

EUROPE AVAILABLE SPACE



Strategic
Locations



High spec





AN INTEGRATED GLOBAL BUSINESS

Gazeley is the European platform of GLP, the leading global provider of modern logistics facilities. Through its network of strategically-located properties and ecosystem partners, GLP is able to offer both space and integrated solutions to drive value for its customers on a global platform.

The business is one of the leading developers in the US, Brazil, China, Japan, India and Europe. GLP is also one of the world's largest real estate fund managers, with assets under management of approximately US\$64 billion.

ABOUT GAZELEY

Gazeley has been a leading developer, investor and manager of European logistics warehouses and distribution parks. It has a c. 2 million sq m portfolio, concentrated in its key markets of the UK, Germany, France, Spain and the Netherlands.

In addition to its operating portfolio, which is 98% leased to blue-chip customers such as Amazon, UPS and Volkswagen, Gazeley has a prime land bank which allows for the development of an additional 2 million sq m.

Gazeley owns one of the highest quality portfolios in Western Europe with assets located in key global gateway and population centres. Its portfolio is characterised by prime big box logistics assets developed to industry-leading specifications and occupied by a diverse customer community. Gazeley is GLP's European platform.

March 2019



**c. 2m sq m
operating
portfolio**



**7.5m sq m
development
in 30 years**



**+ 2m sq m
development
pipeline**



**Strong
global
presence**

EUROPE

AVAILABLE SPACE

UK

The North

- 01 G-Park Skelmersdale
- 02 G-Park Doncaster
- 03 G-Park Stoke 275

The Midlands

- 04 G-Park Ashby-de-la-Zouch
- 05 G-Park Newark
- 06 G-Park Northampton

The South

- 07 G-Park Biggleswade
- 08 Gallagher Logistics Park at
Magna Park Milton Keynes:
MAGNITUDE 312
- 09 G-Park Sittingbourne

Germany

- 01 Magna Park Berlin-Brandenburg
Magna Park Berlin-Brandenburg 5 & 6
- 02 Magna Park Rhein-Main Building 3
- 03 Heidenheim Logistics Centre
- 04 Stuttgart South Logistics Centre 1
- 05 Bremen South Logistics Centre
- 06 Dortmund West Logistics Centre
- 07 Duisburg West Logistics Centre

France

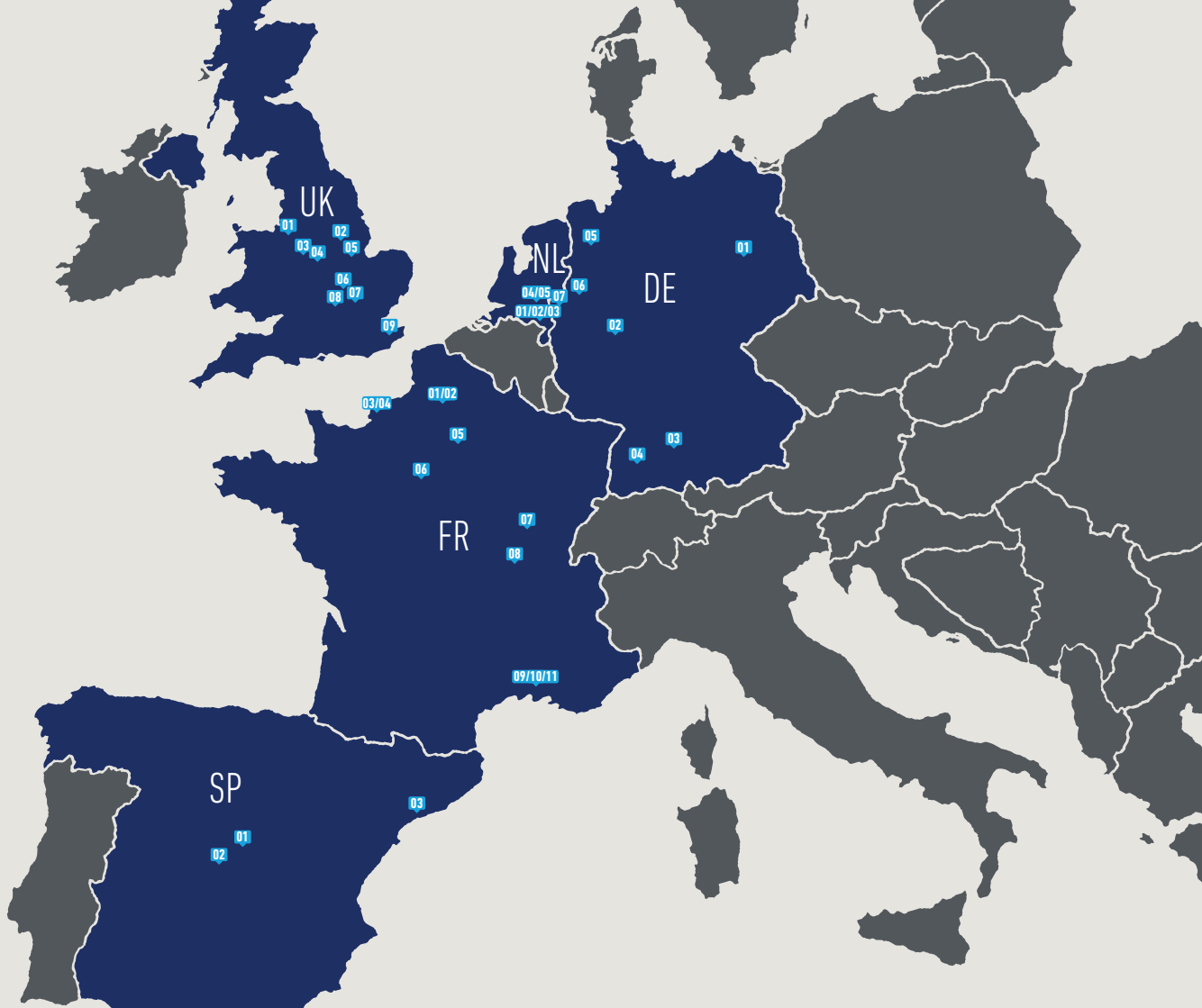
- 01 Magna Park Arras 2
- 02 Magna Park Arras 3
- 03 Le Havre Logistics Park 1 - Gonfreville
- 04 Le Havre Logistics Park 2 - Gonfreville
- 05 G-Park Compans
- 06 G-Park Saint-Germain-lès-Arpajon
- 07 Magna Park Pagny
- 08 Lyon Logistics Park 1 - Meyzieu
- 09 Marseille Logistics Park 1 - Saint Martin
- 10 Marseille Logistics Park 4 - Saint Martin
- 11 Marseille Logistics Park 5 - Saint Martin

Spain

- 01 G-Park Guadalajara
- 02 G-Park Illescas
- 03 G-Park Valls

Netherlands

- 01 Venlo Logistics Centre 1
- 02 Venlo Logistics Centre 2
- 03 Venlo Logistics Centre 4
- 04 Venray Logistics Centre 1
- 05 Venray Logistics Centre 2







UK

UK



For the latest portfolio news visit:
gazeley.com

UK CURRENT AVAILABILITIES

| The North | | Available Space |
|--------------|---|-----------------------------------|
| 01 | G-Park Skelmersdale | UP TO 54,418 SQ M (585,749 SQ FT) |
| 02 | G-Park Doncaster | UP TO 82,282 SQ M (885,682 SQ FT) |
| 03 | G-Park Stoke 275 | UP TO 37,450 SQ M (403,112 SQ FT) |
| The Midlands | | |
| 04 | G-Park Ashby-de-la-Zouch | UP TO 68,422 SQ M (736,487 SQ FT) |
| 05 | G-Park Newark | UP TO 70,990 SQ M (764,130 SQ FT) |
| 06 | G-Park Northampton | UP TO 39,890 SQ M (429,375 SQ FT) |
| The South | | |
| 07 | G-Park Biggleswade | UP TO 42,029 SQ M (452,400 SQ FT) |
| 08 | Gallagher Logistics Park at Magna Park Milton Keynes: | |
| | MAGNITUDE 312 | 29,051 SQ M (312,700 SQ FT) |
| 09 | G-Park Sittingbourne | UP TO 72,325 SQ M (778,501 SQ FT) |



