

GLP PARK DENAIN

A MULTIMODAL XXL WAREHOUSE



Northern
France



Clear height
12,20 m



99,281



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A MULTIMODAL XXL WAREHOUSE

AN ATTRACTIVE AREA

Some key figures:

- Population density (Number of inhabitants per square kilometer) in 2019 = 1 725.4
- Employment rate of 15-64-years olds in 2019 = 59.9 %
- The logistics-transport sector accounted for approximately 144,000 private salaried jobs in 2019, or 11 % of regional private salaried employment.
- 2nd region in terms of employment in the storage and warehousing sectors and warehousing, the Hauts-de-France ranks third for employment in logistics, a strategic sector of the economy.

- The region has 10 % of the French motorway network
- 2,755 km of railroads
- With 1,035 km of navigable waterways, Hauts-de-France represents 10 % of the French navigable waterway network

Sources: ville-denain.fr - insee.fr - hautsdefrance.fr

Top three employment sectors (2019):

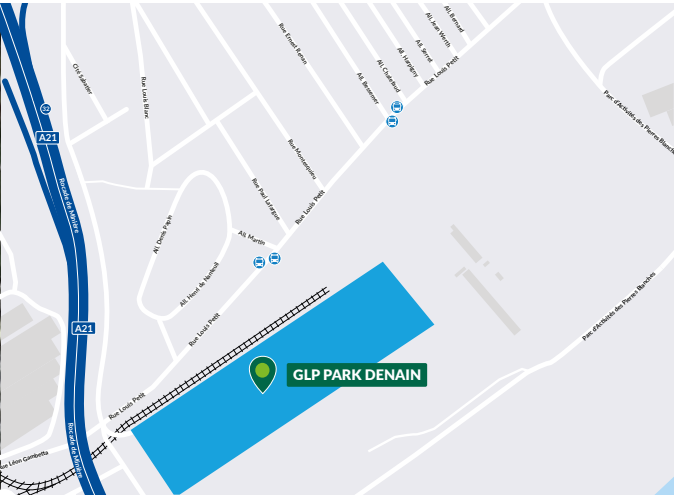
- Public administration, education, health, social work (58 %)
- Trade, transport, various services (30.2 %)
- Industry (6.2 %)

