

# AVAILABLE SPACE

# France

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

November 2023



# An Integrated Global Business

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas.

GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 March 2023, is the exclusive investment and asset manager of GLP.

# 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 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 9.1 million sq m across the strategic logistic markets. In addition, GLP has a prime land bank which allows for the development of an additional 3.5 million sq m in strategic locations within our key European markets.

Figures correct as of 30 June 2023



9.1M sq m  
operating  
portfolio



>10M sq m  
development  
in 35 years



3.5M sq m  
development  
pipeline

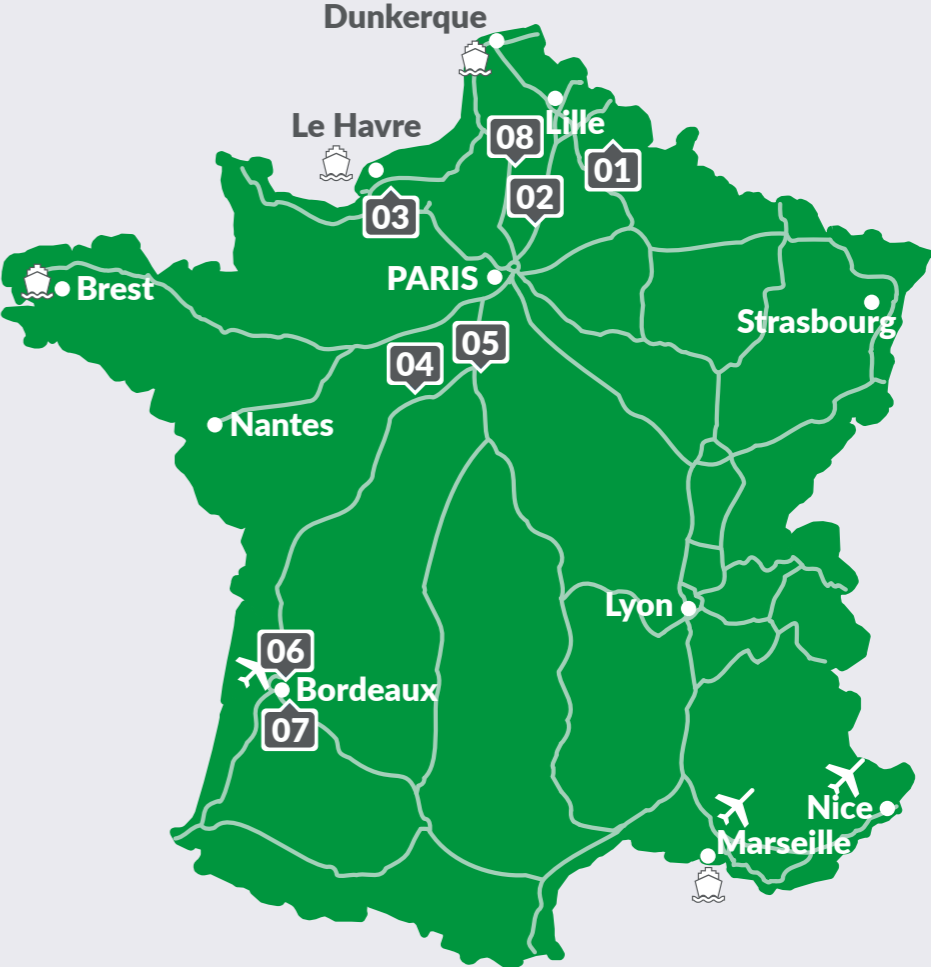


Strong global  
presence

# CURRENT AVAILABILITIES: France

France	Available Space	Build-to-suit	Under construction	Available
01 GLP Park Denain	UP TO 99,281 SQ M (1,068,652 SQ FT)			●
02 GLP Park Ablaincourt	UP TO 38,163 SQ M (410,783 SQ FT)			●
03 GLP Park Le Havre	UP TO 69,274 SQ M (745,659 SQ FT)	●		
04 GLP Park Tours	UP TO 62,570 SQ M (676,382 SQ FT)		●	
05 Orléans Logistics Park 1 – Ormes	UP TO 9,210 SQ M (99,135 SQ FT)			●
06 GLP Park Cestas 1	UP TO 3,840 SQ M (41,333 SQ FT)			●
07 GLP Park Cestas 2	UP TO 7,359 SQ M (79,211 SQ FT)			●
08 GLP Park Henin-Beaumont	UP TO 27,183 SQ M (292,595 SQ FT)			●

● Build-to-suit ○ Speculative opportunity



# GLP PARK DENAIN

59220 Denain

Site up to



99,281



1,068,652

## Site overview

- XXL multimodal warehouse
- 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
- Awning railway platform and solar-ready roof
- BREEAM Very Good certification targeted



