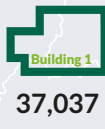


# GLP PARK SAINT-WITZ 1 & 2

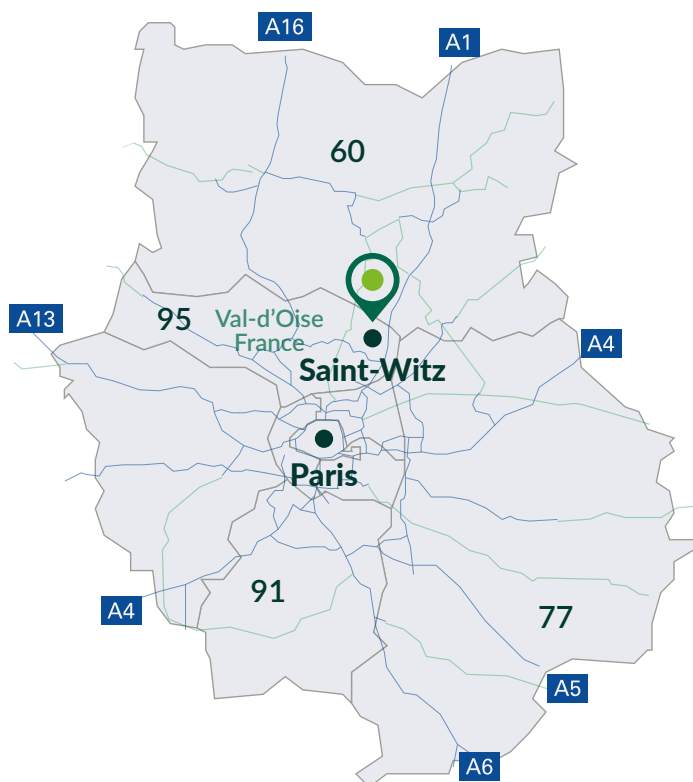


Breeam Outstanding  
Targeted certification



**Building 1  
availability:**  
October 2026  
**Building 2:**  
August 2026

# GLP PARK SAINT-WITZ 1&2



Located a few kilometres north of Paris, Saint-Witz benefits from an exceptional location at the heart of a dense and efficient transport network.

Its immediate proximity to the A1 motorway, the main road linking Paris to Lille and Northern Europe, gives it direct access to the main consumer markets of the Île-de-France region and beyond.

Less than 15 minutes from Roissy-Charles de Gaulle Airport, France's leading logistics and air freight hub, Saint-Witz is a strategic option for companies seeking fast and efficient distribution nationally and internationally.

The city is connected to the main logistics and industrial hubs, thus offering a flow of goods. Thanks to its optimal accessibility and its integration in a dynamic economic ecosystem, Saint-Witz is an ideal place for logistics operations.



## THE ADVANTAGES OF THE SITE



Close  
to the A1  
motorway



Historical  
logistics  
park



New  
buildings



Flexibility



High  
environmental  
specifications

# AIM EVEN HIGHER

## A SUSTAINABLE LOGISTICS PARK

Our buildings meet the highest environmental standards and feature specific technical characteristics, such as: a high-performance thermal envelope, a wooden framework, charging points for electric vehicles, a gas-free heating system, solar panels, ecological zones for the preservation of fauna and flora, on-site water infiltration, beehives and wellness areas.

### The following sustainable certifications are covered:

BREEAM Outstanding certification, Charte Chantier Vert. In addition, the entire business park is aiming for HQE Aménagement certification. Pilot project for the development of the logistics reference framework for the BBCA label.

The GLP Saint-Witz project is part of a pioneering approach to sustainable development, with the stated ambition of achieving the Outstanding level of BREEAM certification. This translates into a holistic approach incorporating:

- |  |                                 |
|--|---------------------------------|
| 01 A significant reduction in the carbon footprint | 04 Responsible water management |
| 02 Frugal energy usage                             | 05 Preserved biodiversity       |
| 03 Increased comfort for users                     | 06 A photovoltaic installation  |

Each building will be equipped with a rooftop photovoltaic power plant, enabling a total production of 6 MWp across the site. Thanks to the technical choices made during the design and the optimisation of the area available for solar panels, the installed capacity will be 20 % higher than that generally observed on conventional logistics assets.