LOCATION





GLP PARK DENAIN
ZAC des Pierres Blanches - 59220 Denain, France



Travel Distances

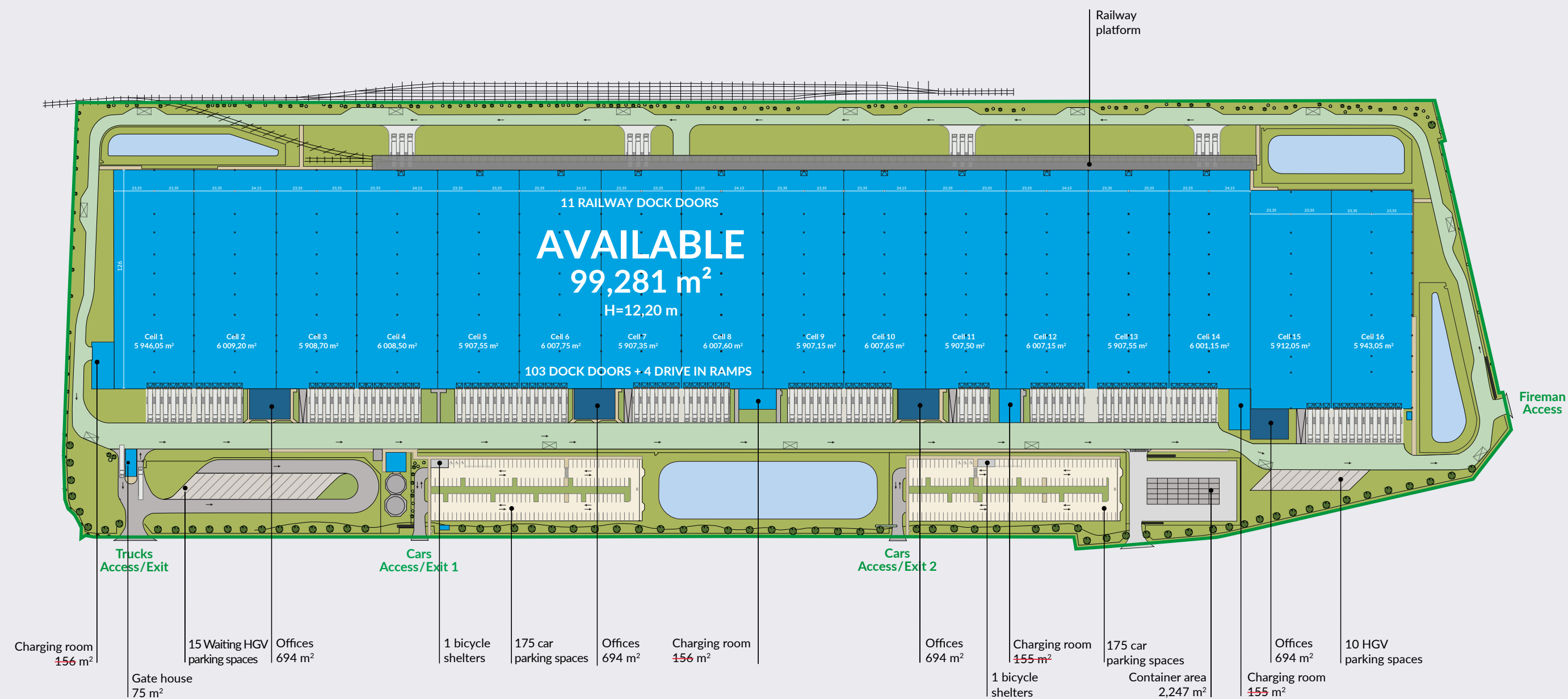
Valenciennes via A2	13 km
Cambrai via A2	23 km
Douai via A21	30 km
Lille via A23	50 km
Bruxelles via E19	109 km
Paris via A2/A1	198 km

Access and Public Transportation

Seaport of Dunkirk at 126 km via A25
River port project in the area
TER Hauts-de-France between Cambrai and Valenciennes
Denain train station, lines 106, 111 and 211, Transville bus network
Valenciennes TGV station at 10 min (Paris-Arras-Douai-Valenciennes)
Lille-Lesquin airport at 50 km via A23







SITE SPECIFICATIONS



99,281,4



Flexibility



Total surface area	99,281 m ²
Warehouse area (16 cells)	95,181 m ²
Offices (4 blocks)	2,778 m ²
Charging rooms (4) and technical	1,247 m ²
Gate house	75 m ²
Dock doors	114
Clear height	12,20 m
Height under beam	11,40 m
Floor load	5t/m ²

ICPE	(A) 1510, 1530, 1532, 2662, 2663, 2925
Truck course	35 m
Car parking spaces	350 units (including 8 PMR and 12 equipped electric vehicle spaces)
HGV parking spaces	10 units
Waiting HGV parking spaces	15 spaces
Bicycle shelters	Minimum 20 spaces
Container area	2,247 m ²
Railway platform	620 m
Solar ready roof	
Inland port project	



SUSTAINABLE EXCELLENCE

As part of its commitment to the environment, GLP is implementing sustainable and resilient measures throughout the real estate cycle of its buildings. GLP Park Denain will be an ultra-modern warehouse that aims for BREEAM Very Good certification, and is eco-responsible both in its construction and in its equipment that promotes the comfort and well-being of its users.



Biodiversity



Regionally
Sourced Planting



Regionally
Sourced Planting



Solar Ready
Roofing



LED
Lighting



Space
Shape



Electric Vehicle
(EV) Charging

ABOUT GLP

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 allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have approximately US\$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities.

Our European operating portfolio consists of more than 8.8 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 3.5 million SQM.

**If you would like more information, please do not hesitate
to contact our team by email or telephone.**



GLP 

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Non contractual document