Indicative site plan

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## Site

**Warehouse (16 cells)**  
95,181 SQ M (1,024,519 SQ FT)

**Offices and social areas**  
2,778 SQ M (29,902 SQ FT)

**Charging room**  
1,247 SQ M (13,423 SQ FT)

**Gatehouse**  
75 SQ M (807 SQ FT)

**99,281 SQ M (1,068,652 SQ FT)**

- ✓ Dock doors: 103
- ✓ Railway dock doors: 11
- ✓ Level access doors: 4
- ✓ Clear internal height: 12.2 m
- ✓ Height under beam: 11.4 m
- ✓ HGV parking spaces: 15
- ✓ Waiting HGV parking spaces: 9
- ✓ Car parking spaces: 350
- ✓ Floor loading capacity: 5t/m<sup>2</sup>
- ✓ Awning railway platform
- ✓ Solar ready roof
- ✓ ICPE operating permits:
- ✓ (A) 1510-1 / 1530.1 / 1532.1 / 2662-1 / 2663-1-a / 2663-2-a / 2910.A2 / 2925 / 2663 / 2925

AVAILABLE NOW

# GLP PARK ABLAINCOURT

80320 Ablaincourt-Pressoir

Site up to



38,163



410,783

## Site overview

- At the crossroads of the main motorway axes A1 North/and A29 East/West
- The region owns 10% of the French highway network
- BREEAM Very Good certification
- Photovoltaic roof

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Indicative site plan

## Site

**Warehouse**  
35,876 SQ M (386,166 SQ FT)

**Offices**  
1,318 SQ M (14,186 SQ FT)

**Charging rooms**  
641 SQ M (6,900 SQ FT)

**Technical spaces**  
328 SQ M (3,531 SQ FT)

**38,163 SQ M (410,783 SQ FT)**

- ✓ Clear internal height: 12 m
- ✓ Dock doors: 34
- ✓ Level doors: 3
- ✓ HGV parking spaces: 25
- ✓ Car parking spaces: 82
- ✓ ICPE operating permits: 1450, 1510, 1530, 1532, 2662, 2663-1, 2663-2, 4004

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Indicative site plan

# GLP PARK LE HAVRE

76700 Gonfreville-l'Orcher

Site up to

**SQM**  
**69,274**

**SQFT**  
**745,659**

## Site overview

- Located near the Port of Le Havre (6km), access via the A131 and A29 motorways
- First port in France for foreign trade
- 1,150 companies already established
- Building and ICPE permits approved and cleared
- BREEAM Excellent certification targeted
- Preserved wetland

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Computer generated image



Indicative site plan

## Build-to-suit opportunity

**Warehouse**  
63,075 SQ M (678,934 SQ FT)

**Offices**  
4,236 SQ M (45,596 SQ FT)

**Technical areas**  
274 SQ M (2,949 SQ FT)

**Charging rooms**  
1,652 SQ M (17,782 SQ FT)

**Gatehouse**  
37 SQ M (398 SQ FT)

**69,274 SQ M (745,659 SQ FT)**

- ✓ Clear internal height: 12 m
- ✓ Dock doors: 63
- ✓ Level doors: 6
- ✓ HGV parking spaces: 60
- ✓ Car parking spaces: 275
- ✓ ICPE operating permits: 1510, 2910, 2925

**AVAILABLE 12 MONTHS AFTER AGREEMENT**

# GLP PARK TOURS

37110 Autreche

Site up to

**SQM**  
**62,570**

**SQFT**  
**676,382**

## Site overview

- Crossdock warehouse
- Immediate access to A10 Highway, 1km from the site
- Major centers served such as Paris, Tours and Bordeaux and connected to the A11, A6, A19, A85 freeways
- Gasless heating system
- BREEAM Excellent certification targeted

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Indicative site plan

## Site

**Warehouse**  
59,408 SQ M (639,462 SQ FT)

**Offices**  
2,193 SQ M (23,605 SQ FT)

**Technical spaces**  
187 SQ M (2,012 SQ FT)

**Charging rooms**  
740 SQ M (7,965 SQ FT)

**Gatehouse**  
42 SQ M (452 SQ FT)

**62,570 SQ M (676,382 SQ FT)**

- ✓ Clear internal height: 12 m
- ✓ Dock doors: 94
- ✓ Level doors: 4
- ✓ HGV parking spaces: 10
- ✓ Car parking spaces: 256
- ✓ Photovoltaic power plant installed on the roof
- ✓ ICPE operating permits: New 1510-1, 2910-A.2, 2925-1 (4000 Hazardous materials)

**AVAILABLE Q1 2024**

# ORLÉANS LOGISTICS PARK 1 ORMES

45140 Ormes

Site up to



9,210



99,135

## Site overview

- 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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Indicative site plan

## Site

### Warehouse

9,110 SQ M (98,059 SQ FT)