# GLP PARK SAINT-WITZ 1&2

## LOCATION



GLP PARK SAINT-WITZ  
95470 Saint-Witz, Val-d'Oise  
49.084589, 2.527714



48 252 m<sup>2</sup>

## Access and public transport

**A1** (Paris-Lille)

**RN 104 (main artery)** (La Francilienne)

**A3** (Paris-Roissy en France)

**RER D** : Surveilliers-Fosses station 3 km

**RER B** : Charles-de-Gaulle Airport Station 10 km

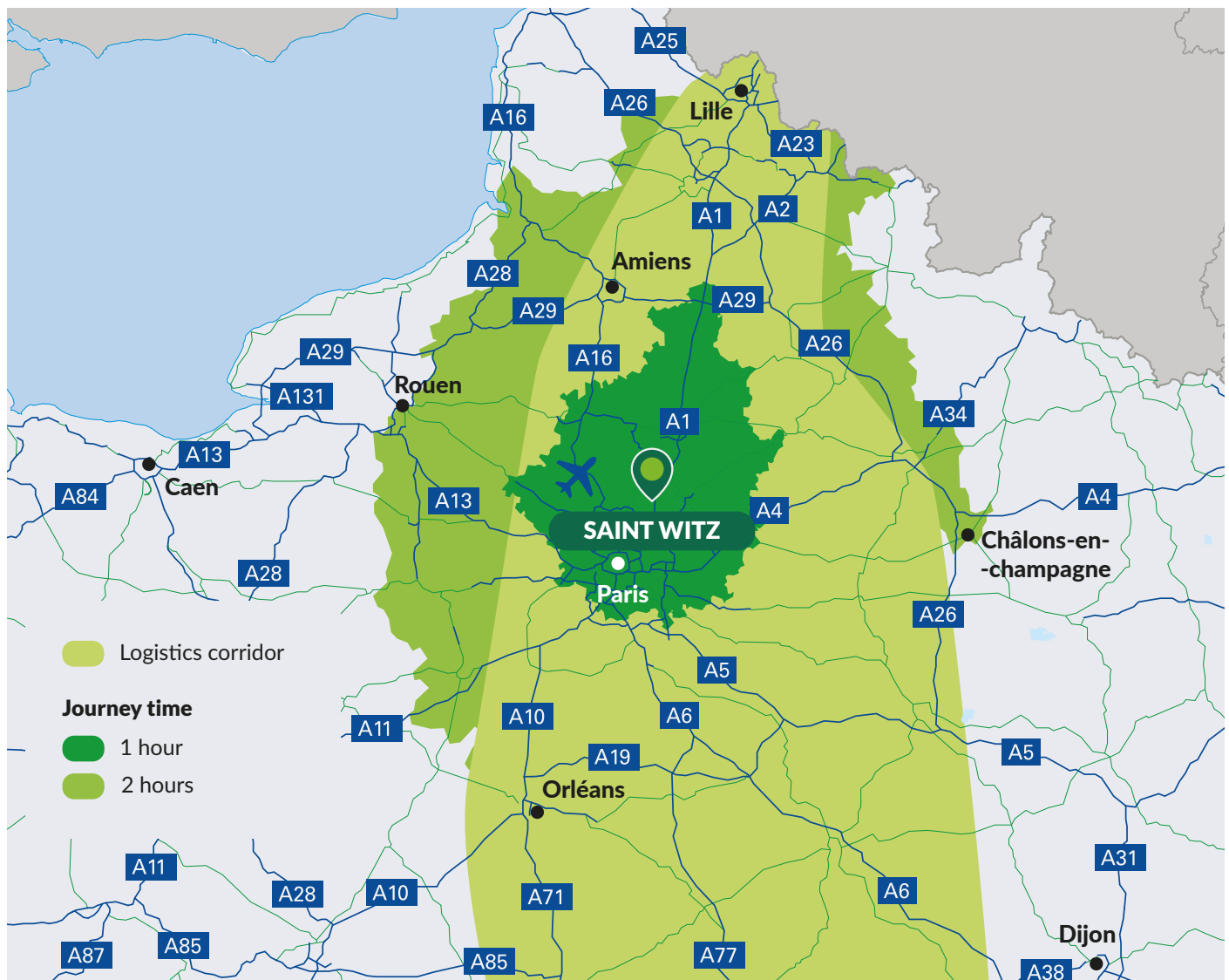
## Distances

**Paris** : 30 km

**Paris CDG Airport** (Roissy-pôle) : 10 km

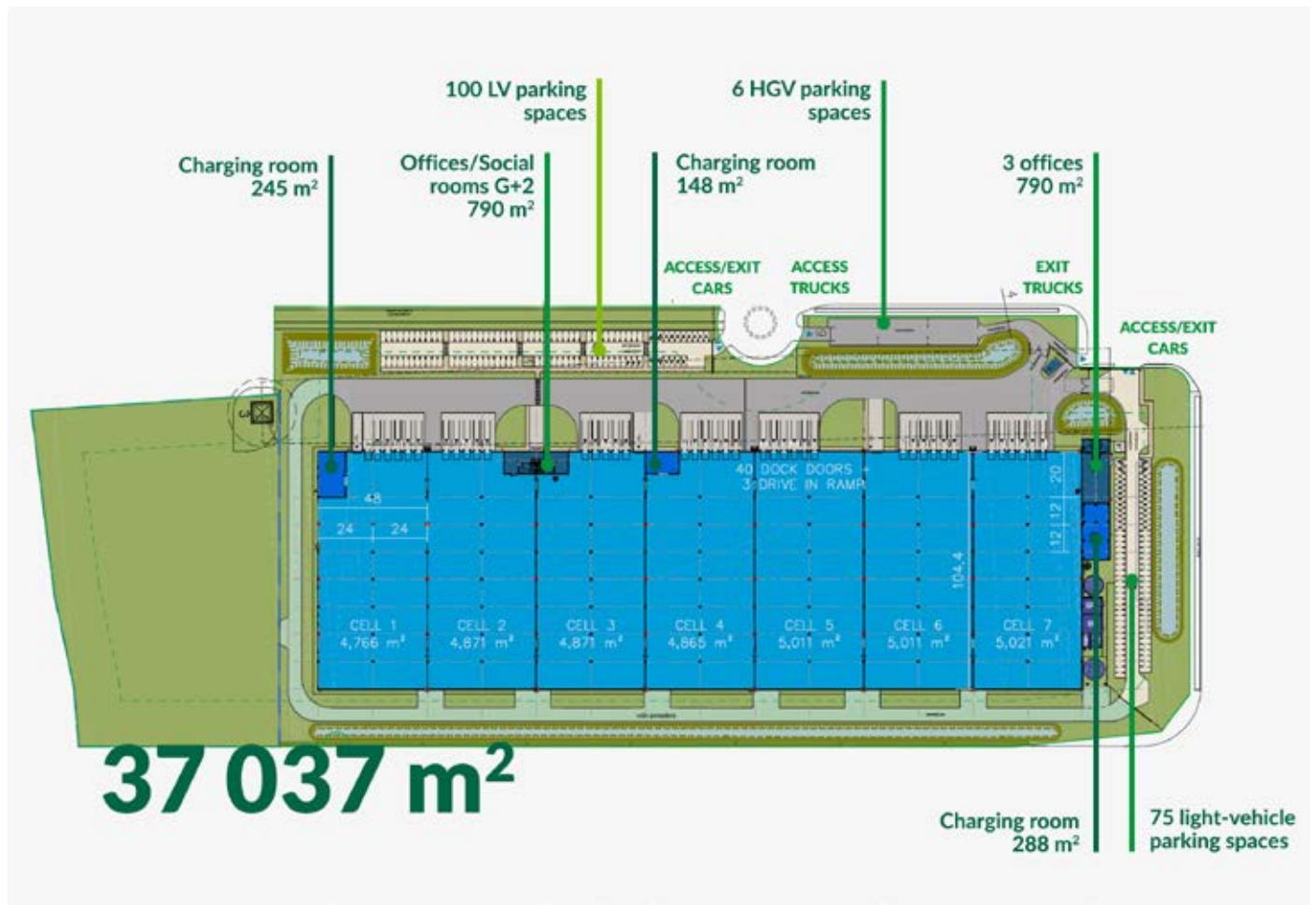
**Rouen** : 160 km

**Lille** : 190 km





# GLP PARK SAINT-WITZ 1

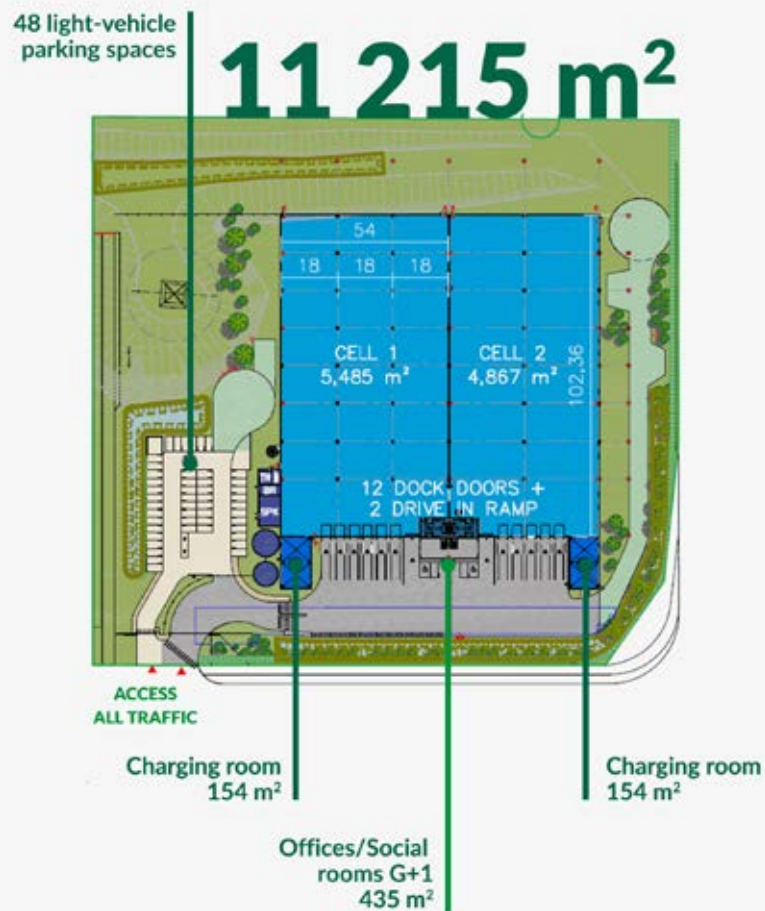


## SITE SPECIFICATIONS

Total surface	37 037 m²
Warehouse (7 cells)	34 416 m²
Offices	1 731 m²
Technical rooms	184 m²
Charging rooms	681 m²
Guardhouse	25 m²
Dock doors	40
Level access	3
Clear Height	11 m
Ground capacity	5t/m²
ICPE	1510, 1185, 2925
LV car park	175
HGV car park	6



