

SAINT-WITZ 1 & 2

Val d'Oise, close to A1 and Roissy Charles de Gaulles Airport



37,037 m²
Building 1



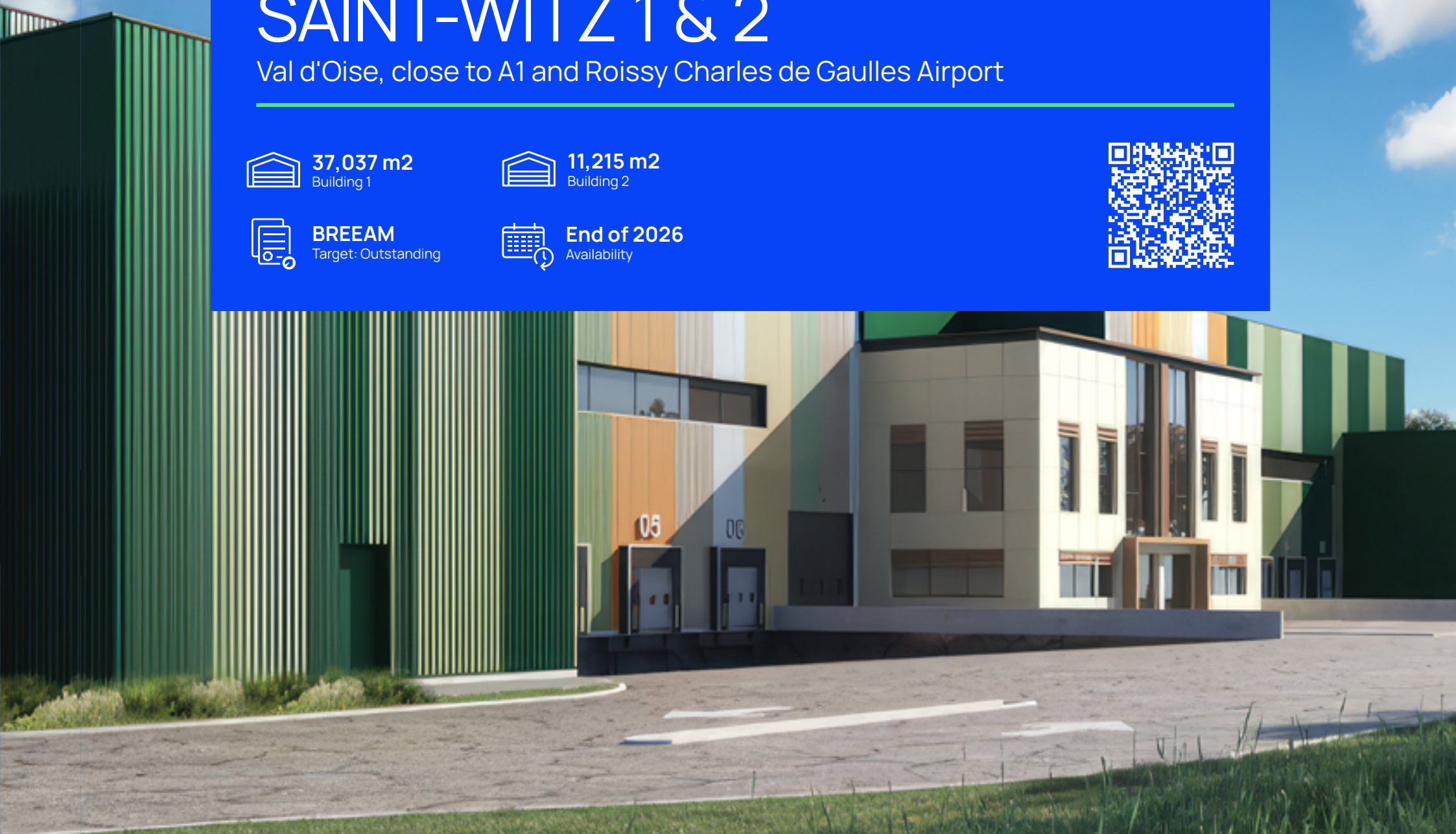
11,215 m²
Building 2



BREEAM
Target: Outstanding



End of 2026
Availability



MARQ LOGISTICS SAINT-WITZ 1 & 2

The advantages of the site

Located a few kilometres north of Paris, Saint Witz enjoys 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 first rate choice for companies seeking rapid 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.



