPN5**  
77,790 SQ M (837,325 SQ FT)

**MPN6**  
81,274 SQ M (874,826 SQ FT)

**MPN7**  
34,270 SQ M (368,879 SQ FT)



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Indicative site plan



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# MAGNA PARK SOUTH LUTTERWORTH

LE17 4XP

Site up to



153,318



1,647,401

## Site overview

- Build-to-suit opportunities up to 153,318 SQ M available
- Flexible unit sizes, from 9,290 to 111,483 SQ M in a single building
- Infrastructure in place, development ready
- UK and Europe's premier logistics and distribution park. 85% of the UK population within a 4.5-hour drive
- Situated within the heart of the Midlands' 'Golden Triangle' of logistics – home to over 30 brands and leading occupiers



## Indicative build-to-suit development opportunities

**MPS5**  
17,352 SQ M (186,790 SQ FT)

**MPS6**  
19,624 SQ M (211,235 SQ FT)

**MPS7**  
23,819 SQ M (256,384 SQ FT)

**MPS8**  
33,025 SQ M (355,455 SQ FT)

**MPS9**  
36,055 SQ M (388,087 SQ FT)

**MPS10**  
12,606 SQ M (132,800 SQ FT)

**MPS11**  
10,837 SQ M (116,650 SQ FT)

Representative image



Indicative site plan



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# MAGNA PARK CENTRAL LUTTERWORTH HURRICANE 258

LE17 4XT

Site up to

**SQ M**  
**24,050**

**SQ FT**  
**258,873**

## Site overview

- Available leasehold
- Strategically located within easy reach of the M6/M1/M69
- Fully fitted: lighting, sprinklers and racking
- Additional 50% HGV parking
- Dual sided 60 M yards
- Expansion opportunity to 38,161 SQ M
- Available now

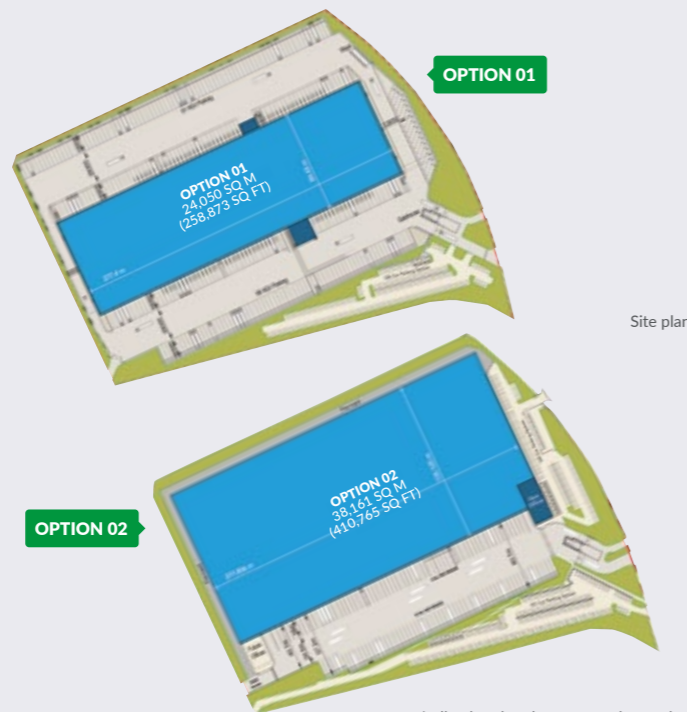
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OPTION 01

OPTION 02

Site plan

Indicative site plan – expansion option

## Option 01

### Warehouse

23,572 SQ M (253,729 SQ FT)

### Offices

428 SQ M (4,606 SQ FT)

### Gatehouse

50 SQ M (538 SQ FT)

**24,050 SQ M (258,873 SQ FT)**

- ✓ Clear internal height: 10 m
- ✓ Dock doors: 131
- ✓ HGV parking spaces: 147 (+16)
- ✓ Car parking spaces: 185

AVAILABLE  
NOW

## Option 02

### – Expansion opportunity

### Warehouse

37,093 SQ M (399,269 SQ FT)

### Offices

1,018 SQ M (10,958 SQ FT)

### Gatehouse

50 SQ M (538 SQ FT)

**38,161 SQ M (410,765 SQ FT)**

- ✓ Clear internal height: 10 m – 15 m
- ✓ Dock doors: 52
- ✓ Level doors: 2
- ✓ HGV parking spaces: 121
- ✓ Car parking spaces: 316

# G-PARK NORTHAMPTON UNIT 01

NN3 6WD

Site up to

**SQ M**  
**4,706**

**SQ FT**  
**50,658**

## Site overview

- Key location within the distribution 'Golden Triangle'
- Grade A building available now
- Prime location 10 miles from the M1 (junction 15) via dual carriageway
- 90% of the population of England and Wales is accessed within a four-hour drive time
- Over the last 15 years, logistics employment in Northamptonshire has increased by 50.9%

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Site plan

## Unit 01 – Immediately available

### Warehouse

4,283 SQ M (46,106 SQ FT)

### First floor offices

423 SQ M (4,552 SQ FT)

**4,706 SQ M (50,658 SQ FT)**

- ✓ Clear internal height: 10 m
- ✓ Dock doors: 5
- ✓ Level doors: 2
- ✓ HGV parking spaces: 2
- ✓ Car parking spaces: 35

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NOW TO LET

# G-PARK MILTON KEYNES

Site up to

**SQ M**  
**23,897**

**SQ FT**  
**257,228**

## Site overview

- Strategically located between Junctions 13 and 14 of the M1, G-Park Milton Keynes is designed to provide a high quality business environment for modern distribution and production companies
- Available Q4 2021

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Indicative site plan

### Building 1

**Warehouse**  
9,062 SQ M (97,543 SQ FT)

**Undercroft (3m)**  
623 SQ M (6,706 SQ FT)

**Offices (2-storey)**  
1,223 SQ M (13,164 SQ FT)

**10,908 SQ M (117,414 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 18
- ✓ Level doors: 2
- ✓ HGV parking spaces: 41
- ✓ Car parking spaces: 138

### Building 2

**Warehouse**  
10,777 SQ M (116,004 SQ FT)

**Undercroft (3m)**  
720 SQ M (7,750 SQ FT)

**Offices (2-storey)**  
1,492 SQ M (16,060 SQ FT)

**12,989 SQ M (139,814 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 17
- ✓ Level doors: 2
- ✓ HGV parking spaces: 41
- ✓ Car parking spaces: 165

AVAILABLE  
Q4 2021

# G-PARK SITTINGBOURNE

ME10 2TD

Build-to-suit opportunities up to

**SQ M**  
**72,325**

**SQ FT**  
**778,501**

## Site overview

- Build-to-suit opportunities
- Occupies a strategic position in the southeast with proximity to major trunk routes, rail and port facilities
- The development is situated 4 miles to the north of Junction 5 of the M2 with dual carriageway access direct to the motorway
- Features the latest in eco-initiatives and associated building design delivering cost savings to the occupiers
- Appropriate labour force readily available

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Indicative site plans

### Site 02 – Build-to-suit

**40,783 SQ M (438,985 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 39
- ✓ Level doors: 4
- ✓ HGV parking spaces: 90
- ✓ Car parking spaces: 350

### Site 03 – Build-to-suit

**19,693 SQ M (211,973 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 19
- ✓ Level doors: 1
- ✓ HGV parking spaces: 46
- ✓ Car parking spaces: 227

### Site 04 – Build-to-suit

**11,849 SQ M (127,543 SQ FT)**

- ✓ Clear internal height: 15 m
- ✓ Dock doors: 12
- ✓ Level doors: 2
- ✓ HGV parking spaces: 18
- ✓ Car parking spaces: 160

## RH10 9AG



**15,252**



**164,172**

- Three highly specified industrial/logistics units of 8,292 SQ M, 4,469 SQ M and 2,491 SQ M
- A strategic development for last mile logistics – available July 2022
- Prime logistics location sited on Manor Royal, one of the premier industrial and business districts in the South East
- Strategically located 2 miles from Junction 10 of the M23, 2 miles from London Gatwick Airport and 10 miles from the M25

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Indicative site plan

**Warehouse**  
7,450 SQ M (80,192 SQ FT)

**Offices**  
842 SQ M (9,063 SQ FT)

- ✓ Clear internal height: 12.5 m
- ✓ Dock doors: 7
- ✓ Level doors: 1
- ✓ HGV parking spaces: 21
- ✓ Car parking spaces: 81

**Warehouse**  
4,007 SQ M (43,131 SQ FT)

**Offices**  
462 SQ M (4,973 SQ FT)

- ✓ Clear internal height: 10 m
- ✓ Dock doors: 4
- ✓ Level doors: 1
- ✓ HGV parking spaces: 5
- ✓ Car parking spaces: 43

**Warehouse**  
2,083 SQ M (22,421 SQ FT)

**Offices**  
408 SQ M (4,392 SQ FT)

- ✓ Clear internal height: 8 m
- ✓ Level doors: 2
- ✓ HGV parking spaces: 3
- ✓ Car parking spaces: 25
- ✓ Cycle spaces: 10

**AVAILABLE  
JULY 2022**





# GERMANY



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# Germany – Current Availabilities

Germany		Available Space		Build-to-suit opportunity
01	Hamburg-South (Bispingen) Logistics Centre	UP TO	20,756 SQ M (223,416 SQ FT)	●
02	Bremen South Logistics Centre	UP TO	120,782 SQ M (1,300,087 SQ)	●
03	GVZ Europark Laar	UP TO	99,296 SQ M (1,068,813 SQ FT)	●
04	Magna Park Kassel Unit 7	UP TO	24,956 SQ M (268,624 SQ FT)	●
05	Magna Park Berlin-Brandenburg	UP TO	204,120 SQ M (2,179,129 SQ FT)	●



# HAMBURG-SOUTH (BISPINGEN) LOGISTICS CENTRE

29646 Bispingen

Build-to-suit opportunities up to

**SQ M**  
**20,756**

**SQ FT**  
**223,416**

## Site overview

- Internationally known as a first-class business location, the Hamburg region is a leading logistics metropolis in Northern Europe
- The Hamburg-South Logistics Centre is located in the south of the Hamburg metropolitan region in the municipality of Bispingen with direct access to the A7, the central traffic artery across Germany
- Hamburg Port, the largest universal port in Germany and the third largest seaport in Europe, is easily accessible by road

**Rieke Ringena**

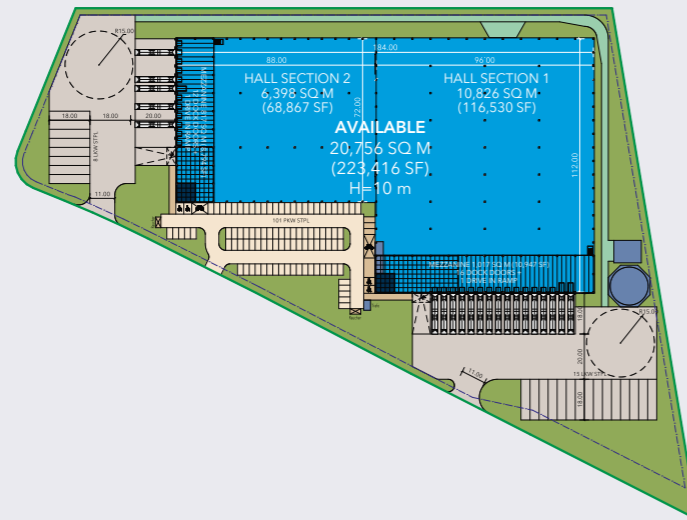
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Computer generated image



Indicative site plan

## Build-to-suit

### Warehouse

17,224 SQ M (185,398 SQ FT)

### Offices

1,231 SQ M (13,250 SQ FT)

### Mezzanine

1,834 SQ M (19,741 SQ FT)

**20,123 SQ M (216,602 SQ FT)**

- ✓ Halls: 2
- ✓ Car parking spaces: 105
- ✓ Trailer parking spaces: 23
- ✓ Dock doors: 25
- ✓ Jumbo dock doors: 3
- ✓ Level doors: 25
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 10 m
- ✓ ESFR sprinkler system  
- K360, 5,2 bar, 120 min