DUBLIN

Liverpool

Manchester

Leeds

Birmingham

Bristol

LONDON

01

02

M6

03

05

A1

04

M1

06

07

M5

M40

08

09

M25

G-PARK SKELMERSDALE

WN8 8DY

Site up to



23,870



256,934

Site overview

- Available leasehold
- Great access to the whole of the northwest region
- Located one mile from Junction 4 of the M58 and five miles from Junction 26 of the M6
- Situated in an established and popular location, local occupiers include DHL, Asda and Great Bear/Culina

James Atkinson

james.atkinson@gazeley.com
+44 (0)20 7901 4461



Joe Garwood

joe.garwood@gazeley.com
+44 (0)20 7901 4464



Visit: gazeley.com

Unit 01

20,543 SQ M (221,123 SQ FT)

- ✓ Clear height: 12.75 m
- ✓ Dock doors: 20
- ✓ Level doors: 2
- ✓ HGV parking spaces: 62
- ✓ Car parking spaces: 235

Unit 02

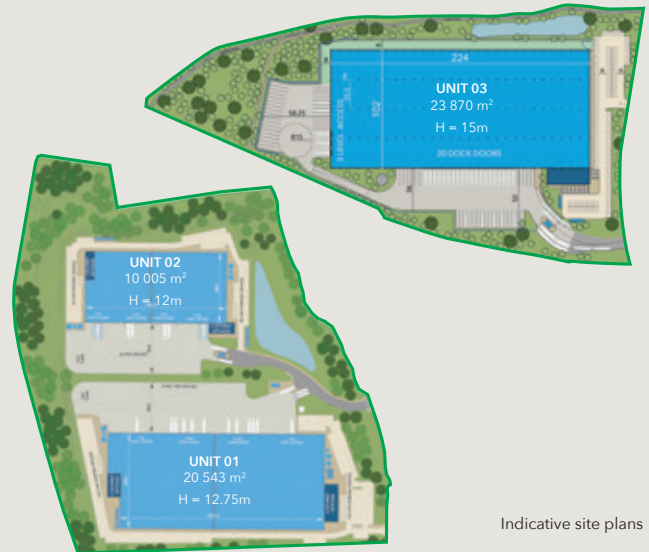
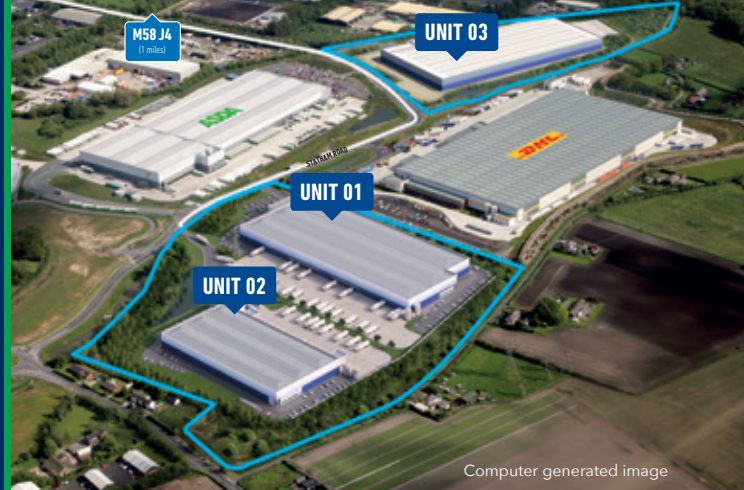
10,005 SQ M (107,692 SQ FT)

- ✓ Clear height: 12 m
- ✓ Dock doors: 10
- ✓ Level doors: 2
- ✓ HGV parking spaces: 42
- ✓ Car parking spaces: 116

Unit 03

23,870 SQ M (256,934 SQ FT)

- ✓ Clear height: 15 m
- ✓ Offices
- ✓ Dock doors: 20
- ✓ Level doors: 3
- ✓ HGV parking spaces: 54
- ✓ Car parking spaces: 140



Indicative site plans

G-PARK DONCASTER

DN3 3FQ

Site up to



56,376



606,830

Site overview

- Available leasehold
- Strategic location on Junction 4 of the M18 near to five major motorways - M18, M1, A1(M), M180 and M62
- Quality in design
- Quality in environment
- Build-to-suit opportunity for regional/national distribution sites up to 606,830 SQ FT (56,376 SQ M), subject to planning

James Atkinson


 james.atkinson@gazeley.com

 +44 (0)20 7901 4461



Adrienne Howells

 adrienne.howells@gazeley.com

 +44 (0)20 7901 4498



 Visit: gazeley.com

Unit A

25,906 SQ M (278,852 SQ FT)

- ✓ Clear height: 15 m
- ✓ Dock doors: 38
- ✓ Level doors: 4
- ✓ HGV parking spaces: 65
- ✓ Car parking spaces: 175



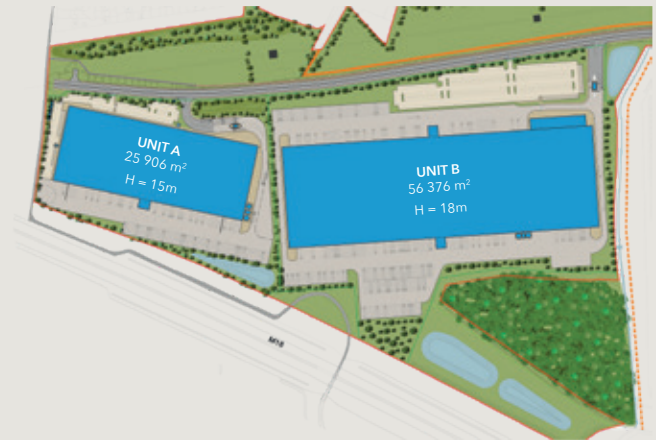
Unit B

56,376 SQ M (606,830 SQ FT)

- ✓ Clear height: 18 m
- ✓ Dock doors: 74
- ✓ Level doors: 12
- ✓ HGV parking spaces: 184
- ✓ Car parking spaces: 460



Computer generated image



Indicative site plan

G-PARK STOKE 275

ST3 7TU

Site up to



25,522



274,719

Site overview

- Situated in an established commercial location with adjacent commercial occupiers such as Recticel, Well Pharmacy, B&Q, Tesco and Aldi
- Close proximity to the A50; excellent dual carriageway links to Junction 15 of the M6 to the west and Junction 24 of the M1 to the east

Adrienne Howells

adrienne.howells@gazeley.com

+44 (0)20 7901 4498



Olivia Prisk

olivia.prisk@gazeley.com

+44 (0)20 7901 4463



Visit: gazeley.com

Unit 01

Warehouse
23,770 SQ.M (255,860 SQ.FT)

Offices
1,731 SQ.M (18,636 SQ.FT)

Gatehouse
21 SQ.M (223 SQ.FT)

25,522 SQ.M (274,719 SQ.FT)

- ✓ Clear height: 15 m
- ✓ Dock levellers: 28
- ✓ Level access: 4
- ✓ HGV parking spaces: 70
- ✓ Car parking spaces: 166



Unit 02 - Build-to-suit

Warehouse
10,960 SQ.M (117,973 SQ.FT)

Offices
968 SQ.M (10,420 SQ.FT)

11,928 SQ.M (128,393 SQ.FT)

- ✓ Clear height: 15 m
- ✓ Dock levellers: 20
- ✓ Level access: 4
- ✓ HGV parking spaces: 56
- ✓ Car parking spaces: 94



Indicative site plan

G-PARK ASHBY-DE-LA-ZOUCH

LE65 1TH

Site up to



68,422



736,487

Site overview

- Available leasehold
- 66-acre site which sits adjacent to the A42 and A511, providing direct access to the M1 (Junction 23A) 10 miles to the northeast and the M42 to the south
- Existing rail connections to Felixstowe and Southampton ports; W8 gauge clearance
- Nationwide rail/road build-to-suit distribution opportunity

James Atkinson

 james.atkinson@gazeley.com

 +44 (0)20 7901 4461

Adrienne Howells

 adrienne.howells@gazeley.com

 +44 (0)20 7901 4498

 Visit: gazeley.com



Option 01 - SINGLE UNIT

Unit 01

Warehouse

63,922 SQ M (688,050 SQ FT)

Offices

3,200 SQ M (34,444 SQ FT)

Goods in

640 SQ M (6,889 SQ FT)

Goods out

640 SQ M (6,889 SQ FT)

Gatehouse

20 SQ M (215 SQ FT)

68,422 SQ M (736,487 SQ FT)

- ✓ Clear height: 18 m
- ✓ Dock doors: 145
- ✓ Level doors: 13
- ✓ HGV parking spaces: 198
- ✓ Car parking spaces: 555