Travel time 60 min



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, Green Worksite Charter. In addition, the entire business park is aiming for HQE Aménagement certification Pilot project for the development of the logistics reference framework for the Low Carbon Building 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
02. Frugal energy usage
03. Increased comfort for users
04. Responsible water management
05. Preserved biodiversity
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.

SAINT-WITZ

Location



Distances

		
Paris	30 km	45 min
Paris CDG Airport	10 km	15 min
Rouen	160 km	2 hours
Lille	190 km	1 1/2 hours
Brussels	275 km	2 hours 40 min



Access and public transport

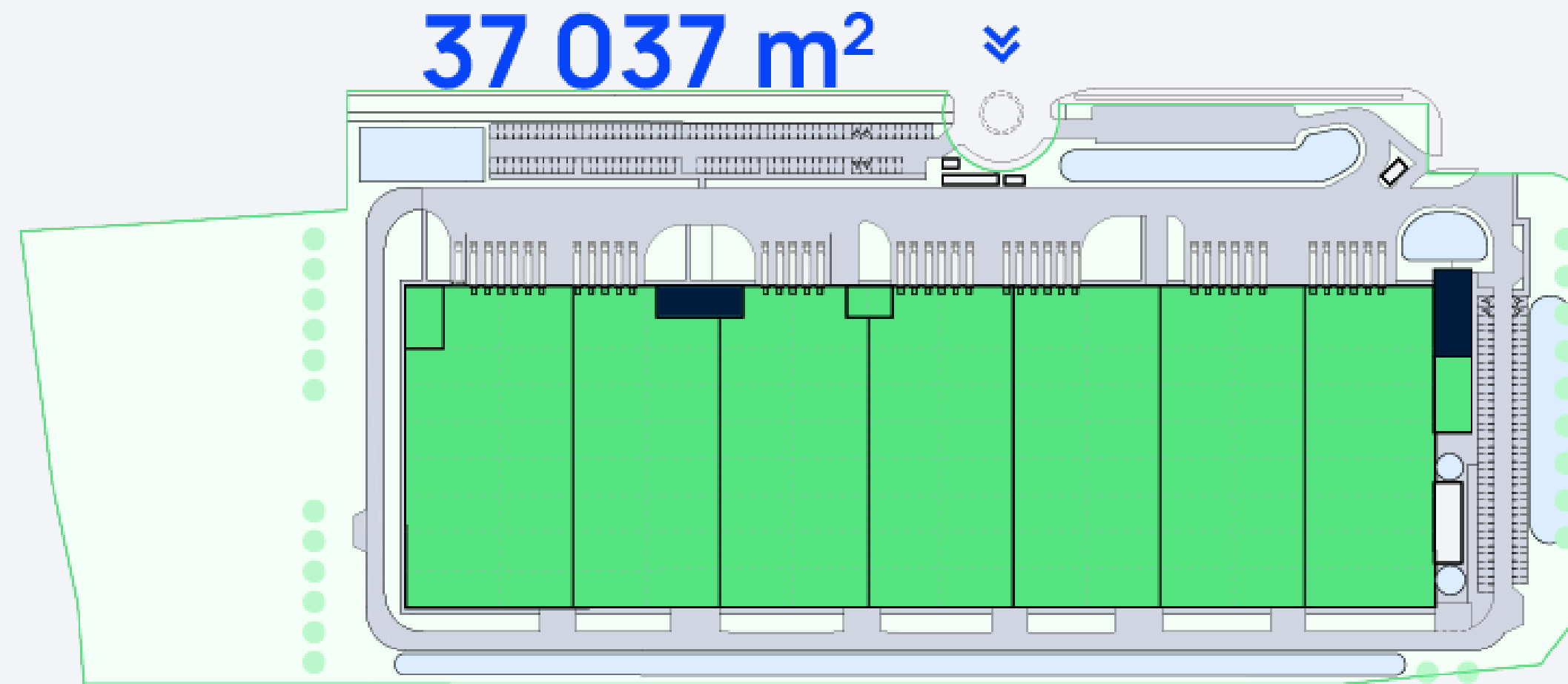
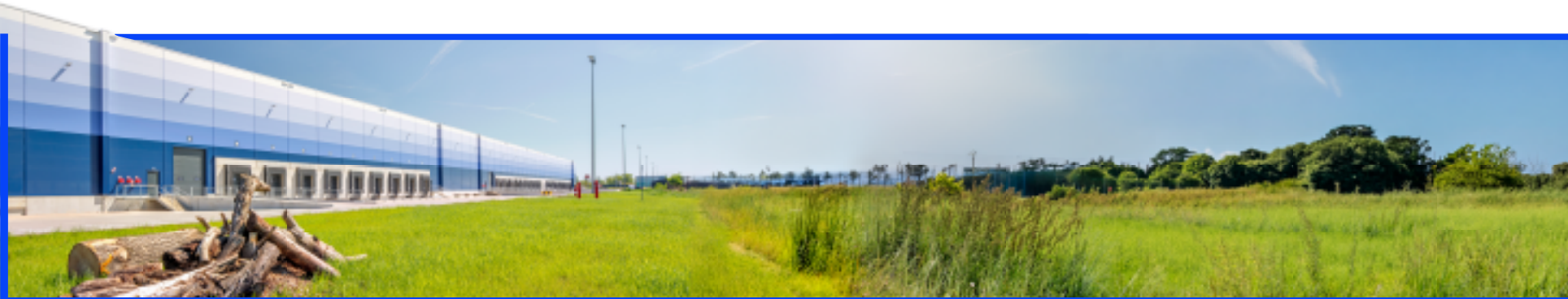
A1	Paris-Lille
National Road 104	The Francilienne ring road
A3	Paris-Roissy
RER D	SurvilliersFosses station 3 km
RER B	Charles de Gaulle Airport Station 10 km away