AVAILABLE  
NOW

# BREMEN SOUTH LOGISTICS CENTRE

26197 Großenkneten

Build-to-suit opportunities up to

**SQ M**  
**120,782**

**SQ FT**  
**1,300,087**

## Site overview

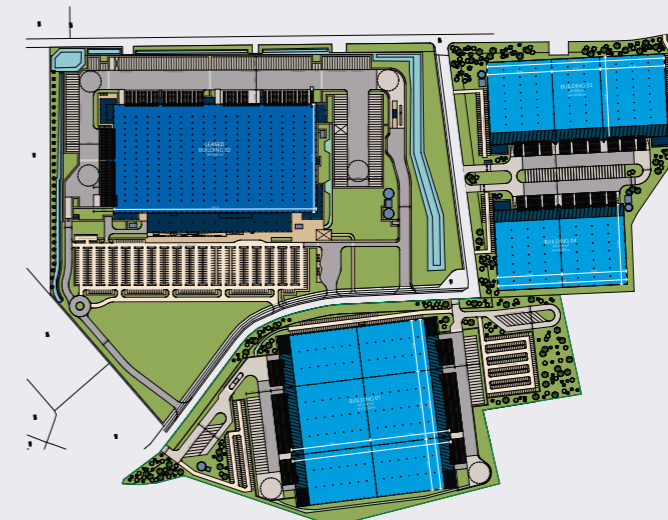
- It has excellent travel connections to the A1 and A29 motorways and to the north-west railway Osnabrück – Oldenburg – Wilhelmshaven
- The Bremen Airport and Bremen Port are very close by
- 24h/7 Access

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Indicative site plan

## Build-to-suit

### Building 1

62,206 SQ M (669,580 SQ FT)

### Building 2

LEASED

### Building 3

34,358 SQ M (369,826 SQ FT)

### Building 4

24,218 SQ M (260,680 SQ FT)

**120,782 SQ M (1,300,087 SQ FT)**

- ✓ Total size of property: 450,000 SQ M (4,843,760 SQ FT)
- ✓ Total size of building space: 24,218 - 120,858 SQ M (260,680 - 1,300,905 SQ FT)
- ✓ Dock doors: 1 per 1,000 SQ M
- ✓ Level doors: 1 per 1,000 SQ M
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 10 m
- ✓ ESFR sprinkler system  
K360, 5,2 bar, 120 min

AVAILABLE ON  
SHORT NOTICE

# GVZ EUROPARK LAAR

49824 Laar

Build-to-suit opportunities up to

**SQ M**  
**99,296**

**SQ FT**  
**1,068,813**

## Site overview

- A strategically well located location – direct rail connection possible
- The Europark has very good transport connections to and from the Netherlands, Belgium, Scandinavia, Germany, Poland and the Baltic States as well as freight train connections between Coevorden-Rotterdam/ Coevorden-Malmö and the European economic centres
- Within 5 minutes you reach the N34 and within 10 minutes the A37 Zwolle (NL) – Meppen (D). The junction to the A31 is located near Meppen (Emden-Ruhrgebiet). Bremen and the Ruhr area can be reached within approx 2.5 hours' driving time



Computer generated image



Indicative site plan

## Build-to-suit

### Warehouse

85,832 SQ M (923,888 SQ FT)

### Mezzanine

10,190 SQ M (109,684 SQ FT)

### Office/Social Rooms

2x 792 SQ M (8,525 SQ FT)

### Future Office

2x 792 SQ M (8,525 SQ FT)

**99,296 SQ M (1,068,813 SQ FT)**

- ✓ Total size: 197,490 SQ M (2,125,765 SQ FT)
- ✓ Suites: 8
- ✓ Car parking spaces: 264
- ✓ Trailer parking spaces: 120
- ✓ Dock doors: 144
- ✓ Jumbo Dock doors: 24
- ✓ Level doors: 8
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 10 m
- ✓ ESFR sprinkler system
- ✓ Track connection possible



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# MAGNA PARK KASSEL UNIT 7

34123 Kassel

Build-to-suit opportunities up to

**SQ M**  
**24,956**

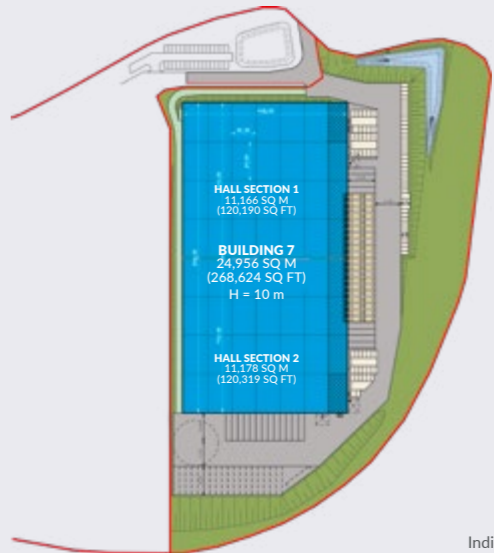
**SQ FT**  
**268,624**

## Site overview

- Located in the southern area of Magna Park Kassel, directly at the Kassel-Süd motorway junction (A7/A44)
- The GVZ has an excellent infrastructure with public transport, access to the KLV rail terminal, a truck depot with truck service workshops, and hotels



Computer generated image



Indicative site plan

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## Unit 7 – Build-to-suit

### Warehouse

22,344 SQ M (240,509 SQ FT)

### Mezzanine

1,932 SQ M (20,796 SQ FT)

### Offices

680 SQ M (7,320 SQ FT)

### Outdoor storage

1,564 SQ M (16,835 SQ FT)

**24,956 SQ M (268,624 SQ FT)**

- ✓ Hall sections: 2
- ✓ Dock doors: 20
- ✓ Level doors: 3
- ✓ Car parking spaces: 96
- ✓ Trailer parking spaces: 34
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 10 m
- ✓ ESFR sprinkler system



# MAGNA PARK BERLIN- BRANDENBURG

14542 Werder

Build-to-suit opportunities up to



204,120



2,197,129

## Site overview

- A well-established logistics park located southwest of Berlin, close to the A10 motorway ring road
- Build-to-suit warehouses for logistics and light industrial operations can be developed within six months
- Linked to the A9 and A24 motorways via the A10
- Only seven minutes' travel time to motorway A2

### For enquiries about Buildings 5 & 7

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### For enquiries about Building 3

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#### Unit 3

##### Warehouse

6,960 SQ M (74,917 SQ FT)

##### Offices

200 SQ M (2,152 SQ FT)

**24,956 SQ M (268,624 SQ FT)**

- ✓ Dock doors: 6
- ✓ Level doors: 1
- ✓ Car parking spaces: 49
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 10 m
- ✓ ESFR sprinkler system

AVAILABLE  
NOW

#### Unit 5

##### Warehouse

32,722 SQ M (352,217 SQ FT)

##### Mezzanine

5,652 SQ M (60,838 SQ FT)

##### Offices

1,274 SQ M (13,713 SQ FT)

**39,648 SQ M (426,639 SQ FT)**

- ✓ Hall sections: 4
- ✓ Dock doors: 52
- ✓ Level doors: 4
- ✓ Car parking spaces: 148
- ✓ Trailer parking spaces: 20
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 10 m
- ✓ ESFR sprinkler system
- K360, 5.2 bar, 120 min

AVAILABLE  
NOW

#### Unit 7

##### Warehouse

118,536 SQ M (1,275,911 SQ FT)

##### Mezzanine

14,700 SQ M (158,230 SQ FT)

##### Office Ground floor

4,200 SQ M (45,209 SQ FT)

##### Office Mezzanine

1,800 SQ M (19,375 SQ FT)

##### Systems

280 SQ M (3,014 SQ FT)

**139,516 SQ M (1,501,738 SQ FT)**

- ✓ Hall sections: 13
- ✓ Dock doors: 115
- ✓ Level doors: 14
- ✓ Car parking spaces: 360
- ✓ Trailer parking spaces: 79
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 10 m
- ✓ ESFR sprinkler system
- K360, 5.2 bar, 120 min

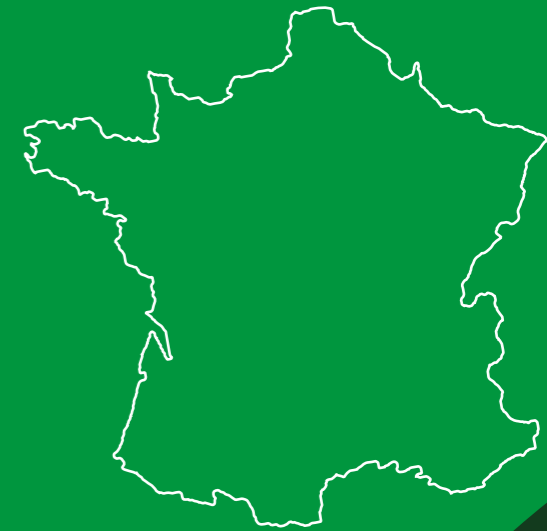
AVAILABLE  
2023

Indicative site plan





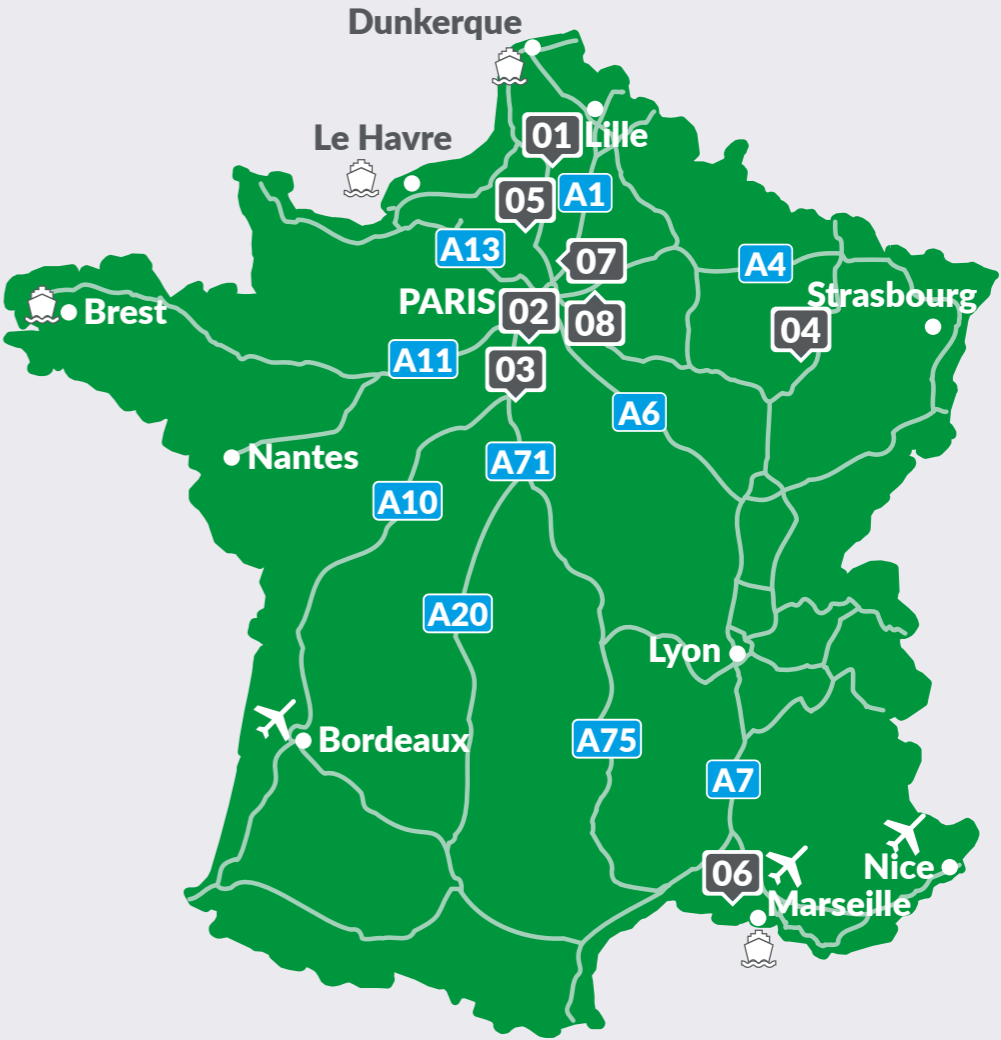
# FRANCE



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# France – Current Availabilities

