

# AVAILABLE SPACE France

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

October 2022



# 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 more than 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 7.9 million sq m across the strategic logistic markets, and we manage five funds in Europe totalling more than €16.2 billion AUM.

In addition, GLP has a prime land bank which allows for the development of an additional 4.3 million sq m in strategic locations within our key European markets.

Figures correct as of 30 June 2022



7.9M sq m  
operating  
portfolio



>10M sq m  
development  
in 30 years



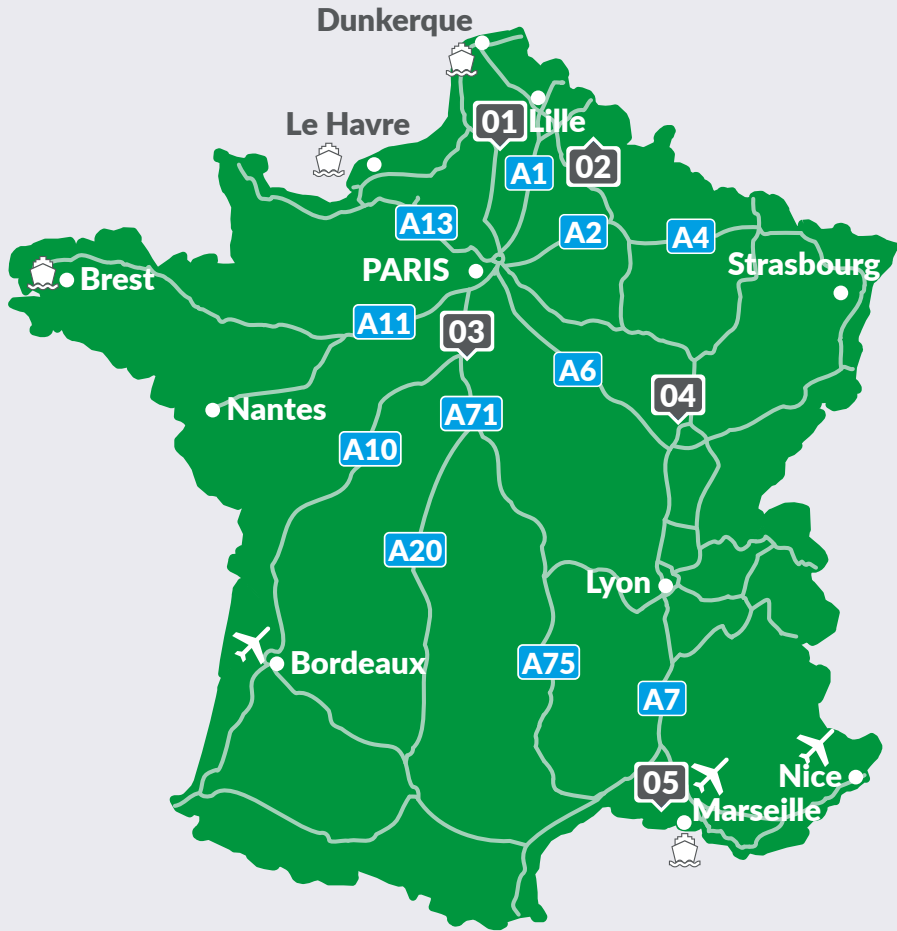
4.3M sq m  
development  
pipeline



Strong global  
presence

# CURRENT AVAILABILITIES: France

France		Available Space		Build-to-suit opportunity
01	Magna Park Arras 3	UP TO	49,944 SQ M (537,592 SQ FT)	●
02	GLP Park Denain	UP TO	99,080 SQ M (1,066,488 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	Logistics Park Longvic 03	UP TO	3,635 SQ M (39,125 SQ FT)	—
05	Magna Park St Martin de Crau 5	UP TO	44,078 SQ M (474,451 SQ FT)	●



# MAGNA PARK ARRAS 3

62223 Athies

## Speculative building

**SQ M**  
**49,944**

**SQ FT**  
**537,592**

## Site overview

- Speculative building
- Available December 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



# GLP PARK DENAIN

59220 Denain

## Site up to

**SQ M**  
**99,080**

**SQ FT**  
**1,066,488**

## Site overview

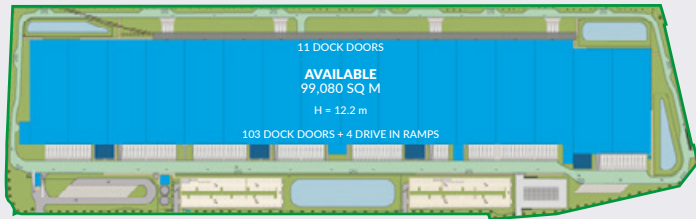
- Large, multimodal warehouse
- 100,000 SQ M (1,076,391 SQ FT) under construction
- Located about ten kilometres south-west of Valenciennes, it is ideally situated at the junction of the A2 and A21 motorways
- Situated in an established logistics area
- Available May 2023

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Indicative site plan

## Site

### Warehouse (16 cells)

95,295 SQ M (1,025,746 SQ FT)

### Offices and social areas

2,771 SQ M (29,826 SQ FT)

### Charging room

937,45 SQ M (10,090 SQ FT)

### Gatehouse

76,40 SQ M (822 SQ FT)

**99,080 SQ M (1,066,488 SQ FT)**

- ✓ Dock doors: 101
- ✓ Level access doors: 15
- ✓ Clear internal height: 12.20 m
- ✓ HGV parking spaces: 10
- ✓ Car parking spaces: 350
- ✓ Floor loading capacity: 5t/m²
- ✓ ICPE operating permits: (A) 1510 / 1532 / 2662 / 2663 / 2925