Option 02 - TWO UNITS

Unit 01

39,150 SQ M (421,406 SQ FT)

- ✓ Clear height: 18 m
- ✓ Dock doors: 71
- ✓ Level doors: 5
- ✓ HGV parking spaces: 53
- ✓ Car parking spaces: 340

Unit 02

20,280 SQ M (218,291 SQ FT)

- ✓ Clear height: 18 m
- ✓ Dock doors: 32
- ✓ Level doors: 2
- ✓ HGV parking spaces: 35
- ✓ Car parking spaces: 250



Computer generated image



Indicative site plan

G-PARK NEWARK

NG24 2ER

Site up to



70,990



764,130

Site overview

- Available leasehold
- Prominently located close to the A1/A46 intersection
- Flexible unit sizes
- Labour cost lower than national average
- Proximity to major distribution centres for Dixons (Newark), B&Q (Workshop) and Wilkinsons (Workshop)

James Atkinson

james.atkinson@gazeley.com

+44 (0)20 7901 4461

Visit: gazeley.com



Option 01 - Unit 01

Warehouse
41,527 SQ.M (447,000 SQ.FT)

Offices (2-storey)
2,076 SQ.M (22,350 SQ.FT)

Gatehouse
28 SQ.M (300 SQ.FT)

43,631 SQ.M (469,650 SQ.FT)

Option 01 - Unit 02

Warehouse
17,149 SQ.M (184,600 SQ.FT)

Offices
1,715 SQ.M (18,460 SQ.FT)

Gatehouse
28 SQ.M (300 SQ.FT)

18,893 SQ.M (203,360 SQ.FT)

Option 02 - Unit 01

Warehouse
67,583 SQ.M (727,460 SQ.FT)

Offices
3,379 SQ.M (36,370 SQ.FT)

Gatehouse
28 SQ.M (300 SQ.FT)

70,990 SQ.M (764,130 SQ.FT)



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Indicative site plan

G-PARK NORTHAMPTON

UNITS 1 & 2

NN3 6WD

Site up to



39,890



429,375

Site overview

- Key location within the distribution 'Golden Triangle'
- 3 speculative builds/1 build-to-suit
- Prime location 10 miles from the M1 (junction 15) via dual carriageway
- 90 percent of the population of England and Wales is accessed within a four hour drive time
- Over the last 15 years, logistics employment in Northamptonshire has increased by 50.9%

Joe Garwood

 joe.garwood@gazeley.com

 +44 (0)20 7901 4464



Olivia Prisk

 olivia.prisk@gazeley.com

 +44 (0)20 7901 4463



 Visit: gazeley.com

Unit 01 - Spec build

Warehouse

4,260 SQ M (45,850 SQ FT)

First floor offices

418 SQ M (4,500 SQ FT)

4,678 SQ M (50,350 SQ FT)

- ✓ Clear height: 10 m
- ✓ Dock doors: 5
- ✓ Level access: 1
- ✓ HGV parking spaces: 2
- ✓ Car parking spaces: 36

Unit 02 - Spec build

Warehouse

7,720 SQ M (83,100 SQ FT)

Offices

743 SQ M (8,000 SQ FT)

8,463 SQ M (91,100 SQ FT)

- ✓ Clear height: 10 m
- ✓ Dock doors: 10
- ✓ Level access: 2
- ✓ HGV parking spaces: 8
- ✓ Car parking spaces: 68



Computer generated image



Indicative site plan

G-PARK NORTHAMPTON

UNITS 3 & 4

NN3 6WD



Unit 03 - Spec build

Warehouse

13,459 SQ M (144,873 SQ FT)

2 Storey office

934 SQ M (10,054 SQ FT)

Gatehouse

28 SQ M (300 SQ FT)

14,421 SQ M (155,227 SQ FT)

- ✓ Clear height: 15 m
- ✓ Dock doors: 15
- ✓ Level access: 2
- ✓ HGV parking spaces: 27
- ✓ Car parking spaces: 120



Unit 04 - Build-to-suit

Warehouse

11,440 SQ M (123,140 SQ FT)

2 Storey office

888 SQ M (9,558 SQ FT)

12,328 SQ M (132,698 SQ FT)

- ✓ Clear height: 15 m
- ✓ Dock doors: 12
- ✓ Level access: 1
- ✓ HGV parking spaces: 21
- ✓ Car parking spaces: 124



Indicative site plan

G-PARK BIGGLESWADE

SG18 8TQ

Site up to



32,150



346,062

Site overview

- Available leasehold
- Strategically located on the A1 with the M25 (J23) within 23 miles and the M1 (J13) within 18 miles
- Eco initiatives incorporated, reducing the running costs
- Strong labour supply
- Established business park location

James Atkinson

 james.atkinson@gazeley.com

 +44 (0)20 7901 4461

 Visit: gazeley.com



Unit 02 - Available now

Warehouse

8,891 SQ M (95,703 SQ FT)

Offices

988 SQ M (10,635 SQ FT)

9,879 SQ M (106,338 SQ FT)

- ✓ Clear height: 15 m
- ✓ Dock doors: 12
- ✓ Level access: 4
- ✓ HGV parking spaces: 39
- ✓ Car parking spaces: 104



Unit 03 - Build-to-suit

Warehouse

30,570 SQ M (329,055 SQ FT)

Offices

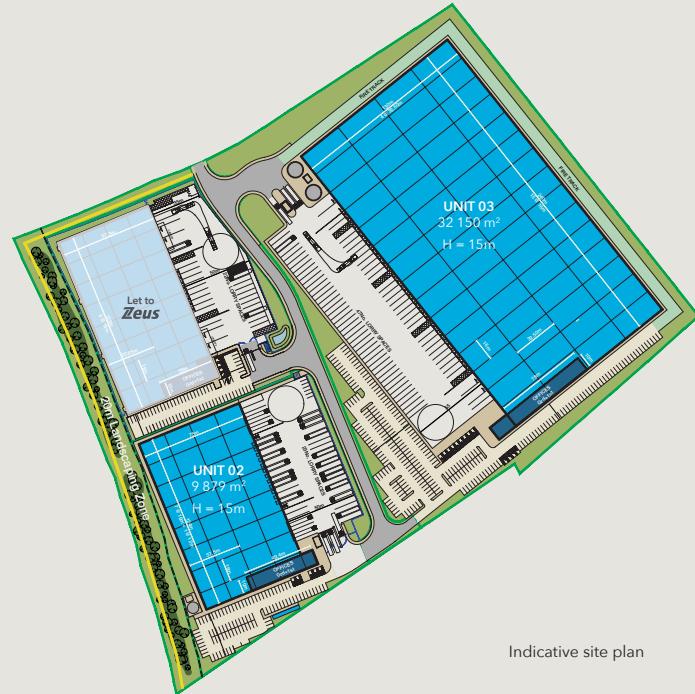
1,560 SQ M (16,792 SQ FT)

Gatehouse

20 SQ M (215 SQ FT)

32,150 SQ M (346,062 SQ FT)

- ✓ Clear height: 15 m
- ✓ Dock doors: 32
- ✓ Level access: 4
- ✓ HGV parking spaces: 83
- ✓ Car parking spaces: 268



Indicative site plan

MAGNITUDE 312

GALLAGHER LOGISTICS PARK AT MAGNA PARK MILTON KEYNES

MK17 8EW

Site up to



29,051



312,700

Site overview

- Strategically located between Junctions 13 and 14 of the M1, Magna Park Milton Keynes is designed to provide a high quality business environment for modern distribution and production companies
- Build-to-suit opportunity

James Atkinson

james.atkinson@gazeley.com
+44 (0)20 7901 4461



Joe Garwood

joe.garwood@gazeley.com
+44 (0)20 7901 4464



Visit: gazeley.com

Magnitude 312

Warehouse

27,637 SQ.M (297,485 SQ.FT)

Offices

1,394 SQ.M (15,000 SQ.FT)

Gatehouse

20 SQ.M (215 SQ.FT)

29,051 SQ.M (312,700 SQ.FT)

- ✓ Clear height: 19 m
- ✓ Dock doors: 33
- ✓ Level doors: 4
(7m high level access doors)
- ✓ HGV parking spaces: 153
- ✓ Car parking spaces: 344
- ✓ Offices



Computer generated image



Indicative site plan

G-PARK SITTINGBOURNE

ME10 2TD

Site up to



40,783



438,985

Site overview

- Available leasehold
- Occupies a strategic position in the southeast with proximity to major trunk routes, rail and port facilities
- The development is situated 4 miles to the north of Junction 5 of the M2 with dual carriageway access direct to the motorway
- Features the latest in eco-initiatives and associated building design delivering cost savings to the occupiers
- Appropriate labour force readily available