France		Available Space		Build-to-suit opportunity
	Magna Park Arras 1	UP TO	24,133 SQ M (259,765 SQ FT)	—
01	Magna Park Arras 2	UP TO	12,805 SQ M (137,832 SQ FT)	—
	Magna Park Arras 3	UP TO	49,944 SQ M (537,592 SQ FT)	●
02	G-Park Saint-Germain-lès-Arpajon	UP TO	33,041 SQ M (355,650 SQ FT)	—
03	Orléans Logistics Park 6 – Ormes	UP TO	12,800 SQ M (137,778 SQ FT)	—
	Orléans Logistics Park 9 – Ormes	UP TO	9,271 SQ M (99,792 SQ FT)	—
04	Magna Park Nancy-Gondreville	UP TO	6,322 SQ M (68,047 SQ FT)	—
05	G-Park Lormaison	UP TO	18,767 SQ M (202,006 SQ FT)	●
06	Magna Park St Martin de Crau 5	UP TO	44,232 SQ M (476,109 SQ FT)	●
07	Logistics Park Marly-la-Ville	UP TO	5,188 SQ M (55,843 SQ FT)	—
08	Logistics Park Compans	UP TO	13,673 SQ M (147,174 SQ FT)	—



# MAGNA PARK ARRAS 1

62223 Athies

Site up to

SQM

24,133

SQ FT

259,765

Site overview

- Available February 2022
- Located near Arras
- Access to the A1 and A26 highways via the RN50 road

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Indicative site plan

## Site

### Warehouse

22,467 SQ M (241,833 SQ FT)

### Offices

1,240 SQ M (13,347 SQ FT)

### Charging room

426 SQ M (4,585 SQ FT)

24,133 SQ M (259,765 SQ FT)

- ✓ Clear internal height: 10 m
- ✓ Dock doors: 23
- ✓ Dock doors LV: 5
- ✓ Level access doors: 2
- ✓ Car parking spaces: 112

AVAILABLE  
FEBRUARY 2022



# MAGNA PARK ARRAS 2

62223 Athies

Warehouse opportunities

SQM

12,805

SQ FT

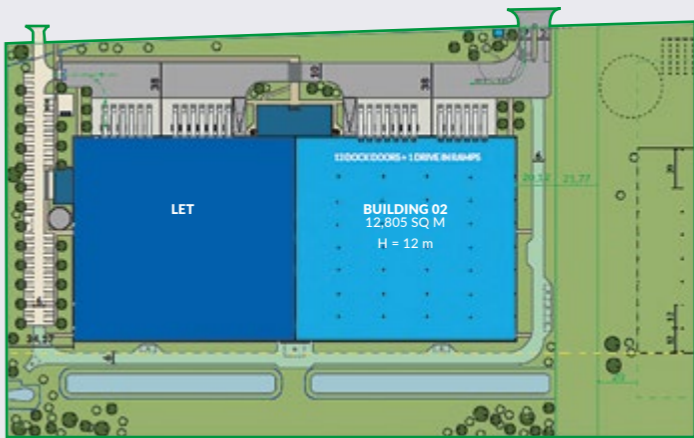
137,832

Site overview

- New build
- Available NOW
- Located near Arras
- Access to the A1 and A26 highways via the RN50 road

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Indicative site plan

## Arras 2 – not divisible

### Warehouse

11,587 SQ M (124,722 SQ FT)

### Office

889 SQ M (9,569 SQ FT)

### Technical spaces

329 SQ M (3,541 SQ FT)

12,805 SQ M (137,832 SQ FT)

- ✓ Dock doors: 13
- ✓ Level access doors: 1
- ✓ Clear height: 12 m
- ✓ Truck yard depth: 38 m
- ✓ Car parking spaces: 20
- ✓ Offices and social rooms
- ✓ ICPE operating permits: 1510/ 1530/ 1532/ 2662/ 2663/ 2925

AVAILABLE  
NOW



# MAGNA PARK ARRAS 3

62223 Athies

Speculative building

SQ M

49,944

SQ FT

537,592

Site overview

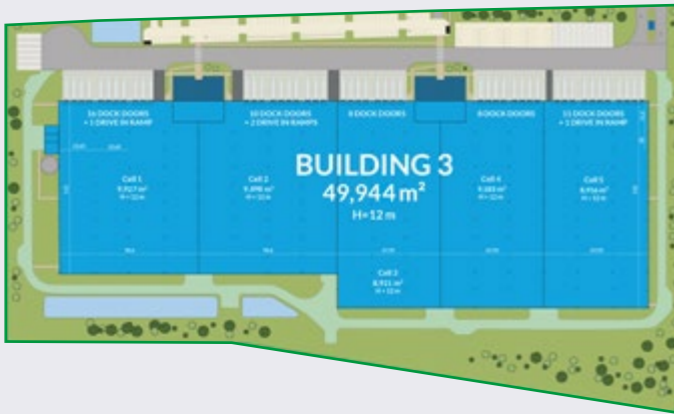
- Speculative building
- Available September 2022
- Located near Arras
- Access to the A1 and A26 highways via the RN50 road

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Indicative site plan

Arras 3 – Speculative building

**Warehouse**

46,859 SQ M (504,386 SQ FT)

**Office**

1,969 SQ M (21,194 SQ FT)

**Technical spaces**

200 SQ M (2,153 SQ FT)

**Charging rooms**

916 SQ M (9,860 SQ FT)

**Guard post**

14 SQ M (151 SQ FT)

**49,944 SQ M (537,592 SQ FT)**

- ✓ Dock doors: 48
- ✓ Level access doors: 4
- ✓ Clear height: 12 m
- ✓ Truck yard depth: 35 m
- ✓ Car parking spaces: 160
- ✓ HGV parking spaces: 16
- ✓ Offices and social rooms
- ✓ ICPE operating permits: 1510/ 1530/ 1532/ 2662/ 2663/ 2925

AVAILABLE  
SEPTEMBER  
2022



# G-PARK SAINT-GERMAIN- LÈS-ARPAJON

91180 Saint-Germain-lès-Arpajon

Site up to

SQ M

33,041

SQ FT

355,650

Site overview

- Available now
- Located 40 km South of Paris
- Easy access to N 104
- Cross-dock building

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Indicative site plan

Site 2

**Warehouse**

32,375 SQ M (348,482 SQ FT)

**Office**

504 SQ M (5,425 SQ FT)

**Technical spaces**

92 SQ M (990 SQ FT)

**Guard Post**

70 SQ M (753 SQ FT)

**33,041 SQ M (355,650 SQ FT)**

- ✓ Dock doors: 47
- ✓ Level access doors: 2
- ✓ Clear height: 9.5 m
- ✓ Car parking spaces: 64 + 2 PRM
- ✓ HGV parking spaces: 30
- ✓ Offices
- ✓ IPCE operating permits: 1510-1; 2910-A; 2925 (1530; 1532 ; 2662; 2663 in progress)

AVAILABLE  
NOW



# ORLÉANS LOGISTICS PARK 6 – ORMES

45140 Ormes

Site up to



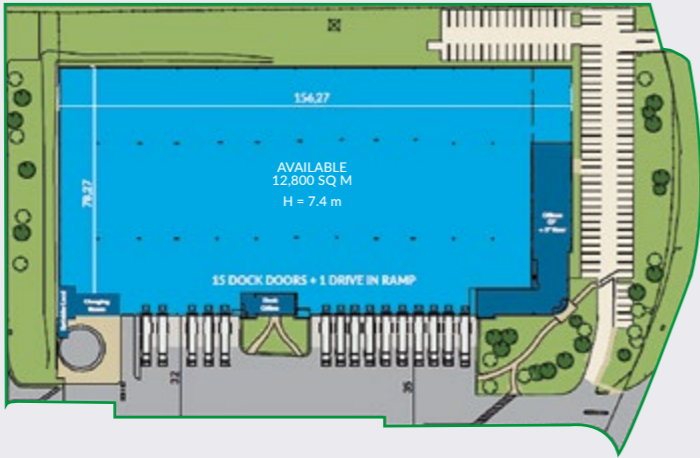
12,800



137,778

## Site overview

- Available now
- Ormes is the 'Prime' logistics zone in Orléans, an established logistics market benefiting from its proximity to Paris
- Direct access to A10 motorway direction Paris (90 min); D2157 direction Orléans (15 min)



Indicative site plan

## Site

### Warehouse

11,620 SQ M (125,077 SQ FT)

### Office and social areas

1,180 SQ M (12,701 SQ FT)

12,800 SQ M (137,778 SQ FT)

- ✓ Dock doors: 15
- ✓ Level access doors: 1
- ✓ Clear height: 7.4 m
- ✓ Car parking spaces: 98
- ✓ ICPE operating permits: 1510-1/4331-2/1530/1532/4320-2/4321



# ORLÉANS LOGISTICS PARK 9 – ORMES

45140 Ormes

Site up to



9,271



99,792

## Site overview

- Available now
- Ormes is the 'Prime' logistics zone in Orléans, an established logistics market benefiting from its proximity to Paris
- Direct access to A10 motorway direction Paris (90 min); D2157 direction Orléans (15 min)



Indicative site plan

## Site

### Warehouse

9,045 SQ M (97,359 SQ FT)

### Office

150 SQ M (1,615 SQ FT)

9,271 SQ M (99,792 SQ FT)

- ✓ Dock doors: 10
- ✓ Level access doors: 1
- ✓ Clear height: 9.95 m
- ✓ Car parking spaces: 8 + additional places
- ✓ ICPE operating permits: 1510-1; 1530; 1532; 2663-1-c; 2663-2-c



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# MAGNA PARK NANCY- GONDREVILLE

54840 Gondreville

Site up to



6,322



68,047

## Site overview

- The industrial park is close to a motorway network composed of several highways: A31, A4 and A63
- The site offers an ideal environment for the logistics sector
- Available now



## Site

### Warehouse

5,117 SQ M (55,078 SQ FT)

### Offices

700 SQ M (7,534 SQ FT)

### Technical spaces

505 SQ M (5,435 SQ FT)

**6,322 SQ M (68,047 SQ FT)**

- ✓ Dock doors: 11
- ✓ Level access doors: 1
- ✓ Clear height: 10 m
- ✓ HGV parking spaces: 6
- ✓ Car parking spaces: 96
- ✓ Truck yard depth: 26.5 m
- ✓ ICPE operating permits: 1510-1 ; 1530-a ; 2662-a ; 2663-2a

AVAILABLE  
NOW



# G-PARK LORMAISON

60149 Saint-Crépin-Ibouville

Site up to



18,767



202,006

## Site overview

- Located in Lormaison (60), at the gateway to the Ile-de-France region
- The site benefits from privileged access to the A16 (exit 13)
- Available May 2022



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## Site

### Warehouse

17,608 SQ M (189,531 SQ FT)

### Offices

619 SQ M (6,663 SQ FT)

### Technical spaces

193 SQ M (2,077 SQ FT)

**18,767 SQ M (202,006 SQ FT)**

### Charging room

251 SQ M (2,702 SQ FT)

### Guard post

96 SQ M (1,033 SQ FT)

- ✓ Clear internal height: 12 m
- ✓ Dock doors: 19 + 3 compactors
- ✓ Level access doors: 1
- ✓ HGV parking spaces: 9
- ✓ Car parking spaces: 92
- ✓ Truck yard depth: 38 m
- ✓ ICPE operating permits: 1510-1, 1530-1, 1532-1, 2662-1, 2663-1a, 2910 A-2, 2925

AVAILABLE  
MAY 2022



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Indicative site plan

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Indicative site plan

# MAGNA PARK ST MARTIN DE CRAU 5

13310 Saint-Martin-de-Crau

## Speculative building

**SQ M**  
**44,232**

**SQ FT**  
**476,109**

## Site overview

- Available October 2022
- Located in the greater Marseille metropolitan area, close to the port of FOS (32 km)
- Direct access to A54 and A7 motorways, N568 road

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Indicative site plan

## Building 5 – Speculative building

**Warehouse (4 cells)**  
42,015 SQ M (452,245 SQ FT)

**Offices**  
1,612 SQ M (17,351 SQ FT)

**Technical spaces**  
345 SQ M (3,713 SQ FT)

**Charging room**  
173 SQ M (1,862 SQ FT)

**Guard post**  
87 SQ M (936 SQ FT)

**44,232 SQ M (476,109 SQ FT)**

- ✓ Dock doors: 41
- ✓ Level access doors: 2
- ✓ Clear height: 11.5 m
- ✓ Car parking spaces: 176
- ✓ HGV parking spaces: 9 attending
- ✓ Offices and social rooms
- ✓ ICPE operating permits: 1510-1, 1530-1, 1532-1, 2662-1, 2663-1-a, 2663-2-a, 2910-A, 2925

AVAILABLE  
OCTOBER 2022



# G-PARK MARLY-LA-VILLE

95670 Marly-la-Ville

## Site up to

**SQ M**  
**5,188**

**SQ FT**  
**55,843**

## Site overview

- Available now
- Located 35km North of Paris
- Easy access to A1 (Paris-Lille)