# GLP PARK SAINT-WITZ 2

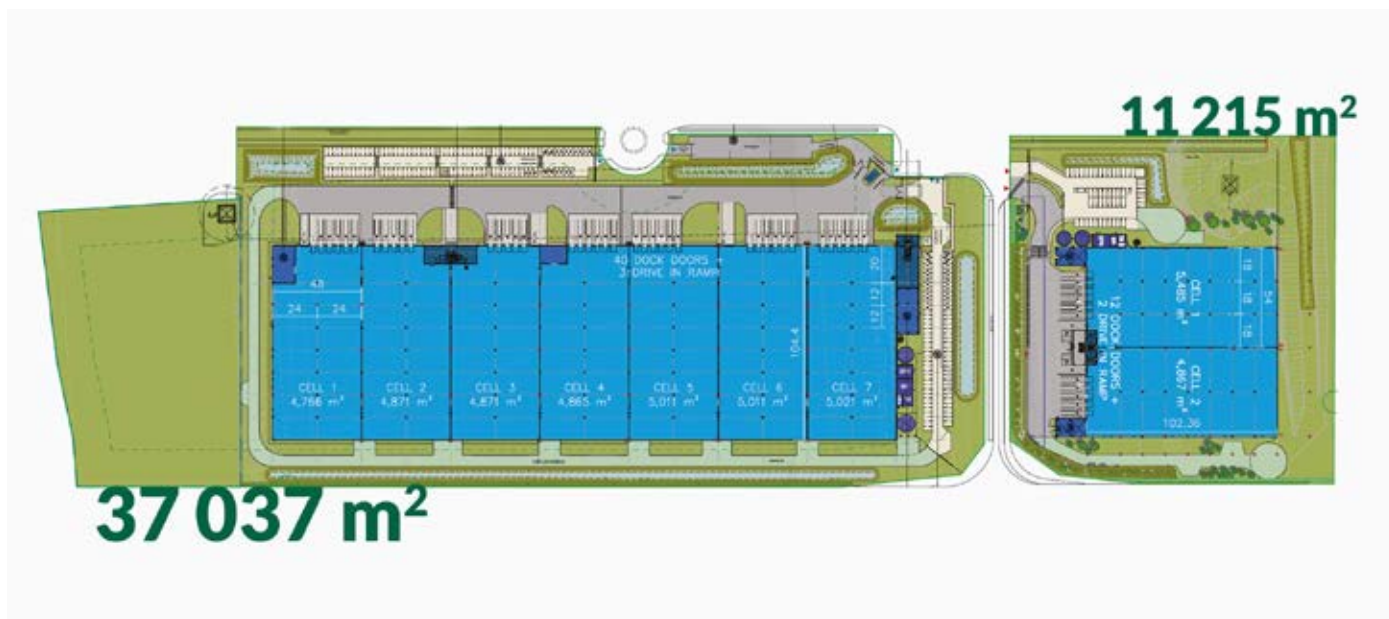


## SITE SPECIFICATIONS

Total surface	11 215 m <sup>2</sup>
Warehouse (7 cells)	10 352 m <sup>2</sup>
Offices	435 m <sup>2</sup>
Technical rooms	120 m <sup>2</sup>
Charging rooms	308 m <sup>2</sup>
Guardhouse	0 m <sup>2</sup>
Dock doors	12
Level access	2
Clear Height	11 m
Ground capacity	5t/m <sup>2</sup>
ICPE	1510, 1185, 2925
LV car park	175
HGV car park	0



# GLP PARK SAINT-WITZ 1&2



## ABOUT GLP EUROPE

Effective 1 March 2025, GLP Capital Partners Limited and some of its subsidiaries, with the exception of its activities in Greater China, are now part of Ares Management Corporation (NYSE: ARES), a global leader in alternative investment management. Ares offers its clients complementary primary and secondary investment solutions in the following asset classes: credit, real estate, private equity and infrastructure.

To find out more about Ares, visit [www.aresmgmt.com](http://www.aresmgmt.com)

As of 30 September 2025, GLP Europe's operational portfolio represents more than 10.1 million m<sup>2</sup> spread across strategic logistics markets, and is leased to leading customers such as Amazon, DHL and GXO Logistics. GLP Europe also has a quality land portfolio, enabling the development of an additional 1.4 million m<sup>2</sup>.

To learn more about our European activities, visit [eu.glp.com](http://eu.glp.com)

## Contact

For more information about these buildings or to arrange an appointment, do not hesitate to contact:



**Raffi Collot**

Senior Asset Manager

+33 (0)6 71 62 29 21

[rcollot@aresmgmt.com](mailto:rcollot@aresmgmt.com)

**GLP**

**GLP France**

12 Cours Albert 1er

75008 Paris - France