MARQ LOGISTICS SAINT-WITZ 1

Technical specifications

 37,037 m² Total surface	 34,416 m² Warehouse (7 cells)	 1,731 m² Offices	 681 m² Charging rooms	 184 m² Technical rooms
 25 m² Guardhouse	 6 HGV parking spaces	 175 48 car parking spaces	 10.50 m Headroom	 5t/m² Ground capacity
 3 Step free access	 ICPE 1510, 1185, 2925	 40 Dock doors	 Early 2027 Dock doors	



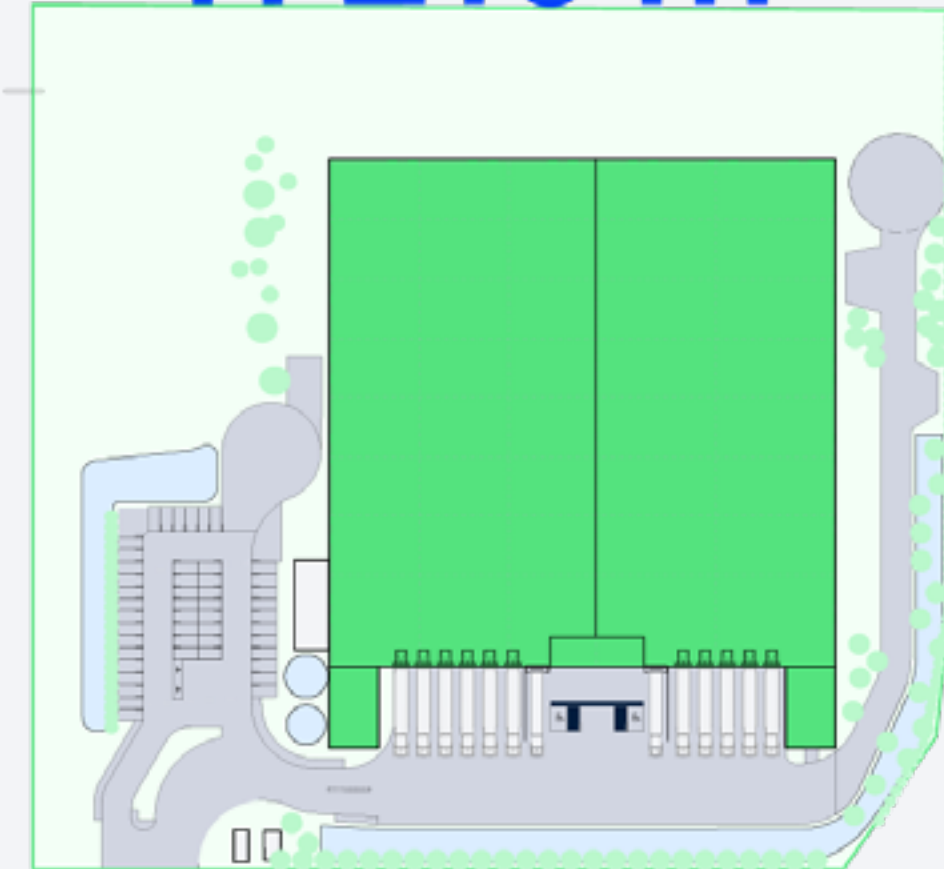
MARQ LOGISTICS SAINT-WITZ 2

Technical specifications

 11, 215 m² Total surface	 10, 352 m² Warehouse (7 cells)	 435 m² Offices	 308 m² Charging rooms	 120 m² Technical rooms
 0 m² Guardhouse	 0 HGV parking spaces	 175 48 car parking spaces	 10.50 m Headroom	 5t/m2 Ground capacity