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Indicative site plan

## Site

**Warehouse (1 cell)**  
4,993 SQ M (53,744 SQ FT)

**Offices**  
195 SQ M (2,098 SQ FT)

**5,188 SQ M (55,843 SQ FT)**

- ✓ Clear internal height: 10 m
- ✓ Dock doors: 4
- ✓ Level doors: 1
- ✓ HGV parking spaces: 2
- ✓ Car parking spaces: 27

AVAILABLE  
NOW



# LOGISTICS PARK COMPANS

77290 COMPANS

Site up to



13,673



147,174

Site overview

- Available February 2022
- Located 30km South of Paris
- Easy access to A104 and A1

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Indicative site plan

## Site

### Warehouse

12,702 SQ M (136,723 SQ FT)

### Offices

803 SQ M (8,643 SQ FT)

### Technical spaces

168 SQ M (1,808 SQ FT)

13,673 SQ M (147,174 SQ FT)

- ✓ Clear internal height: 10 m
- ✓ Dock doors: 20
- ✓ Level doors: 1
- ✓ Car parking spaces: 99

AVAILABLE  
FEBRUARY 2022





# SPAIN



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## Spain – Current Availabilities

Spain		Available Space		Build-to-suit opportunity
01	G-Park Guadalajara	UP TO	47,055 SQ M (506,495 SQ FT)	—
02	G-Park Pinto	UP TO	18,970 SQ M (204,191 SQ FT)	●
03	G-Park Villaverde	UP TO	35,731 SQ M (384,605 SQ FT)	●
04	Magna Park Tauro – Building 1	UP TO	35,078 SQ M (377,576 SQ FT)	—
	Magna Park Tauro– Building 2, 3 & 4	UP TO	146,904 SQ M (1,581,262 SQ FT)	●
05	Magna Park Sagunto	UP TO	80,936 SQ M (871,187 SQ FT)	●
06	G-Park Santa Perpetua	UP TO	14,341 SQ M (154,365 SQ FT)	—





# G-PARK GUADALAJARA

19180 Guadalajara

Warehouse opportunity up to



47,055



506,495


## Site overview

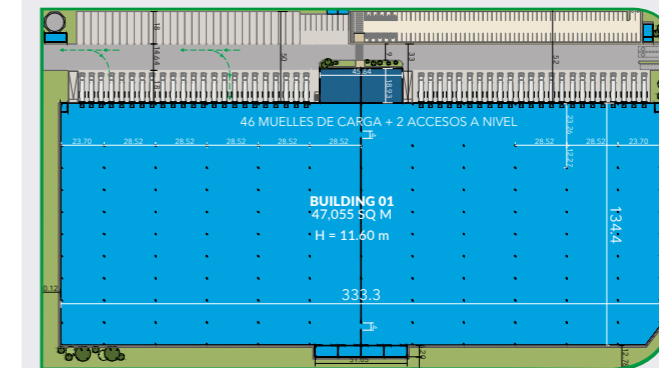
- Excellent travel connections to the A2 motorway linking Madrid to Barcelona
- Located at 60 km from the centre of Madrid
- Established in the consolidated industrial area of Guadalajara
- BREEAM Very Good achieved
- High level of labour availability

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Indicative site plan

## Site

### Warehouse

44,960 SQ M (483,945 SQ FT)

### Offices

1,763 SQ M (18,977 SQ FT)

### Technical areas

332 SQ M (3,573 SQ FT)

**47,055 SQ M (506,495 SQ FT)**

- ✓ Dock doors: 46
- ✓ Level doors: 2
- ✓ Clear height: 11.60 m
- ✓ HGV car parking: 38
- ✓ Car parking spaces: 115
- ✓ Floor loading capacity: 5t/SQ M
- ✓ ESFR sprinkler system

AVAILABLE  
NOW

# G-PARK PINTO

28320 Pinto, Madrid

Build-to-suit opportunities up to

**SQ M**  
**18,970**

**SQ FT**  
**204,191**

## Site overview

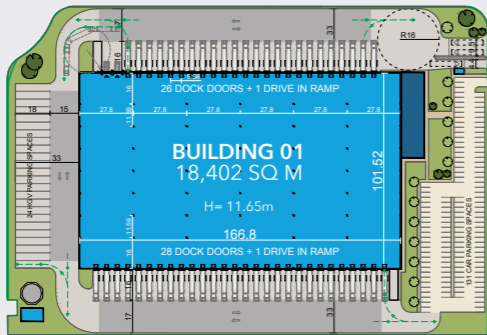
- Fast connection with A-4 and A-42 highways
- Fast connection with M-50 and M-45 Madrid ring roads
- 22 km to Madrid city centre and 37 km to Adolfo Suarez Madrid Barajas Airport
- Flexible project allows both standard logistics and last mile cross dock
- BREEAM Very Good expected

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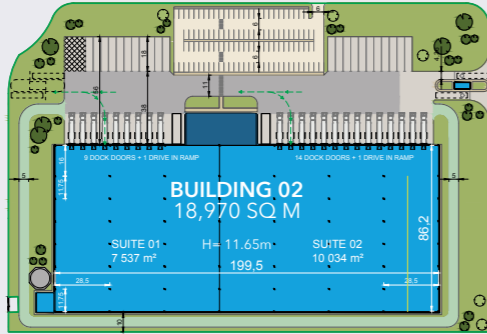
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OPTION 01



OPTION 02

Indicative site plans

## Option 01 - Building 01

**Warehouse**  
17,230 SQ M (185,462 SQ FT)

**Offices**  
1,072 SQ M (12,615 SQ FT)

**18,402 SQ M (198,077 SQ FT)**

- ✓ Dock doors: 54
- ✓ Level doors: 2
- ✓ HGV car parking: 24
- ✓ Car parking spaces: 131

## Option 02 - Building 02

**Warehouse**  
17,700 SQ M (190,521 SQ FT)

**Offices**  
1,270 SQ M (13,670 SQ FT)

**18,970 SQ M (204,191 SQ FT)**

- ✓ Dock doors: 23
- ✓ Level doors: 2
- ✓ HGV car parking: 22
- ✓ Car parking spaces: 109

# G-PARK VILLAVERDE

Distrito de Villaverde Madrid

Build-to-suit opportunities up to

**SQ M**  
**35,731**

**SQ FT**  
**384,605**

## Site overview

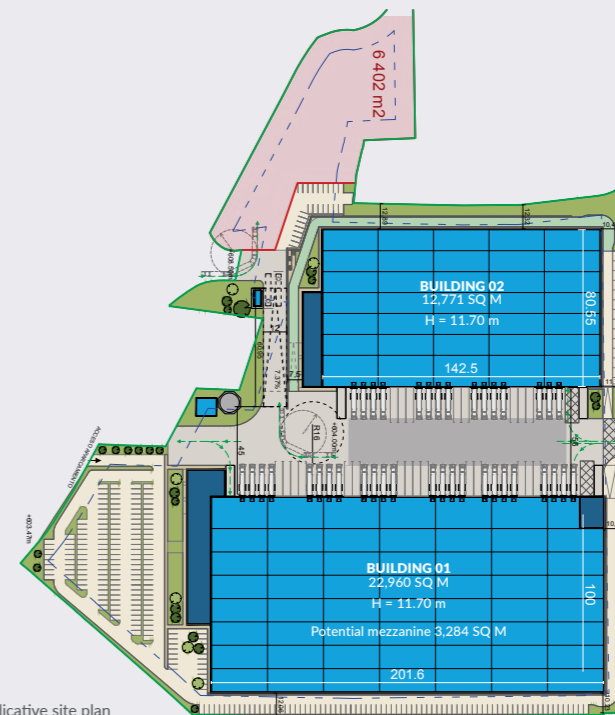
- Located 20 minutes from the centre of Madrid
- G-Park Villaverde will be located to the south of Madrid, in a logistics area ideal for a sustainable distribution service to the capital via the M-40 which bypasses residential areas
- The site offers direct access to the M-40, A-42, A-4, M-30, M-45 and M-5 motorways

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Indicative site plan

## Building 01 - Build-to-suit

**Warehouse**  
20,346 SQ M (219,002 SQ FT)

**Offices**  
2,614 SQ M (28,137 SQ FT)

**22,960 SQ M (247,139 SQ FT)**

- ✓ Dock doors: 24
- ✓ Level doors: 2
- ✓ Clear height: 11.7 m
- ✓ HGV car parking: 15
- ✓ Car parking spaces: 258
- ✓ Floor loading capacity 5t/SQ M

## Building 02 - Build-to-suit

**Warehouse**  
11,791 SQ M (126,917 SQ FT)

**Offices**  
980 SQ M (10,549 SQ FT)

**12,771 SQ M (137,466 SQ FT)**

- ✓ Dock doors: 15
- ✓ Level doors: 2
- ✓ Clear height: 11.7 m
- ✓ HGV car parking: 8
- ✓ Car parking spaces: 37
- ✓ Floor loading capacity 5t/SQ M

# MAGNA PARK TAURO BUILDING 1

45200 Illescas

Under construction

**SQ M**  
**35,078**

**SQ FT**  
**377,576**

## Site overview

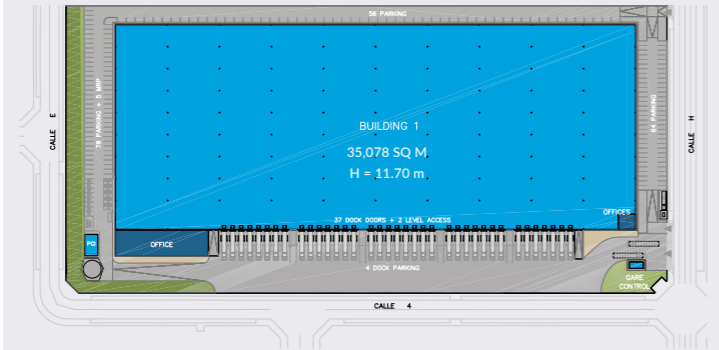
- Situated 32km south of Madrid along the A-42 motorway, 40 km from Madrid-Barajas Adolfo Suarez airport
- Direct access to the A-42 and AP-41 motorways, an exceptional location for both national and international distribution
- Good catchment area for qualified personnel
- BREEAM Very Good expected

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Computer generated image



Indicative site plans

## Building 01

Warehouse  
33,252 SQ M (357,922 SQ FT)

Offices  
1,706 SQ M (18,363 SQ FT)

Technical areas  
90 SQ M (969 SQ FT)

Gatehouse  
30 SQ M (323 SQ FT)

**35,078 SQ M (377,576 SQ FT)**

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 37
- ✓ Level doors: 2
- ✓ HGV parking spaces: 4
- ✓ Car parking spaces: 201
- ✓ Floor loading capacity: 5t/SQ M
- ✓ ESFR sprinkler system

**SPECULATIVE  
BUILDING**

# MAGNA PARK TAURO BUILDING 2, 3 & 4

45200 Illescas

Site up to

**SQ M**  
**146,904**

**SQ FT**  
**1,581,262**

## Site overview

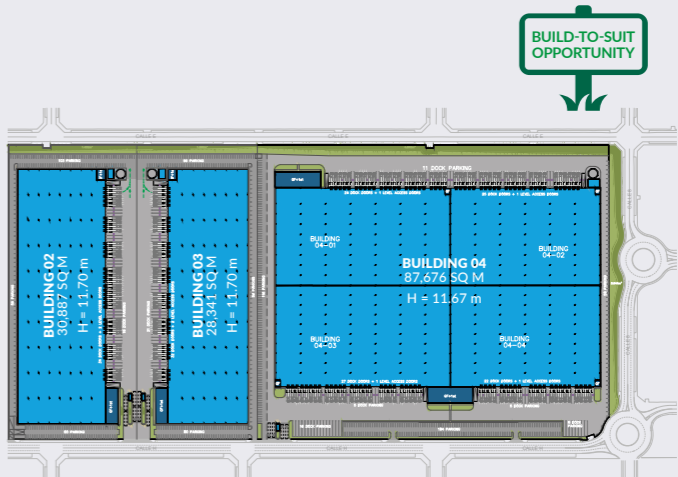
- Situated 32km south of Madrid along the A-42 motorway, 40 km from Madrid-Barajas Adolfo Suarez airport
- Direct access to the A-42 and AP-41 motorways, an exceptional location for both national and international distribution
- Magna Park Tauro allows for multiple layout combinations without the need for development modification
- Good catchment area for qualified personnel
- BREEAM Very Good expected