James Atkinson

james.atkinson@gazeley.com

+44 (0)20 7901 4461

Visit: gazeley.com



Site 2

40,783 SQ M (438,985 SQ FT)

- ✓ Clear height: 15 m
- ✓ Dock levellers: 39
- ✓ Level access doors: 4
- ✓ HGV/trailer spaces: 90
- ✓ Car parking spaces: 350

Site 3

19,693 SQ M (211,973 SQ FT)

- ✓ Clear height: 15 m
- ✓ Dock levellers: 19
- ✓ Level access doors: 1
- ✓ HGV/trailer spaces: 46
- ✓ Car parking spaces: 227

Site 4

11,849 SQ M (127,543 SQ FT)

- ✓ Clear height: 15 m
- ✓ Dock levellers: 12
- ✓ Level access doors: 2
- ✓ HGV/trailer spaces: 18
- ✓ Car parking spaces: 160



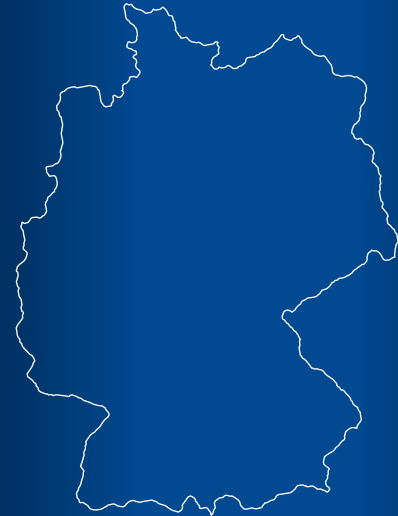




GERMANY



GERMANY

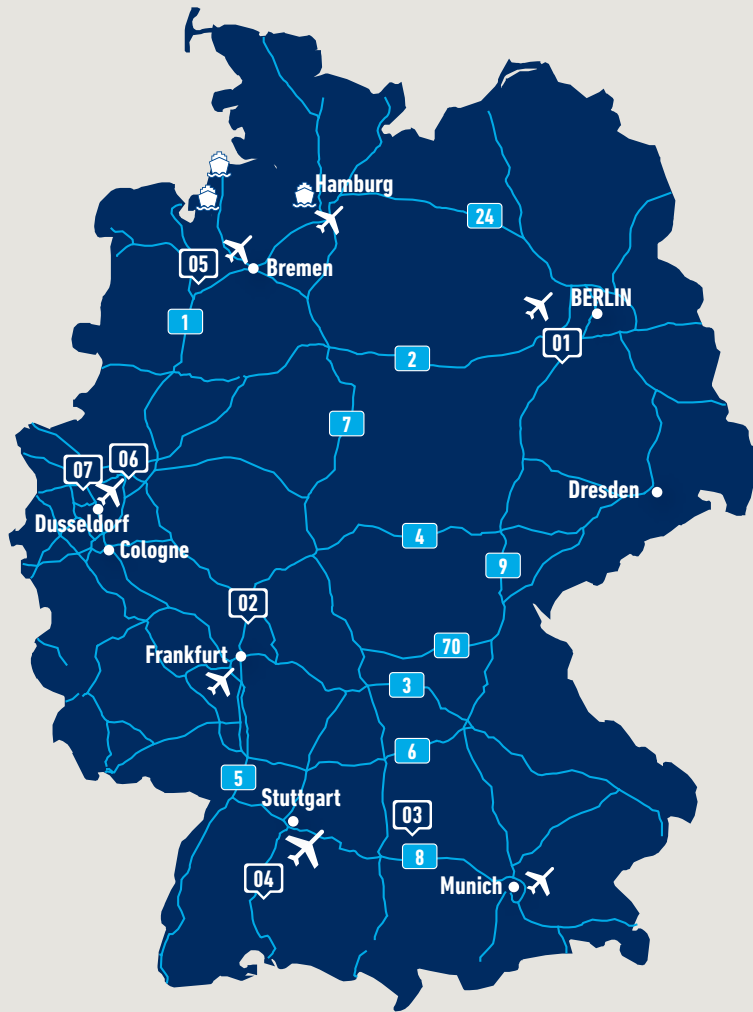


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GERMANY

CURRENT AVAILABILITIES

| Germany | | Available Space | |
|-----------|---|-----------------|--------------------------------|
| 01 | Magna Park Berlin-Brandenburg | UP TO | 197,000 SQ M (2,119,413 SQ FT) |
| | Magna Park Berlin-Brandenburg Buildings 5 & 6 | UP TO | 60,994 SQ M (656,534 SQ FT) |
| 02 | Magna Park Rhein-Main Building 3 | UP TO | 27,032 SQ M (290,969 SQ FT) |
| 03 | Heidenheim Logistics Centre | UP TO | 66,960 SQ M (720,751 SQ FT) |
| 04 | Stuttgart South Logistics Centre 1 | UP TO | 28,408 SQ M (305,781 SQ FT) |
| 05 | Bremen South Logistics Centre | UP TO | 250,000 SQ M (2,690,978 SQ FT) |
| 06 | Dortmund West Logistics Centre | UP TO | 24,960 SQ M (268,667 SQ FT) |
| 07 | Duisburg West Logistics Centre | UP TO | 39,040 SQ M (420,223 SQ FT) |



MAGNA PARK BERLIN-BRANDENBURG

14542 Werder

Build-to-suit opportunities up to

SQ M
197,000

SQ FT
2,119,413

Site overview

- A well-established logistics park located southwest of Berlin, close to the A10 motorway ring road
- Build-to-suit warehouses for logistics and light industrial operations can be developed within six months
- Linked to the A9 and A24 motorways via the A10
- Only seven minutes' travel time to motorway A2

Rieke Ringena

📧 rieke.ringena@gazeley.com

☎ +49 (0)172 74 37 364

🌐 Visit: gazeley.com



Building 1

9,988 SQ M (107,509 SQ FT)

Building 2

16,859 SQ M (181,468 SQ FT)

Building 5

39,766 SQ M (428,037 SQ FT)

Building 6

21,228 SQ M (228,496 SQ FT)

Building 7

31,055 SQ M (334,273 SQ FT)

Building 8

37,262 SQ M (401,084 SQ FT)

Building 9

40,746 SQ M (438,586 SQ FT)

Offices

As per customer requirement

155,107 SQ M (1,669,558 SQ FT)

- ✓ Logistics park with 24/7 approval
- ✓ Site occupancy index 0.8 in accordance with German legislation
- ✓ Sites from 5,000 SQ M available at short notice
- ✓ Clear height: 10 m
- ✓ Floor loading capacity 5T/SQ M
- ✓ Dock doors: 1 dock leveller system per 1000 SQ M



Computer generated image



Indicative site plan

MAGNA PARK BERLIN-BRANDENBURG BUILDINGS 5 & 6

14542 Werder

Build-to-suit opportunities up to



60,994



656,534

Site overview

- A well-established logistics park located southwest of Berlin, close to the A10 motorway ring road
- Build-to-suit warehouses for logistics and light industrial operations can be developed within six months
- Linked to the A9 and A24 motorways via the A10
- Only seven minutes' travel time to motorway A2

Rieke Ringena

📧 rieke.ringena@gazeley.com

☎ +49 (0)172 74 37 364

🌐 Visit: gazeley.com



Building 5

Offices

1,197 SQ.M (12,884 SQ.FT)

Mezzanine

4,850 SQ.M (52,205 SQ.FT)

Warehouse

33,719 SQ.M (362,948 SQ.FT)

39,766 SQ.M (428,038 SQ.FT)

- ✓ Suites: 3
- ✓ Clear height: 10 m
- ✓ Floor loading: 5t+/SQ.M
- ✓ Dock doors: 47
- ✓ Level doors: 3
- ✓ Truck parking in total: 26
- ✓ Car parking spaces: 205
- ✓ ESFR sprinkler system

Building 6

Offices

1,197 SQ.M (12,884 SQ.FT)

Mezzanine

2,234 SQ.M (24,047 SQ.FT)