## 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)



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## Site

## Warehouse

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

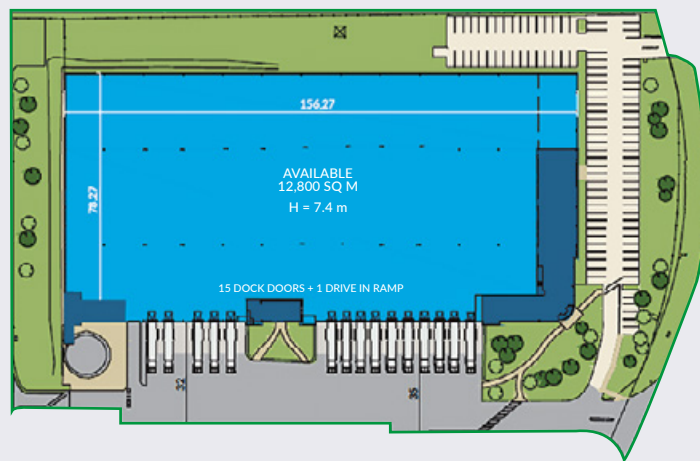
## Office and social areas

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

AVAILABLE  
NOW



Indicative site plan

## 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)



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## Site

## Warehouse

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

## Office

150 SQ M (1,615 SQ FT)

## Technical spaces

76 SQ M (818 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

AVAILABLE  
NOW



Indicative site plan

# LOGISTICS PARK LONGVIC 03

21600 Longvic

Site up to

SQ M

3,635

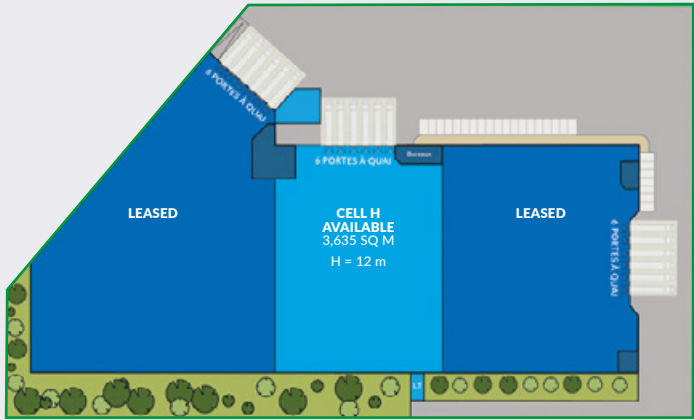
SQ FT

39,125

### Site overview

- The attractiveness of this zone is enhanced by an 80 ha extension (Beauregard Park)
- Located in the largest industrial zone in Burgundy
- The site benefits from a strategic geographical position directly linked to the Eastern bypass, providing access to the main motorway routes (A6/A39/A31/A5)
- Available now

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Indicative site plan

#### Cell H

**Warehouse**  
3,455 SQ M (37,189 SQ FT)  
**Offices**  
162 SQ M (1,743 SQ FT)  
**Technical spaces**  
18 SQ M (194 SQ FT)

**3,635 SQ M (39,125 SQ FT)**

- ✓ Dock doors: 6
- ✓ Clear height: 12 m



# MAGNA PARK ST MARTIN DE CRAU 5

13310 Saint-Martin-de-Crau

Speculative building

SQ M

44,078

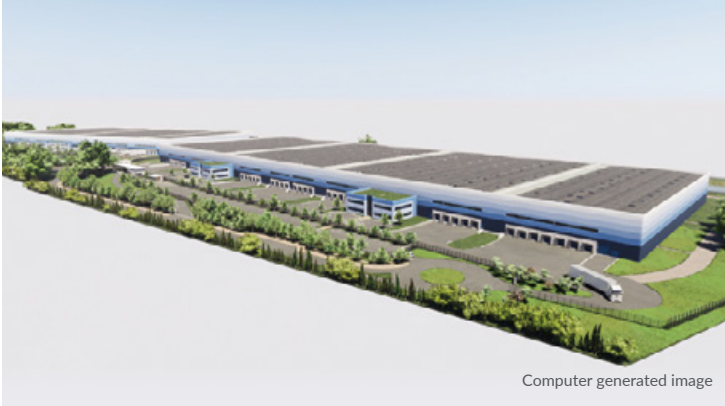
SQ FT

474,451

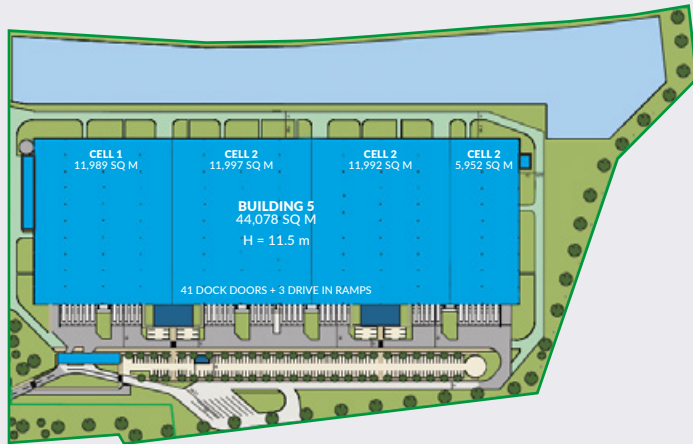
### Site overview

- Available November 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)**  
41,930 SQ M (451,330 SQ FT)  
**Offices**  
1,628 SQ M (17,523 SQ FT)  
**Technical spaces**  
175 SQ M (1,883 SQ FT)  
**Charging room**  
345 SQ M (3,713 SQ FT)

**44,078 SQ M (474,451 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







# 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.



AVAILABLE SPACE  
**France**



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