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Computer generated image



Indicative site plan

## Building 02 – Build-to-suit

**30,887 SQ M (332,465 SQ FT)**

- ✓ Clear internal height: 11.7 m
- ✓ Dock doors: 34
- ✓ Level doors: 2
- ✓ HGV parking spaces: 18
- ✓ Car parking spaces: 230

## Building 03 – Build-to-suit

**28,341 SQ M (305,060 SQ FT)**

- ✓ Clear internal height: 11.7 m
- ✓ Dock doors: 32
- ✓ Level doors: 2
- ✓ HGV parking spaces: 21
- ✓ Car parking spaces: 235

## Building 04 – Build-to-suit

**87,676 SQ M (943,737 SQ FT)**

- ✓ Clear internal height: 11.67 m
- ✓ Dock doors: 98
- ✓ Level doors: 4
- ✓ HGV parking spaces: 45
- ✓ Car parking spaces: 358

# MAGNA PARK SAGUNTO

46520 Sagunto, Valencia

Build-to-suit opportunities up to

**SQ M**  
**80,936**

**SQ FT**  
**871,187**

## Site overview

- Fast access to highways AP-7/A-3/A-23 and V-23
- 15 minutes from Valencia City Centre
- Halfway between Madrid and Barcelona: each at 350 km distance
- Sagunto and Valencia ports allow a perfect logistics location for cargo containers
- Direct connection with France through AP-7 Highway
- BREEAM Very Good expected

**Miguel Monreal**

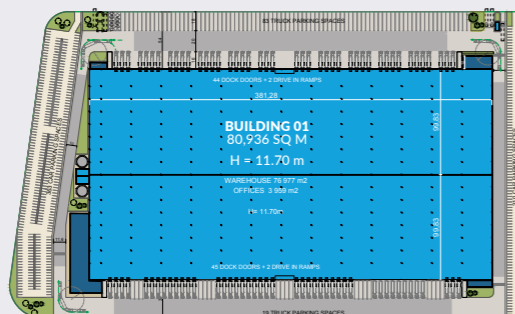
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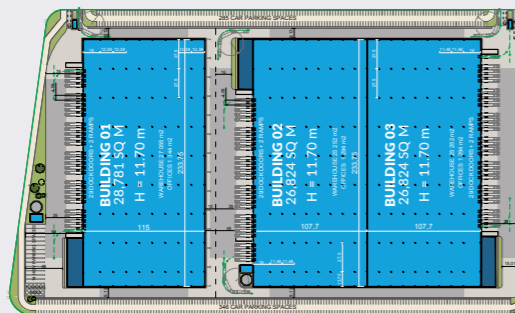
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OPTION 01



OPTION 02

Indicative site plans

Option 01 – Single unit  
– Build-to-suit

## Site

**Warehouse**  
76,977 SQ M (828,573 SQ FT)

**Offices**  
3,959 SQ M (42,614 SQ FT)

**80,936 SQ M (871,187 SQ FT)**

- ✓ Dock doors: 89
- ✓ Level doors: 4
- ✓ Clear height: 11.7 m
- ✓ HGV car parking: 102
- ✓ Car parking spaces: 573
- ✓ ESFR sprinkler system

Option 02 – Three units  
(multi-tenant project)  
– Build-to-suit

## Building 01

**Warehouse**  
27,391 SQ M (294,834 SQ FT)

**Offices**  
1,390 SQ M (14,961 SQ FT)

**28,781 SQ M (309,796 SQ FT)**

## Building 02

**Warehouse**  
25,484 SQ M (274,307 SQ FT)

**Offices**  
1,340 SQ M (14,424 SQ FT)

**26,824 SQ M (288,731 SQ FT)**

## Building 03

**Warehouse**  
25,484 SQ M (274,307 SQ FT)

**Offices**  
1,340 SQ M (14,424 SQ FT)

**26,824 SQ M (288,731 SQ FT)**

- ✓ Dock doors: 29
- ✓ Level doors: 2
- ✓ Clear height: 11.7 m
- ✓ HGV car parking: 14
- ✓ Car parking spaces: 631
- ✓ ESFR sprinkler system

# G-PARK SANTA PERPETUA

08130, Santa Perpètua de Mogoda

Under construction

**SQ M**  
**14,341**

**SQ FT**  
**154,365**

## Site overview

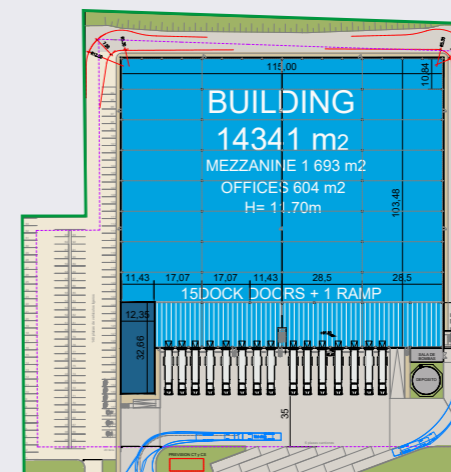
- Direct access to AP-7 highway and C-59 motorway
- Fast connection with C-17 and C-33 motorways
- 18 km to Barcelona city centre and 40 km to Barcelona-El Prat airport
- Advantageous operability conditions, design tailored to modern logistics and transport
- BREEAM Very Good expected
- Available August 2022

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Indicative site plans

## Site

**Warehouse**  
11,095 SQ M (119,426 SQ FT)

**Offices**  
604 SQ M (6,501 SQ FT)

**Mezzanine**  
1,693 SQ M (18,223 SQ FT)

**Technical areas**  
139 SQ M (1,496 SQ FT)

**14,341 SQ M (154,365 SQ FT)**

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 15
- ✓ Level doors: 1
- ✓ HGV parking spaces: 6
- ✓ Car parking spaces: 143
- ✓ Floor loading capacity: 5t/SQ M
- ✓ ESFR sprinkler system

AVAILABLE  
AUGUST 2022



# NETHERLANDS



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# Netherlands – Current Availabilities

Netherlands		Available Space		Build-to-suit opportunity
	Venray Logistics Centre 1	UP TO	18,655 SQ M (200,801 SQ FT)	—
01	Venray Logistics Centre 2	UP TO	17,900 SQ M (192,674 SQ FT)	—
	Venray Logistics Centre 3.2	UP TO	30,300 SQ M (326,147 SQ FT)	—
02	G-Park Zevenaar	UP TO	26,300 SQ M (283,091 SQ FT)	—



## VENRAY LOGISTICS CENTRE 1

5804 AP Venray

Site up to



18,655



200,801

Site overview

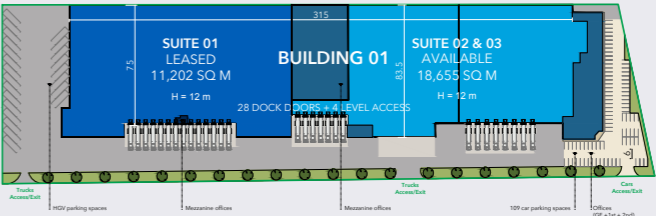
- The North Limburg region traditionally has had a strong logistics sector with immediate proximity to the German hinterland and a multimodal infrastructure
- Characterized by the presence of large-scale logistics activities. At this logistics hotspotXPO, Herbalife and Schneider Logistics have established themselves
- Ideally located on the A73 (Nijmegen-Roermond), which provides a direct connection with the A15 (Rotterdam-Nijmegen), the A67 (Antwerp-Venlo) and the A2 (Amsterdam-Maastricht)
- 10 kilometres from the Wanssum inland waterway terminal and in the immediate vicinity of the Venlo railway station

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Indicative site plans

Site

Offices

2,988 SQ M (32,163 SQ FT)

Warehouse

13,600 SQ M (146,389 SQ FT)

Mezzanine

2,067 SQ M (22,249 SQ FT)

18,655 SQ M (200,801 SQ FT)

- ✓ Clear height: 12.8 m
- ✓ Floor loading: 5t+/SQ M
- ✓ Dock doors: 15
- ✓ Level doors: 2
- ✓ 2 separate entrance gates
- ✓ Car parking spaces: 75 spaces
- ✓ ESFR sprinkler system



# VENRAY LOGISTICS CENTRE 2

5804 AE Venray

Site up to

SQM

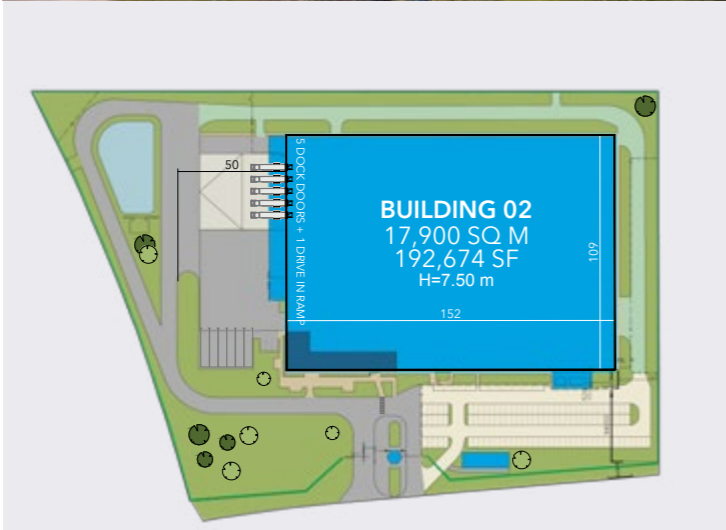
17,900

SQFT

192,674

## Site overview

- The North Limburg region traditionally has had a strong logistics sector with immediate proximity to the German hinterland and a multimodal infrastructure
- Well-maintained asset located in the Smakterheide industrial area
- Ideally located on the A73 (Nijmegen-Roermond), which provides a direct connection with the A15 (Rotterdam-Nijmegen), the A67 (Antwerp-Venlo) and the A2 (Amsterdam-Maastricht)



Indicative site plan

## Site

### Offices

2,021 SQ M (21,754 SQ FT)

### Warehouse

15,879 SQ M (170,920 SQ FT)

**17,900 SQ M (192,674 SQ FT)**

- ✓ Construction type: Steel frame
- ✓ Clear height: 7.5 m
- ✓ Floor loading: 5t+/SQ M
- ✓ Dock doors: 6
- ✓ Car parking spaces: 100
- ✓ Trailer parking
- ✓ ESFR sprinkler system



# VENRAY LOGISTICS CENTRE 3.2

5804 AE Venray

Site up to

SQM

30,300

SQFT

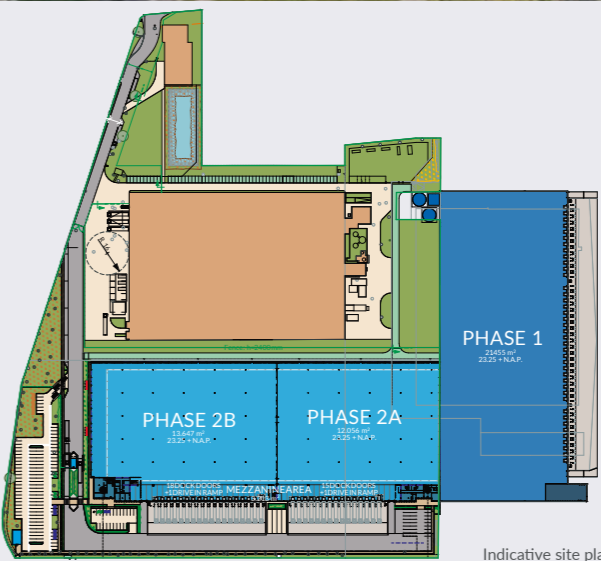
326,147

## Site overview

- The North Limburg region traditionally has had a strong logistics sector with immediate proximity to the German hinterland and a multimodal infrastructure
- Ideally located on the A73 (Nijmegen-Roermond), which provides a direct connection with the A15 (Rotterdam-Nijmegen), the A67 (Antwerp-Venlo) and the A2 (Amsterdam-Maastricht)
- 10 kilometers from the barge terminal of Wanssum, with Venlo rail terminal within easy reach



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Indicative site plans

## Site Unit 2a

### Warehouse

12,056 SQ M (129,770 SQ FT)

### Offices

559 SQ M (6,017 SQ FT)

### Mezzanine

1,415 SQ M (15,230 SQ FT)

**14,030 SQ M (151,018 SQ FT)**

## Site Unit 2b

### Warehouse

13,647 SQ M (146,895 SQ FT)

### Offices

1,798 SQ M (19,353 SQ FT)