### Office

100 SQ M (1,076 SQ FT)

**9,210 SQ M (99,135 SQ FT)**

- ✓ Dock doors: 5
- ✓ Level access doors: 3
- ✓ Clear height: 7.5 m
- ✓ Car parking spaces: 31
- ✓ ICPE operating permits: 1510/1530/1532/2663

AVAILABLE  
SEPTEMBER  
2023



# GLP PARK CESTAS 1

33610 Cestas

Site up to



3,840



41,333

## Site overview

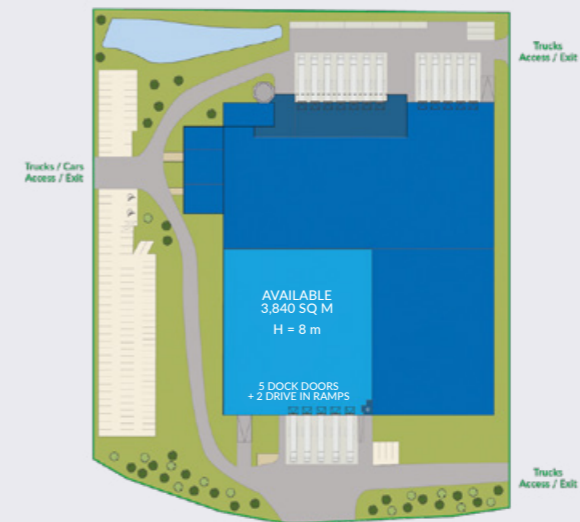
- Immediate access to A63 Highway, 3km from the site
- A prime industrial area south-west of Bordeaux

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Indicative site plan

## Site

**3,840 SQ M (41,333 SQ FT)**

- ✓ Dock doors: 5
- ✓ Level access doors: 2
- ✓ Clear height: 8 m
- ✓ Car parking spaces: 26
- ✓ ICPE operating permits: 1510-2 / 2925 / 2910 / 1432

AVAILABLE  
OCTOBER 2023



# GLP PARK CESTAS 2

33610 Cestas

Site up to



7,359



79,212

## Site overview

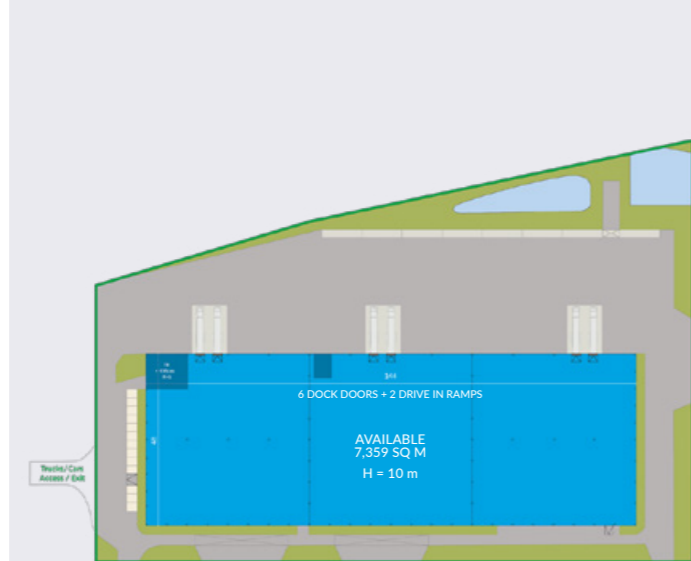
- Immediate access to A63 Highway, 3km from the site
- A prime industrial area south-west of Bordeaux

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Indicative site plan

## Site

### Warehouse

7,191 SQ M (77,403 SQ FT)

### Offices

120 SQ M (1,291 SQ FT)

### Technical spaces

48 SQ M (517 SQ FT)

**7,359 SQ M (79,212 SQ FT)**

- ✓ Clear internal height: 10 m
- ✓ Dock doors: 6
- ✓ Level doors: 2
- ✓ HGV parking: 8
- ✓ Car parking spaces: 22
- ✓ ICPE operating permits: 1510-2, 2910, 2925, 1432

AVAILABLE  
OCTOBER 2023

# GLP PARK HENIN-BEAUMONT 1 & 2

62110 Henin-Beaumont

Site up to



27,183



292,595

## Site overview

- Direct access to A1 and A21 motorways

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Indicative site plan

## Site

### Warehouse

23,182 SQ M (249,529 SQ FT)

### Offices

1,032 SQ M (11,108 SQ FT)

### Mezzanine

2,316 SQ M (24,929 SQ FT)

### Charging rooms

653 SQ M (7,029 SQ FT)

**27,183 SQ M (292,595 SQ FT)**

- ✓ Dock doors: 30
- ✓ Level access doors: 5
- ✓ Clear height: 9.9 m
- ✓ Car parking spaces: 36
- ✓ ICPE operating permits: 1510-2 / 1530-3 / 1532-3 / 2663-2-c / 2910-A / 2925-1

AVAILABLE  
NOVEMBER  
2023



## 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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