Warehouse

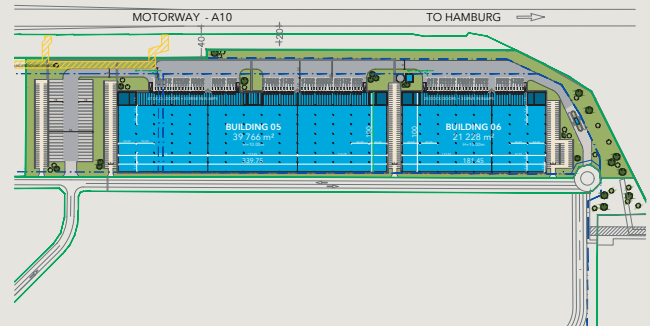
17,797 SQ.M (191,565 SQ.FT)

21,228 SQ.M (228,496 SQ.FT)

- ✓ Suites: 2
- ✓ Clear height: 10 m
- ✓ Floor loading: 5t+/SQ.M
- ✓ Dock doors: 25
- ✓ Level doors: 3
- ✓ Truck parking in total: 26
- ✓ Car parking spaces: 127
- ✓ ESFR sprinkler system



Computer generated image



Indicative site plan

MAGNA PARK RHEIN-MAIN BUILDING 3

35510 Butzbach

Flexible build-to-suit opportunities up to



27,032



290,969

Site overview

- An established logistics location north of Frankfurt
- Due to its central location it is well-positioned for a German or European-wide distribution network
- GI-zoned area suitable for light industry, e-commerce and logistics/distribution
- Direct access to the motorway junction „Gambacher Kreuz“ (intersection of A45/ A5) via the A485 motorway
- Existing developments accommodate spare parts logistics, contract logistics, data archiving and a big retail logistics centre

Michael Gerke

michael.gerke@gazeley.com

+49 (0)69 256 129 910

Visit: gazeley.com



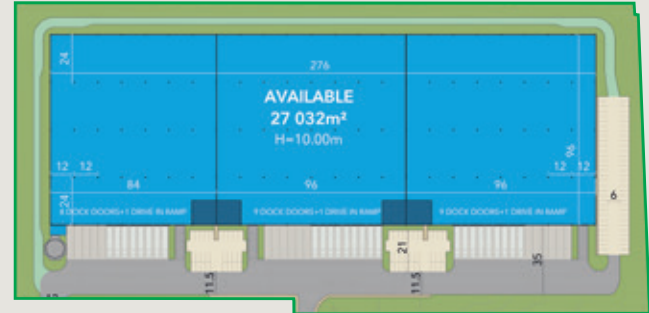
Site

Warehouse
26,424 SQ.M (284,425 SQ.FT)

Offices
608 SQ.M (6,544 SQ.FT)

27,032 SQ.M (290,969 SQ.FT)

- ✓ 10 hectares of land available, with 500,000 SQ.M of expansion space
- ✓ Build-to-suit opportunities from 26,000 SQ.M to 50,000 SQ.M
- ✓ Office and social areas as specified by user
- ✓ Internal ceiling height 10 m (to lower edge of beams)
- ✓ Floor load carrying capacity: 50k N/SQ.M
- ✓ Minimum 1 dock leveller system per 1,000 SQ.M
- ✓ Minimum 1 level door per each 10,000 SQ.M
- ✓ ESRF sprinkler system



Indicative site plan

HEIDENHEIM LOGISTICS CENTRE

89520 Heidenheim an der Benz

Flexible build-to-suit opportunities up to



66,960




720,751

Site overview

- Logitkcenter Heidenheim is situated in the east of Baden-Wuerttemberg, close to the Bavarian border, less than three minutes east of the A7 motorway (exit 116, Heidenheim)
- Baden-Wuerttemberg is one of Germany's economically leading federal states and is one of the most important industrial locations in Europe

Michael Gerke

 michael.gerke@gazeley.com

 +49 (0)69 256 129 910

 Visit: gazeley.com



Site

Office

2,448 SQ.M (26,350 SQ.FT)

Mezzanine

12,096 SQ.M (130,200 SQ.FT)

Warehouse

52,416 SQ.M (564,201 SQ.FT)

66,960 SQ.M (720,751 SQ.FT)

- ✓ Clear height: 10 m
- ✓ Buildings: 1
- ✓ Floor loading capacity: 5T/ SQ.M
- ✓ Dock doors: 120
- ✓ Level doors: 4
- ✓ ESFR sprinkler system
- ✓ Car parking spaces: 608 spaces
- ✓ Trailer parking: 112 spaces



Computer generated image



Indicative site plan

STUTTGART SOUTH LOGISTICS CENTRE 1

78736 Epfendorf



28,408



305,781

Site overview

- The premises are situated west of Trichtigen (municipality of Epfendorf), less than 5 km from the motorway A81 (Exit „Oberndorf am Neckar“) and just 67 km away from the A8 (Junction „Kreuz Stuttgart“)

Site - available May 2019

Offices

450 SQ M (4,844 SQ FT)

Mezzanine

2,849 SQ M (30,666 SQ FT)

Warehouse

25,109 SQ M (270,271 SQ FT)

Canopy

1,180 SQ M (12,701 SQ FT)

28,408 SQ M (305,781 SQ FT)

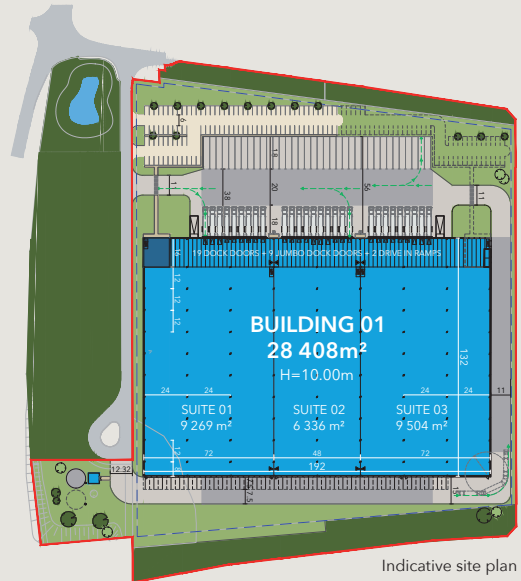
- ✓ Suites: 3
- ✓ Dock doors: 19
- ✓ Drive-in ramp: 2
- ✓ Clear height: 10 m
- ✓ Floor loading capacity: min. 5T/SQ M
- ✓ Loading doors: 34
- ✓ Truck parking spaces: 36
- ✓ Car parking spaces: 100
- ✓ Site entrances: min. 2
- ✓ ESFR sprinkler system



**Under
Construction**




Computer generated image



Indicative site plan

Michael Gerke

 michael.gerke@gazeley.com

 +49 (0)69 256 129 910

 Visit: gazeley.com



BREMEN SOUTH LOGISTICS CENTRE

26197 Großenkneten

Site up to



250,000



2,690,978

Site overview

- It has excellent travel connections to the A1 and A29 motorways and to the north-west railway Osnabrück - Oldenburg - Wilhelmshaven
- The Bremen Airport and Bremen Port are very close by
- 24h/7 Access

Rieke Ringena

📧 rieke.ringena@gazeley.com

☎ +49 (0)172 74 37 364

🌐 Visit: gazeley.com



Site

Building 1

63,567 SQ M (684,229 SQ FT)

Building 2

137,956 SQ M (1,484,946 SQ FT)

Building 3

33,994 SQ M (365,908 SQ FT)

Building 4

23,945 SQ M (257,742 SQ FT)

- ✓ Total Size of Property: 450,000 SQ M (4,843,760 SQ FT)
- ✓ Total Size of Building Space: 20,000 - 250,000 SQ M (215,278 - 2,690,978 SQ FT)
- ✓ Dock doors: 1 per 1,000 SQ M
- ✓ Level doors: 1 per 1,000 SQ M
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 10 m
- ✓ ESFR sprinkler system



Computer generated image



Indicative site plan

DORTMUND WEST LOGISTICS CENTRE

44577 Castrop-Rauxel

Build-to-suit opportunities up to

SQ M
24,960

SQ FT
268,667

Site overview

- Located in the pulsating Ruhr area, the site offers excellent travel connections to the A40, A42 and A57
- Both the Düsseldorf and Cologne international airports are accessible within a 30- to 60-minute drive time
- 24h/7 Access

Site

Office/Social Rooms

1,200 SQ M (12,917 SQ FT)

Mezzanine

3,518 SQ M (37,867 SQ FT)