### Mezzanine

825 SQ M (8,880 SQ FT)

**16,270 SQ M (175,129 SQ FT)**

- ✓ Construction type: Hybrid
- ✓ Clear height: 12.2 m
- ✓ Floor loading: 5t+/SQ M
- ✓ Dock doors: 33
- ✓ Level doors: 2
- ✓ Car parking spaces: 135
- ✓ Trailer parking spaces: 4
- ✓ ESFR sprinkler system



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# G-PARK ZEVENAAR

6902 KJ Zevenaar

Site up to

SQ M

26,300

SQ FT

283,091

## Site overview

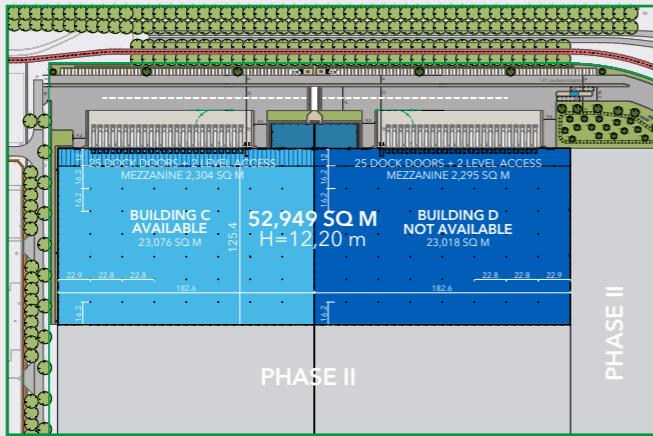
- The site is in the business park 7Poort which is strategically located along the European main transport routes between Rotterdam and the Ruhr area
- Improvement of direct connection from the A15 highway to the A12 highway expected to complete 2022
- Access to the 'Betuweroute', considered the primary rail link between the ports of Rotterdam, Amsterdam and other European ports

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Indicative site plan

## Building C

### Warehouse

22,950 SQ M (247,032 SQ FT)

### Office

1,088 SQ M (11,711 SQ FT)

### Mezzanine

2,262 SQ M (24,348 SQ FT)

**26,300 SQ M (283,091 SQ FT)**

- ✓ Clear height: 12.2 m
- ✓ Floor loading: 5t+/SQ M
- ✓ Dock doors: 50
- ✓ Level doors: 4
- ✓ Car parking spaces: 141
- ✓ ESFR sprinkler system



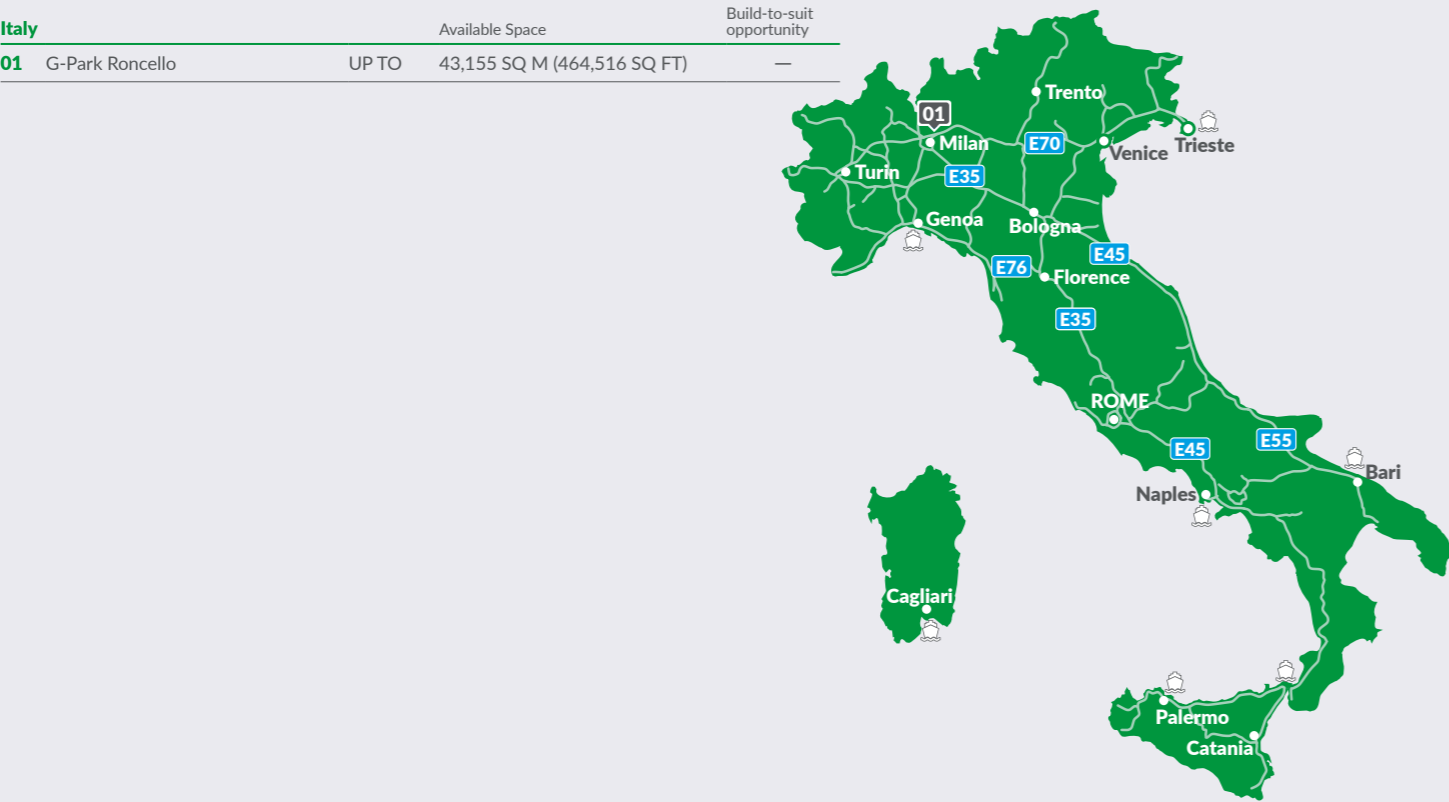


# ITALY



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# Italy – Current Availabilities



## G-PARK RONCELLO

Roncello (MB) 20877

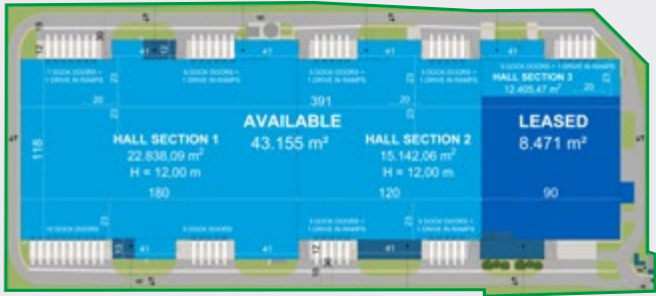
### Site up to



### Site overview

- Strategically located in the macro area of Milan, a short distance from the Cavenago Cambiago A4 toll booth, one of the main highways in northern Italy
- Built in 2009, its 52,600 square meters will receive a major redevelopment, carried out according to the highest quality and sustainability standards of GLP properties, to offer a Grade A cross docking logistics building
- Available Q4 2021

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Indicative site plan

### Site

Unit A GLA  
22,838 SQ M (245,826 SQ FT)

Unit B GLA  
15,142 SQ M (162,987 SQ FT)

Unit C GLA (satellite to Unit B)  
3,934 SQ M (42,345 SQ FT)

Offices  
2,493 SQ M (26,834 SQ FT)

43,155 SQ M (464,516 SQ FT)

- ✓ Clear internal height: 12 m
- ✓ Floor load capacity: 5T/sq m
- ✓ Dock doors: 53
- ✓ Level doors: 6
- ✓ Car parking spaces: 130
- ✓ Gatehouse





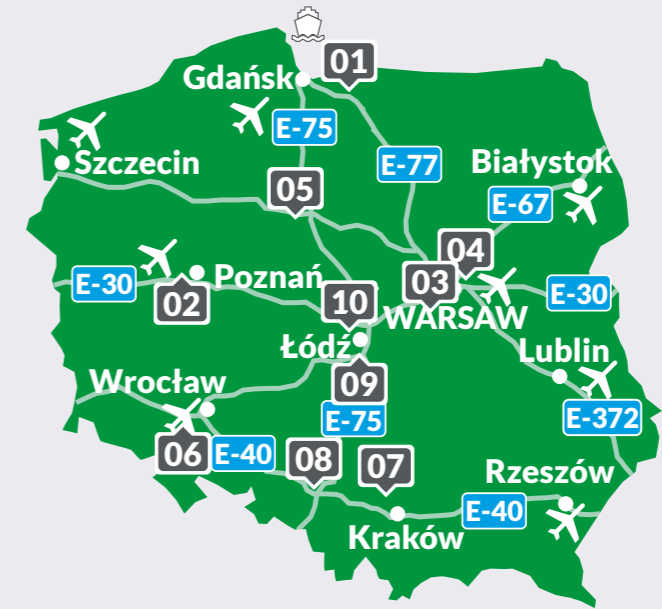
# POLAND



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# Poland – Current Availabilities

Poland		Available Space		Build-to-suit opportunity
01	Pomeranian Logistics Centre	UP TO	355,800 SQ M (3,829,830 SQ FT)	●
02	Poznań Airport Logistics Centre	UP TO	31,292 SQ M (336,824 SQ FT)	●
03	Warsaw II Logistics Centre	UP TO	4,720 SQ M (51,053 SQ FT)	—
04	Warsaw III Logistics Centre	UP TO	36,559 SQ M (393,518 SQ FT)	●
05	Toruń Logistics Centre	UP TO	34,348 SQ M (369,719 SQ FT)	—
06	Wrocław V Logistics Centre	UP TO	240,935 SQ M (2,593,402 SQ FT)	●
07	Kraków Airport Logistics Centre	UP TO	51,800 SQ M (673,067 SQ FT)	—
08	Łędziny Logistics Centre	UP TO	46,700 SQ M (495,140 SQ FT)	●
09	Łódź II Logistics Centre	UP TO	17,791 SQ M (191,500 SQ FT)	●
10	Łódź DC1 Building	UP TO	6,300 SQ M (67,812 SQ FT)	●



# POMERANIAN LOGISTICS CENTRE

Gdańsk 80-601

Build-to-suit opportunities up to

**SQ M**  
**374,018**

**SQ FT**  
**4,025,900**

## Site overview

- Direct access to the expanding Gdańsk Deepwater Container Terminal (DCT)
- Multi-use (logistics warehousing, production and office) and multi-tenant site
- Excellent national and international multimodal transport connections
- The Gdańsk area represents an expanding consumer market of over 1 million people
- Possibility to provide a duty free zone

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## Building 5 – Build-to-suit

### Warehouse

37,329 SQ M (401,806 SQ FT)

### Offices

1,170 SQ M (12,594 SQ FT)

**38,499 SQ M (414,399 SQ FT)**

- ✓ Clear internal height: 10 m
- ✓ Floor load capacity: 5T/sq. m
- ✓ Dock doors: 48
- ✓ Level doors: 6
- ✓ HGV parking spaces: 40
- ✓ Car parking spaces: 100
- ✓ ESFR sprinkler system

AVAILABLE  
Q4 2021

## Buildings 6-14 – Build-to-suit

### Warehouse

321,313 SQ M (3,458,581 SQ FT)

### Offices

12,206 SQ M (131,384 SQ FT)

**333,519 SQ M (5,589,965 SQ FT)**

- ✓ Clear internal height: 10 m
- ✓ Floor load capacity: 5T/sq. m
- ✓ Dock doors: TBC
- ✓ Level doors: TBC
- ✓ HGV parking spaces: 380
- ✓ Car parking spaces: 900
- ✓ ESFR sprinkler system

AVAILABLE  
2022-2023

# POZNAŃ AIRPORT LOGISTICS CENTRE

Poznań 62-081

Site up to

**SQ M**  
**31,292**

**SQ FT**  
**336,824**

## Site overview

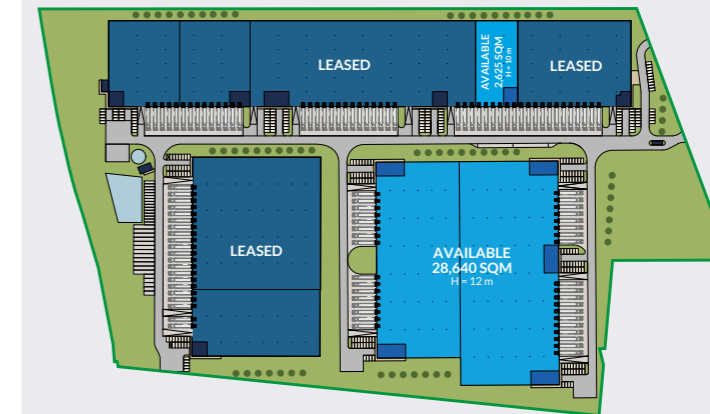
- Located 12 km from Poznań City centre and 4km to Poznań Airport