 2 Step free access	 ICPE 1510, 1185, 2925	 12 Dock doors	 End of 2026 Availability	



11 215 m²



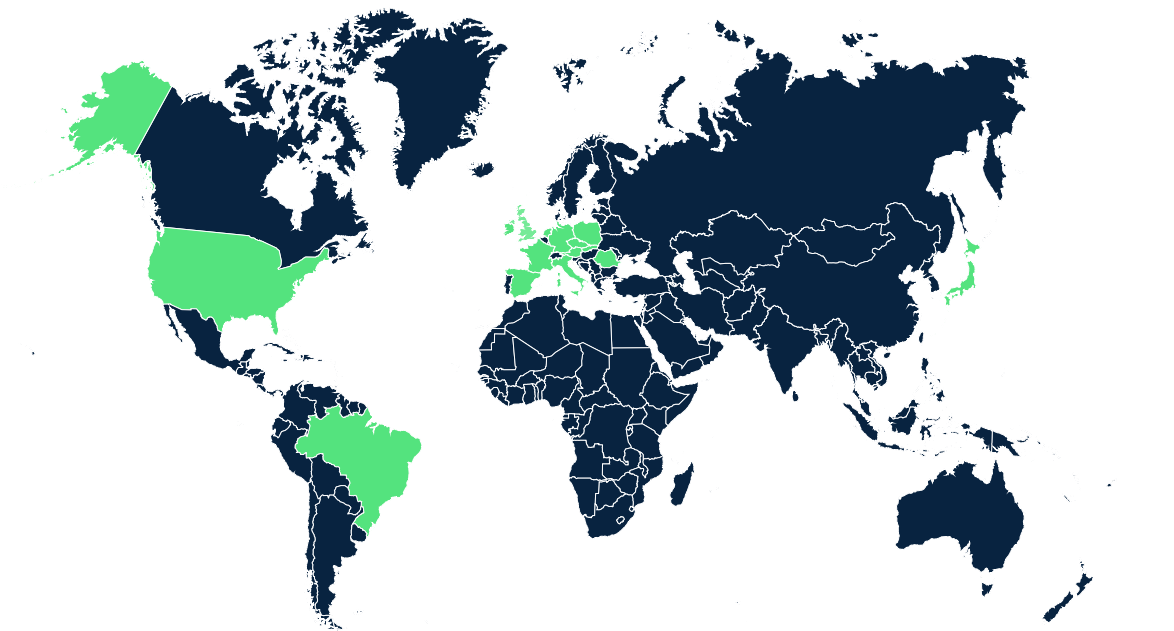


Recognised expertise

Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2 000 assets totalling nearly 60 million m². With the mission of providing quality logistics warehouses and the same, first rate experience, to its customers worldwide, Marq's specialized and committed team offers global reach and local expertise.

To learn more about Marq, visit www.marqlogistics.com and check out our currently available assets at www.eu.glp.com.





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