Warehouse

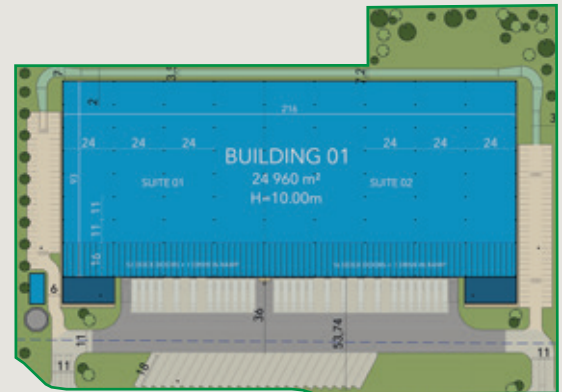
20,242 SQ M (217,883 SQ FT)

24,960 SQ M (268,667 SQ FT)

- ✓ Clear height: 10 m
- ✓ Dock doors: 28
- ✓ Level doors: 2
- ✓ Floor loading capacity: 5t/SQ M
- ✓ ESFR sprinkler system
- ✓ Car parking spaces: 115
- ✓ Trailer parking spaces: 24





Computer generated image



Indicative site plan

 germany@gazeley.com

 +49 (0) 69 256 12 99 0

 Visit: gazeley.com

DUISBURG WEST LOGISTICS CENTRE

47445 Moers

Site up to

SQ M
39,040

SQ FT
420,223

Site overview

- Located in the pulsating Ruhr area, the site offers excellent travel connections to the A40, A42 and A57
- Both the Düsseldorf and Cologne international airports are accessible within a 30- to 60-minute drive time
- 24h/7 Access

Building 1

Office/Social Rooms
1,250 SQ M (13,455 SQ FT)

Mezzanine
3,976 SQ M (42,797 SQ FT)

Warehouse
22,386 SQ M (240,961 SQ FT)

27,612 SQ M (297,213 SQ FT)

- ✓ Suites: 2
- ✓ Car parking spaces: 138
- ✓ Trailer parking spaces: 16
- ✓ Dock doors: 40
- ✓ Level doors: 2
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 10 m
- ✓ ESFR sprinkler system

Building 2

Office/Social Rooms
625 SQ M (6,727 SQ FT)

Mezzanine
1,936 SQ M (20,839 SQ FT)

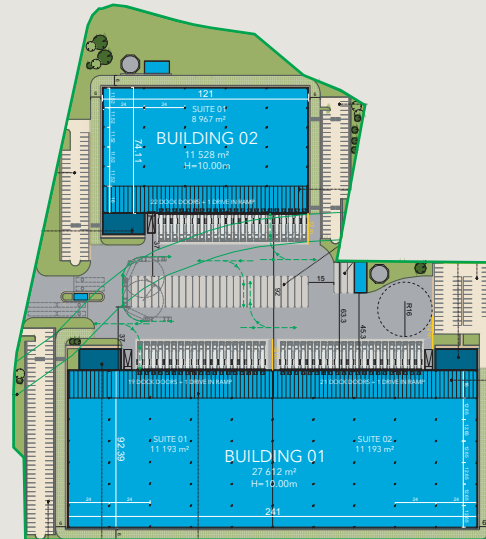
Warehouse
8,967 SQ M (96,520 SQ FT)

11,528 SQ M (124,086 SQ FT)

- ✓ Suites: 1
- ✓ Car parking spaces: 107
- ✓ Trailer parking spaces: 13
- ✓ Dock doors: 22
- ✓ Level doors: 1
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 10 m



Computer-generated image



Indicative site plan

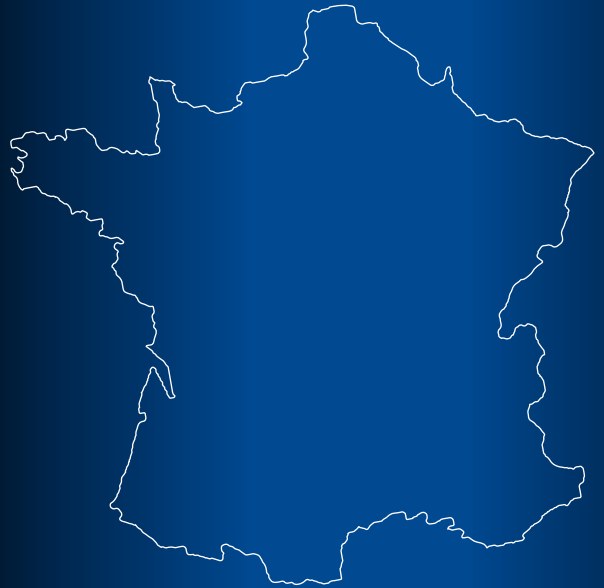
📧 germany@gazeley.com
☎ +49 (0) 69 256 12 99 0

🌐 Visit: gazeley.com





FRANCE



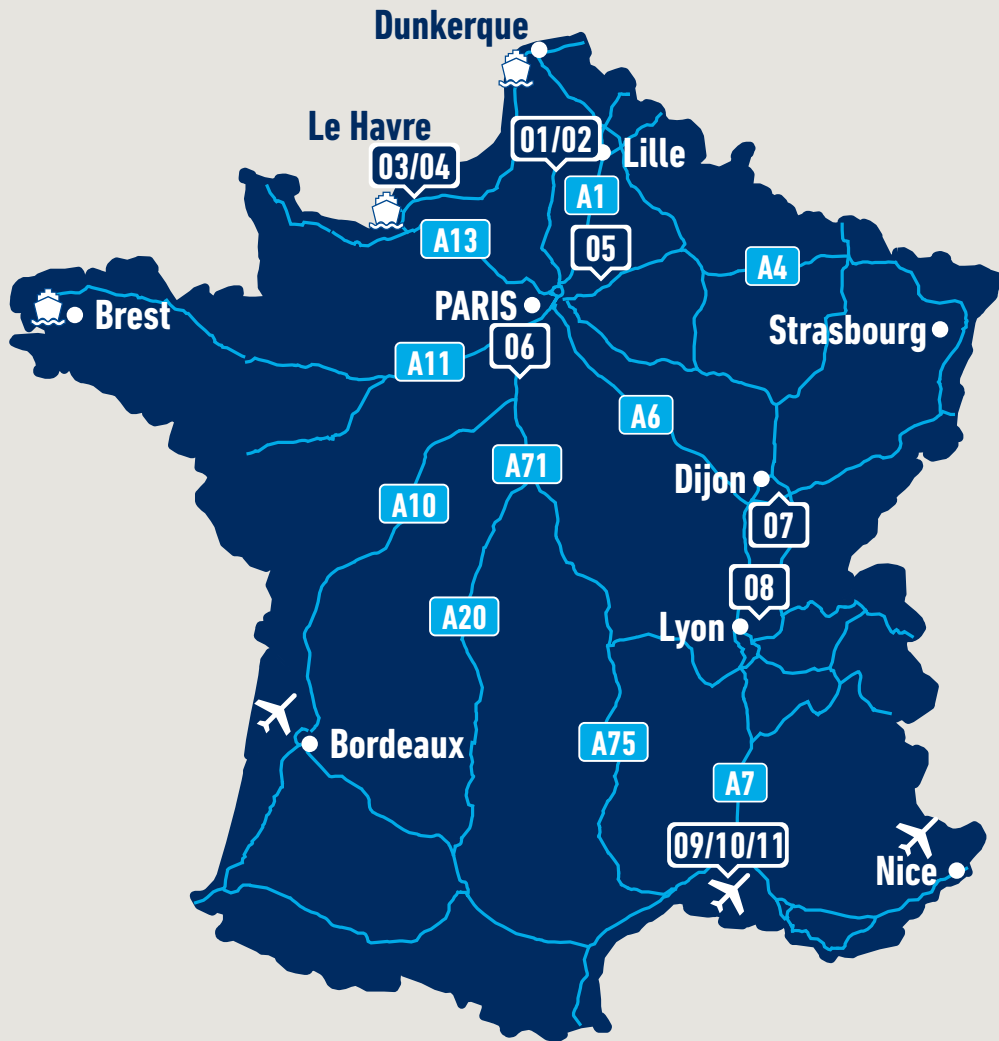
FRANCE

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FRANCE

CURRENT AVAILABILITIES

| France | | Available Space |
|--------|---|-----------------------------------|
| 01 | Magna Park Arras 2 | UP TO 24,949 SQ M (268,548 SQ FT) |
| 02 | Magna Park Arras 3 | UP TO 49,975 SQ M (537,926 SQ FT) |
| 03 | Le Havre Logistics Park 1 - Gonfreville | UP TO 49,708 SQ M (535,052 SQ FT) |
| 04 | Le Havre Logistics Park 2 - Gonfreville | UP TO 67,267 SQ M (724,055 SQ FT) |
| 05 | G-Park Compans | UP TO 13,673 SQ M (147,174 SQ FT) |
| 06 | G-Park Saint-Germain-lès-Arpajon | UP TO 10,111 SQ M (108,833 SQ FT) |
| 07 | Magna Park Pagny | UP TO 70,000 SQ M (753,473 SQ FT) |
| 08 | Lyon Logistics Park 1 - Meyzieu | UP TO 8,088 SQ M (87,058 SQ FT) |
| 09 | Marseille Logistics Park 1 - St. Martin | UP TO 42,238 SQ M (454,646 SQ FT) |
| 10 | Marseille Logistics Park 4 - St. Martin | UP TO 31,355 SQ M (337,502 SQ FT) |
| 11 | Marseille Logistics Park 5 - St. Martin | UP TO 44,199 SQ M (475,754 SQ FT) |