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## Building 1

### Warehouse

2,424 SQ M (26,092 SQ FT)

### Offices

201 SQ M (2,164 SQ FT)

**2,625 SQ M (28,255 SQ FT)**

- ✓ Clear internal height: 10 m
- ✓ Floor load capacity: 5T/sq. m
- ✓ Dock doors: 6
- ✓ HGV parking spaces: 12
- ✓ Car parking spaces: 200
- ✓ ESFR sprinkler system

AVAILABLE  
NOW

## Building 3

### Warehouse

28,640 SQ M (308,300 SQ FT)

**28,640 SQ M (308,300 SQ FT)**

- ✓ Clear internal height: 12 m
- ✓ Floor load capacity: 7T/sq. m
- ✓ Dock doors: 35
- ✓ HGV parking spaces: 12
- ✓ Car parking spaces: 200
- ✓ ESFR sprinkler system

Indicative site plan

# WARSAW II LOGISTICS CENTRE

Warsaw

Site up to

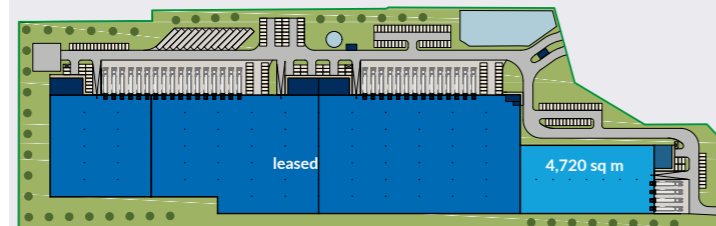
**SQ M**  
**25,680**

**SQ FT**  
**276,417**

## Site overview

- Ideally situated for logistics and light manufacturing
- The centre is immediately adjacent to the S8 expressway
- 3 minutes from Warsaw city centre
- The centre ensures efficient transport towards Łódź, Wrocław, Kraków and Katowice
- Both passenger and cargo terminals of the Chopin international airport can be reached within 15 minutes
- Available now

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Indicative site plan

## Unit 04

**Warehouse**  
4,720 SQ M (51,053 SQ FT)

- ✓ Dock doors: 4
- ✓ HGV parking spaces: 3
- ✓ Car parking spaces: 87

- ✓ Clear internal height: 12 m
- ✓ Floor load capacity: 7T/sq. m



# WARSAW III LOGISTICS CENTRE

Warsaw

Build-to-suit opportunities up to

**SQ M**  
**36,559**

**SQ FT**  
**393,518**

## Site overview

- The ideal location makes it the key warehouse facility on the eastern side of the capital
- With an area of 36,000 SQ M (fully customizable to tenants' needs), just off the S8 expressway, in the immediate proximity to Warsaw city limits
- Strategically located on the S8 expressway (on the main Warsaw–Białystok-Eastern border route)
- 15 minutes East of Warsaw with direct access to the S8 expressway junction

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Computer generated image



Indicative site plan

## Build-to-suit opportunity

**Warehouse**  
34,741 SQ M (373,949 SQ FT)

**Offices**  
1,782 SQ M (19,181 SQ FT)

**36,523 SQ M (393,130 SQ FT)**

- ✓ Clear internal height: 12 m
- ✓ Floor load capacity: 5T/sq. m
- ✓ Dock doors: 22
- ✓ Level doors: 3
- ✓ HGV parking spaces: 8
- ✓ Car parking spaces: 124
- ✓ ESFR sprinkler system



# TORUŃ LOGISTICS CENTRE

Toruń

Site up to

**SQ M**  
**34,348**

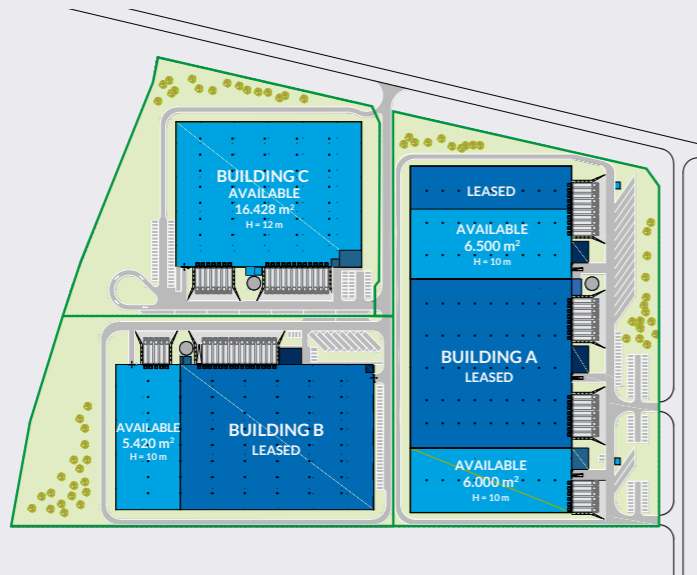
**SQ FT**  
**369,719**

## Site overview

- GLP Toruń Logistics Centre is located within the Pomeranian Special Economic Zone – a headquarters of multiple blue-chip and high-tech companies
- The Centre is perfectly connected to both Western and Eastern European markets with access to multi-modal transport networks including Bydgoszcz Airport, Gdynia and Gdańsk harbours and major motorway intersection S10/A1 (12 km)

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Indicative site plan

## Building A

**Warehouse available**  
6,500 SQ M (64,583 SQ FT)

- ✓ Clear internal height: 10 m
- ✓ Floor load capacity: 5T/sq. m
- ✓ Dock doors: 5
- ✓ Level doors: 1
- ✓ Car parking spaces: 38

## Building A

**Warehouse built-to-suit**  
6,000 SQ M (69,965 SQ FT)

- ✓ Clear internal height: 10 m
- ✓ Floor load capacity: 5T/sq. m
- ✓ Dock doors: 6
- ✓ Level doors: 1
- ✓ Car parking spaces: 38

## Building B built-to-suit

**Warehouse**  
5,420 SQ M (58,340 SQ FT)

- ✓ Clear internal height: 10 m
- ✓ Floor load capacity: 5T/sq. m
- ✓ Dock doors: 5
- ✓ Level doors: 1
- ✓ Car parking spaces: 180

## Building C built-to-suit

**Warehouse**  
16,428 SQ M (176,830 SQ FT)

- ✓ Clear internal height: 12 m
- ✓ Floor load capacity: 7T/sq. m
- ✓ Dock doors: 19
- ✓ Level doors: 1
- ✓ Car parking spaces: 64



# WROCŁAW V LOGISTICS CENTRE

Wrocław 55-040

Build-to-suit opportunities up to

**SQ M**  
**238,130**

**SQ FT**  
**2,563,210**

## Site overview

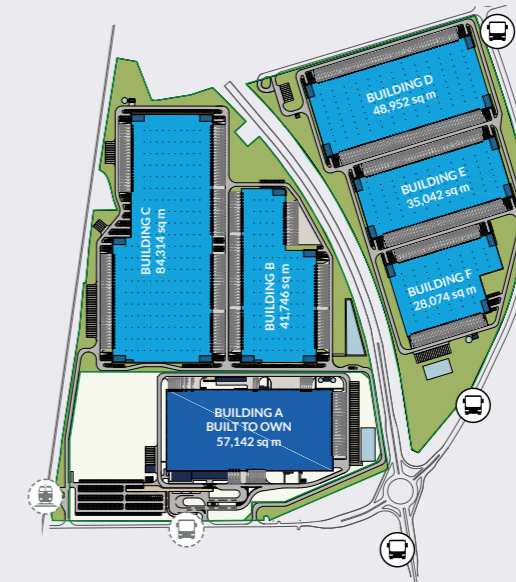
- 240,000 SQ M of warehouse space to be built to meet your needs
- The location by an S8 junction, the direct proximity of the S5 expressway, the A4 and the A8 motorways, and perfect access to the S3 make the Logistics Centre ideal for distribution, warehousing and manufacturing
- Seamless access to the Wrocław airport, it also secures quick and easy transport of goods in and around the city, the region and the whole of Poland, as well as Germany and the Czech Republic
- Possibility to build a dedicated railway siding

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Indicative site plan

## Build-to-suit opportunities

### Building B

41,746 SQ M (449,350 SQ FT)  
Clear height: up to 16 m

### Building C

84,314 SQ M (907,548 SQ FT)  
Clear height: up to 16 m

### Building D

48,952 SQ M (537,678 SQ FT)  
Clear height: up to 16 m

### Building E

35,042 SQ M (377,188 SQ FT)  
Clear height: up to 16 m

### Building F

28,074 SQ M (302,186 SQ FT)  
Clear height: up to 16 m

**238,130 SQ M (2,563,210 SQ FT)**

# KRAKÓW AIRPORT LOGISTICS CENTRE

Kraków 32-085

Site up to



51,800



557,570

## Site overview

- The Centre is strategically located in Modlniczka (Kraków area), an emerging logistics hub that connects Eastern and Western Europe
- Ideal for multi-customer storage, distribution and light manufacturing
- 300 m from Kraków ring road S7 with direct access to the site, 1 km from Kraków city limits, 4 km from Kraków Balice International Airport, 1 km from A4 highway to Katowice (60 km) and Wrocław (260 km)

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Indicative site plan

### Building B4

6,900 SQ M (74,270 SQ FT)

- ✓ Dock doors: 15
- ✓ Level doors: 2
- ✓ HGV parking spaces: 15
- ✓ Car parking spaces: 35

### Building B5 – build-to-suit

9,500 SQ M (102,257 SQ FT)

- ✓ Dock doors: 20
- ✓ Level doors: 2
- ✓ HGV parking spaces: 19
- ✓ Car parking spaces: 24

### Building B8 – build-to-suit

8,100 SQ M (91,020 SQ FT)

- ✓ Dock doors: 11
- ✓ Level doors: 2
- ✓ HGV parking spaces: 4
- ✓ Car parking spaces: 45

### Building B9 – build-to-suit

8,100 SQ M (91,493 SQ FT)

- ✓ Dock doors: 19
- ✓ Level doors: 2
- ✓ HGV parking spaces: 23
- ✓ Car parking spaces: 4

### Building B11 – build-to-suit

19,200 SQ M (206,667 SQ FT)

- ✓ Dock doors: 26
- ✓ Level doors: 2
- ✓ HGV parking spaces: 130
- ✓ Car parking spaces: 30

- ✓ Clear internal height: 12 m
- ✓ Floor load capacity: 7T/sq. m

# ŁĘDZINY PARK

Łędziny 43-140

Site up to



46,700



502,674

## Site overview

- A 10-minute drive off the A4/S1 junction, Łędziny Logistics Centre's prime location is even more attractive thanks to a dedicated access to the S1
- Perfectly situated in Poland's top coalfield and industrial area, our new logistics centre means superb conditions for warehousing, distribution and light production

Marcin Żuchniewicz

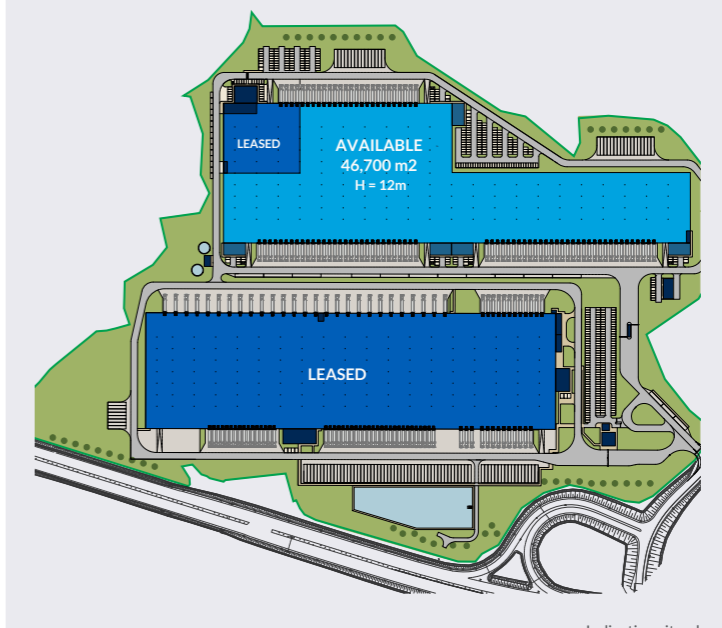
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Indicative site plan

### Building 2

46,700 SQ M (502,674 SQ FT)

- ✓ Clear internal height: 12 m
- ✓ Floor load capacity: 7T/sq. m
- ✓ Dock doors: 82
- ✓ Level doors: 5
- ✓ HGV parking spaces: 56
- ✓ Car parking spaces: 389
- ✓ ESFR sprinkler system

# ŁÓDŹ LOGISTICS CENTRE II

Tuszyn 95-080

Build-to-suit opportunities up to



17,790



191,400

## Site overview

- Class A warehouse space of over 17,500 SQ M
- A perfect location in the logistical centre of Poland, near the intersection of two key motorways A1/A2
- Situated among the largest cities, it is a point of strategic importance with excellent accessibility that meets the needs of even the most demanding tenants

**Paweł Żeromski**

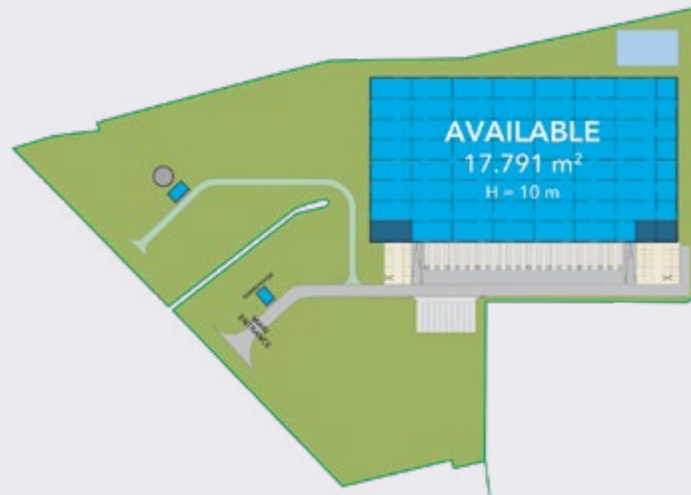
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**17,790 SQ M (191,400 SQ FT)**

- ✓ Clear internal height: 10 m
- ✓ Floor load capacity: 5T/sq. m
- ✓ Dock doors: 20
- ✓ Level doors: 2
- ✓ Car parking spaces: 48

AVAILABLE  
2022



# ŁÓDŹ DC1 BUILDING

Build-to-suit opportunities up to



6,300



67,812

## Site overview

- 7R Park Łódź West is an industrial park comprising of two A-class buildings strategically located in central Poland
- Close vicinity of the A1 and A2 motorways, Łódź International Airport and a brand new S14 West junction enable easy access to land and air transportation
- Fast access to Łódź City centre which is only 9 km away from the park
- Excellent location makes it attractive also for the employees

**Marek Jandouš**

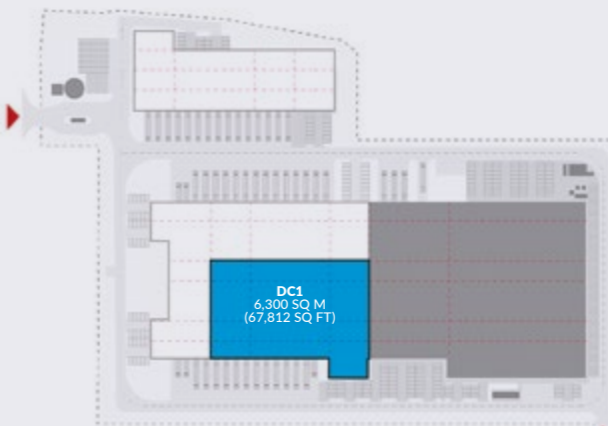
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Indicative site plan

**Warehouse**  
5,700 SQ M (61,354 SQ FT)

**Office**  
600 SQ M (6,458 SQ FT)

**6,300 SQ M (67,812 SQ FT)**

- ✓ Storage clear height: 10 m
- ✓ Column grid: 24 x 12 m
- ✓ Floor load capacity: 5T/sq. m
- ✓ Fire load: over 4 000 MJ/sq. m
- ✓ Gateways from level '0' and hydraulic docks
- ✓ Skylights and smoke vents
- ✓ Natural light of the loading area
- ✓ LED lighting
- ✓ Gas radiator system
- ✓ Sprinkler system according to NFPA 13
- ✓ Manoeuvring areas – 28 m + 7 m
- ✓ Min. 15°C inside the warehouse with up to -20°C outside



UNDER  
CONSTRUCTION



AVAILABLE  
NOW



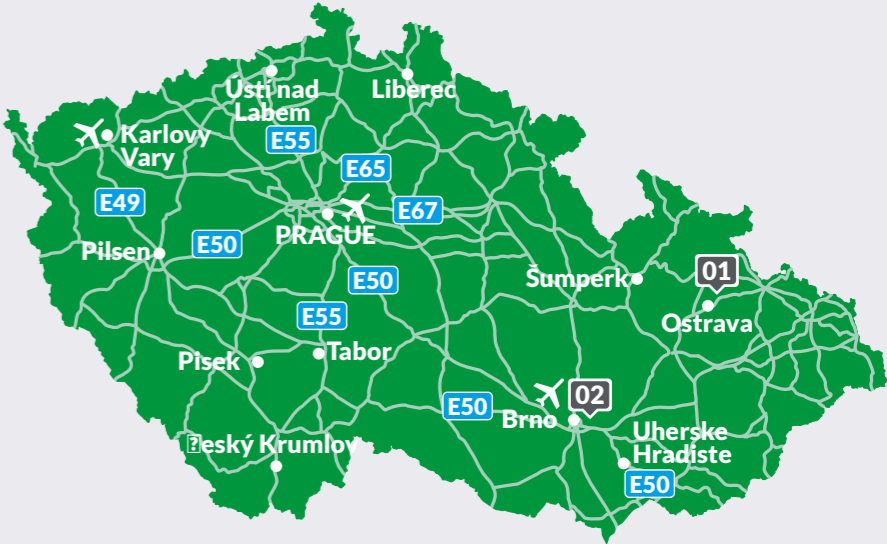
# CZECH REPUBLIC



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# Czech Republic – Current Availabilities

Czech Republic		Available Space		Build-to-suit opportunity
01	GLP Park Ostrava Hrušov	UP TO	92,711 SQ M (997,932 SQ FT)	●
02	GLP Park Brno Holubice	UP TO	70,000 SQ M (753,410 SQ FT)	●



# GLP PARK OSTRAVA HRUŠOV

Ostrava 711 00

Build-to-suit opportunities up to

**SQ M**  
**92,711**

**SQ FT**  
**997,932**

## Site overview

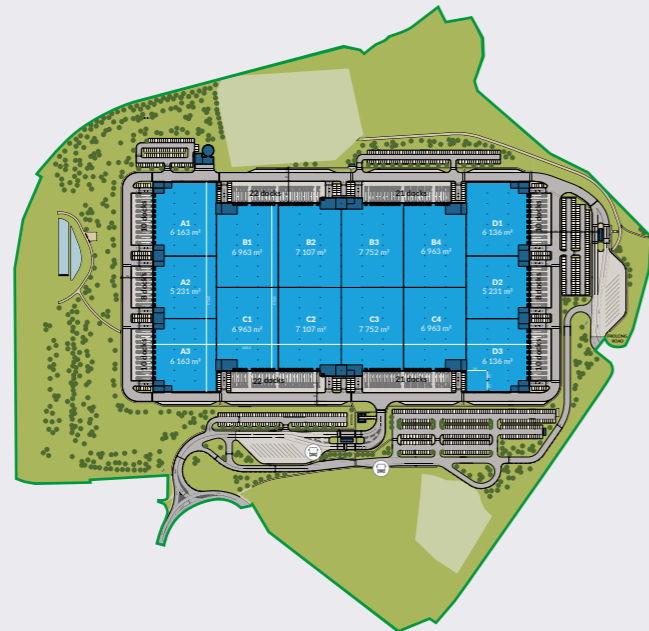
- Close to the D1 highway (Exit 365)
- Accessibility to the site via two secured entrances
- There is a possibility to secure the rail spur making easy connection to nearby Rail Cargo Terminal Ostrava – Šenov and the international railway network
- The building can be developed with a clear height of up to 17.4 m (potentially 21.4 m)

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Indicative site plan

**Unit 01**  
**30,406 SQ M (327,287 SQ FT)**

AVAILABLE  
Q2 2022

**Unit 02**  
**31,767 SQ M (341,937 SQ FT)**

AVAILABLE  
Q1 2023

**Unit 03**  
**30,538 SQ M (328,708 SQ FT)**

AVAILABLE  
Q3 2023

- ✓ Clear internal height: up to 17.4 m
- ✓ Floor load capacity: 6T/sq. m
- ✓ Dock doors: 1/850 sq m
- ✓ Level doors: 1/5,000 sq m
- ✓ HGV parking spaces: 34
- ✓ Car parking spaces: 835
- ✓ ESFR sprinkler system

# GLP PARK BRNO HOLUBICE

Brno

Site up to

**SQ M**  
**70,000**

**SQ FT**  
**753,410**

## Site overview

- GLP A-grade park can provide up to 70,000 SQ M of warehouse space for your business
- Situated just 9km from Brno, a local labour pool is available to support your operations
- The location strategically selected as being the prime junction between Prague, Ostrava, Poland, Bratislava, Trenčín and Vienna

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Indicative site plan

**Building A**  
**12,982 SQ M (142,335 SQ FT)**

AVAILABLE  
Q2 2022

**Building B**  
**11,194 SQ M (122,731 SQ FT)**

AVAILABLE  
Q1 2023

**Building C**  
**45,460 SQ M (498,423 SQ FT)**

AVAILABLE  
Q3 2023

- ✓ Clear internal height: up to 12 m
- ✓ Floor load capacity: 6T/sq. m
- ✓ Dock doors: 1/850 sq m
- ✓ Level doors: 1/5,000 sq m
- ✓ HGV parking spaces: 70
- ✓ Car parking spaces: 311
- ✓ BREEAM



# HUNGARY



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# Hungary – Current Availabilities

Hungary		Available Space		Build-to-suit opportunity
01	Budapest Szigetszentmiklós	UP TO	70,089 SQ M (754,431 SQ FT)	●



## BUDAPEST SZIGETSZENTMIKLÓS

2310 Szigetszentmiklós

Build-to-suit opportunities up to



66,990



721,074

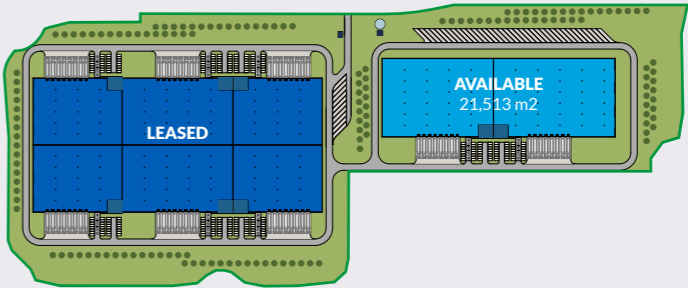
### Site overview

- Positioned at the southern edge of Budapest's city limits
- Szigetszentmiklós straddles the M0, providing easy access to the capital, the country and the surrounding region
- An approved building permit is in place
- To be developed in accordance with BREEAM certification

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Indicative site plan

- Building A – Build-to-suit**
- Warehouse**  
21,513 SQ M (231,564 SQ FT)
- ✓ Clear internal height: 12 m
  - ✓ Floor load capacity: 7T/sq. m
  - ✓ Dock doors: 1/850 sq m
  - ✓ Level doors: 1/5,000 sq m
  - ✓ ESFR sprinkler system



# Our Sustainability

Our sustainability initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

GLP is recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

We proudly design and develop our buildings to:



Reduce energy usage



Use recycled and recyclable natural materials



Be considerate of operating costs



Reduce water usage



Exceed regulatory requirements



Optimise the use of natural light



## Our Customers

GLP provides state-of-the-art buildings to accommodate many of the world's leading companies. Our customers come from across the retail, manufacturing, third party logistics (3PL), automotive and pharmaceutical sectors and include Adidas, Amazon, AMG-Mercedes, Bosch, Ceva, DHL, Lidl, Logistec, Magna, Rigterink, SMA, UPS, Volkswagen and Zufall logistics group.

GLP has a flexible approach to development and can deliver build-to-suit solutions on a lease or ownership basis to suit our customers' needs.

We have been delivering on our promises for over 30 years and the growth of our business is underpinned by commitment to customer service excellence, delivered by our colleagues across the world.