MAGNA PARK ARRAS 2

62223 Athies

Warehouse opportunities



24,949



268,548

Site overview

- Speculative building
- Availability: June 2019
- Located near Arras
- Access to the A1 and A26 highways via the RN50 road

Alexandre Deshayes

alexandre.deshayes@gazeley.com

+33 (1) 44 43 49 50



Vincent Gourlin

vincent.gourlin@gazeley.com

+33 (1) 44 43 49 50



Visit: gazeley.com

Arras 2

Warehouse

23,769 SQ M (255,847 SQ FT)

Office

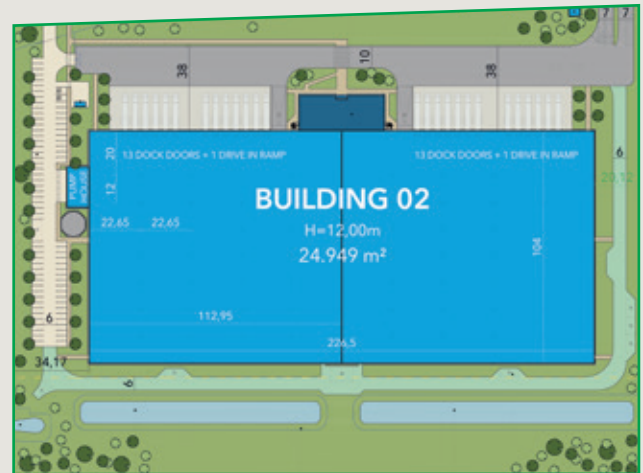
1,180 SQ M (12,701 SQ FT)

24,949 SQ M (268,548 SQ FT)

- ✓ 26 dock levellers
- ✓ 2 level access doors
- ✓ Clear height 12m
- ✓ Truck yard 38m
- ✓ Offices and social rooms
- ✓ ICPE operating permits 1510/1530/ 1532/ 2662/ 2663/ 2925



Computer generated image



Indicative site plan

MAGNA PARK ARRAS 3

62223 Athies

Build-to-suit opportunities up to



49,975



537,926

Site overview

- Build-to-Suit logistics facility
- Availability: May 2020
- Located near Arras
- Access to the A1 and A26 highways via the RN50 road

Alexandre Deshayes

alexandre.deshayes@gazeley.com

+33 (1) 44 43 49 50



Vincent Gourlin

vincent.gourlin@gazeley.com

+33 (1) 44 43 49 50



Visit: gazeley.com

Arras 3

Warehouse

47,740 SQ.M / 513,869 SQ.FT

Office

2,020 SQ.M / 21,743 SQ.FT

Technical spaces

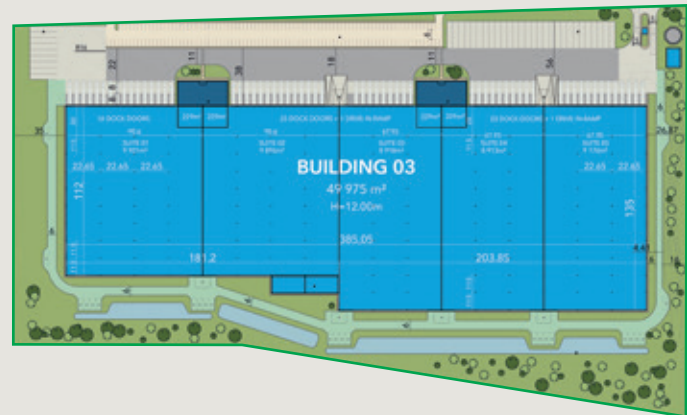
200 SQ.M / 2,152 SQ.FT

49,975 SQ.M (537,926 SQ.FT)

- ✓ 62 dock levellers
- ✓ 2 level access doors
- ✓ Clear height 12m
- ✓ Truck yard 35m
- ✓ Offices and social rooms
- ✓ ICPE operating permits 1510/ 1530/ 1532/ 2662/ 2663/ 2925



Computer generated image



Indicative site plan

LE HAVRE LOGISTICS PARK 1 – GONFREVILLE

76700 Gonfreville-l'Orcher

Build-to-suit opportunities up to



49,708



535,052

Site overview

- Located in the Le Havre port area
- Easy access to A29 and A131 motorways
- Availability: January 2021

Alexandre Deshayes

alexandre.deshayes@gazeley.com

+33 (1) 44 43 49 50



Vincent Gourlin

vincent.gourlin@gazeley.com

+33 (1) 44 43 49 50



Visit: gazeley.com

Building 1

Warehouse

46,764 SQ.M / 503,363 SQ.FT

Office

2,344 SQ.M / 25,230 SQ.FT

Technical spaces

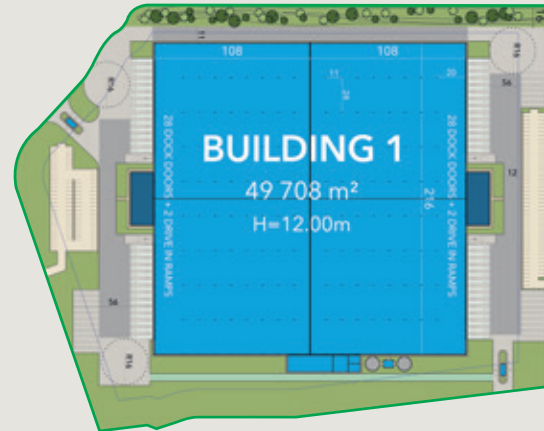
600 SQ.M / 6,458 SQ.FT

49,708 SQ.M (535,052 SQ.FT)

- ✓ 56 dock levellers
- ✓ 4 level access doors
- ✓ Clear height 12m
- ✓ Offices and social rooms
- ✓ ICPE operating permits 1510-1, 1530-1, 1532-1, 2662-1, 2663-1-a, 2663-2-a, 2910-A, 2925



Computer generated image



Indicative site plan

LE HAVRE LOGISTICS PARK 2 – GONFREVILLE

76700 Gonfreville-l'Orcher

Build-to-suit opportunities up to



67,267





724,055

Site overview

- Located in the Le Havre port area
- Easy access to A29 and A131 motorways
- Availability: January 2021

Alexandre Deshayes


 alexandre.deshayes@gazeley.com

 +33 (1) 44 43 49 50



Vincent Gourlin

 vincent.gourlin@gazeley.com

 +33 (1) 44 43 49 50



 Visit: gazeley.com

Building 2

Warehouse

63,563 SQ.M / 684,186 SQ.FT

Office

3,014 SQ.M / 32,442 SQ.FT

Technical spaces

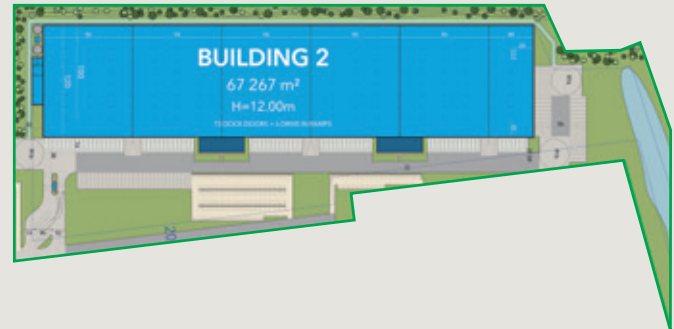
690 SQ.M / 6,458 SQ.FT

67,267 SQ.M (724,055 SQ.FT)

- ✓ 73 dock levellers
- ✓ 6 level access doors
- ✓ Clear height 12m
- ✓ Offices and social rooms
- ✓ ICPE operating permits 1510-1, 1530-1, 1532-1, 2662-1, 2663-1-a, 2663-2-a, 2910-A, 2925



Computer generated image



Indicative site plan

G-PARK COMPANS

77290 Compans

Site up to



13,673



147,174

Site overview

- Available January 2020
- Located close to Roissy-Charles-de-Gaulle airport 30 Km North East of Paris
- Easy access to N104, A1

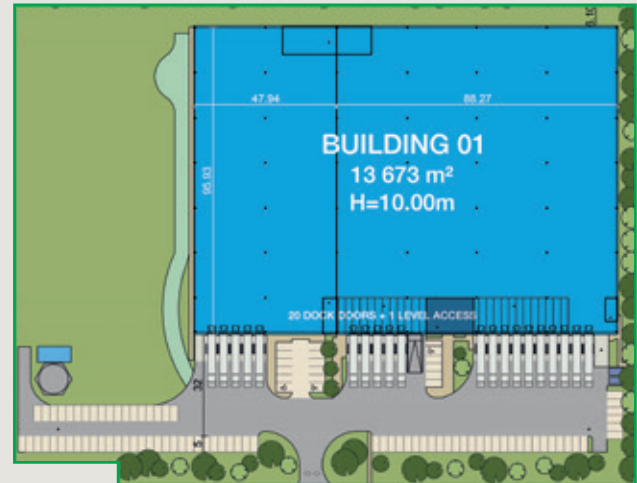
Site

Warehouse
12,702 SQ M (136,723 SQ FT)

Office and technical spaces
971 SQ M (10,451 SQ FT)

13,673 SQ M (147,174 SQ FT)

- ✓ Clear height: 10 m
- ✓ Dock doors: 20
- ✓ Level doors: 1
- ✓ Car parking spaces: 99
- ✓ Offices



Indicative site plan

Philippe Graziani

✉ philippe.graziani@gazeley.com

☎ +33 (1) 44 43 49 50

🌐 Visit: gazeley.com



G-PARK SAINT-GERMAIN- LÈS-ARPAJON

91180 Saint-Germain-lès-Arpajon

Site up to



10,111



108,833

Site overview

- Available June 2019
- Located 40 Km South of Paris
- Easy access to N 104
- Cross dock building

Philippe Graziani

✉ philippe.graziani@gazeley.com

☎ +33 (1) 44 43 49 50

🌐 Visit: gazeley.com



Site 2

Warehouse

9,492 SQ.M (102,171 SQ.FT)

Office and technical spaces

619 SQ.M (6,662 SQ.FT)

10,111 SQ.M (108,833 SQ.FT)

- ✓ Clear height: 9.5 m
- ✓ Dock doors: 32
- ✓ Level doors: 1
- ✓ HGV parking spaces: 13
- ✓ Car parking spaces: 20
- ✓ Offices



Indicative site plan

MAGNA PARK PAGNY

21250 Pagny-le-Château

Build-to-suit opportunities up to



70,000



753,473

Site overview

- Build-to-suit opportunities from 10,000 up to 70,000 SQ M
- Total buildable area of up to 400,000 SQ M
- A multimodal site located at the heart of Europe
- Motorway access to A 36 (Strasbourg - Germany), A 6 (Lyon - Paris), A 39 (Lyon - Geneva), A 31/ A 5 (Metz - Paris)
- Rail connection and container port

Alexandre Deshayes

✉ alexandre.deshayes@gazeley.com

☎ +33 (1) 44 43 49 50

🌐 Visit: gazeley.com



Site

70,000 SQ M (753,473 SQ FT)

- ✓ At least 1 dock leveller/1,000 SQ M
- ✓ Level access doors
- ✓ Truck yard 35m
- ✓ Offices and social rooms
- ✓ ICPE operating permits 1510/ 1530/ 1532/ 2662/ 2663/ 2925



Computer generated image



Indicative site plan

LYON LOGISTICS PARK 1 MEYZIEU

69330 Meyzieu

Site up to



8,088




87,058


Site overview

- Available now
- Located in Lyon area close to the Rocade Est
- Easy access to N 346 and A432

Philippe Graziani

 philippe.graziani@gazeley.com

 +33 (1) 44 43 49 50

 Visit: gazeley.com



Site A, suite 2

Warehouse

7,763 SQ M (83,560 SQ FT)

Offices

325 SQ M (3,498 SQ FT)

8,088 SQ M (87,058 SQ FT)

- ✓ Clear height: 10 m
- ✓ Dock doors: 9
- ✓ Level doors: 1
- ✓ HGV parking spaces: 6
- ✓ Car parking spaces: 155
- ✓ Offices



Indicative site plan

MARSEILLE LOGISTICS PARK 1 ST. MARTIN DE CRAU

13310 Saint-Martin-de-Crau

Warehouse opportunities



42,238



454,646

Site overview

- Speculative logistics building
- Availability: November 2019
- Located in the greater Marseille metropolitan area, close to the Port of Marseille (32 km)
- Easy access to A54 and A7 motorways, N568 road

Alexandre Deshayes

alexandre.deshayes@gazeley.com

+33 (1) 44 43 49 50



Vincent Gourlin

vincent.gourlin@gazeley.com

+33 (1) 44 43 49 50



Visit: gazeley.com

Building 1

Warehouse

39,803 SQ.M (428,435 SQ.FT)

Offices

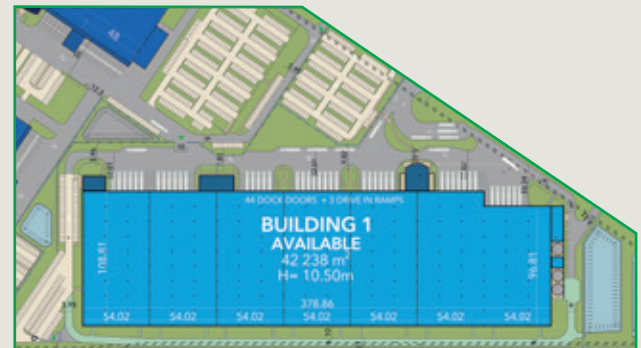
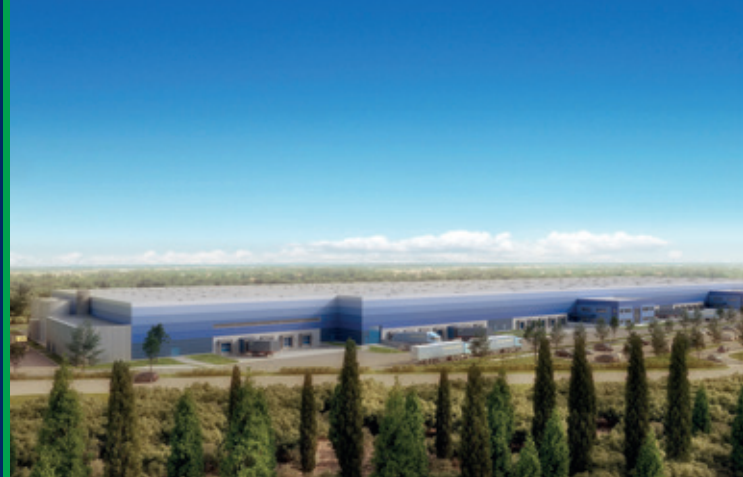
1,438 SQ.M (15,478 SQ.FT)

Technical Spaces

997 SQ.M (10,731 SQ.FT)

42,238 SQ.M (454,646 SQ.FT)

- ✓ 44 dock levellers
- ✓ 3 level access doors
- ✓ Clear height 10.5 m
- ✓ Truck yard 35m
- ✓ Offices and social rooms
- ✓ ICPE operating permits 1510/ 1530/ 1532/ 2662/ 2663/ 2925



Indicative site plan

MARSEILLE LOGISTICS PARK 4 ST. MARTIN DE CRAU

13310 Saint-Martin-de-Crau

Build-to-suit opportunities up to



31,355



337,502

Site overview

- Build-to-suit opportunities
- Located in the greater Marseille metropolitan area, close to the port of Marseille (32 km)
- Direct access to A54 and A7 motorways, N568 road
- Availability: September 2020

Alexandre Deshayes

alexandre.deshayes@gazeley.com

+33 (1) 44 43 49 50



Vincent Gourlin

vincent.gourlin@gazeley.com

+33 (1) 44 43 49 50



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Building 4

Warehouse

30,026 SQ.M (323,197 SQ.FT)

Offices

816 SQ.M (8,783 SQ.FT)

Technical Spaces

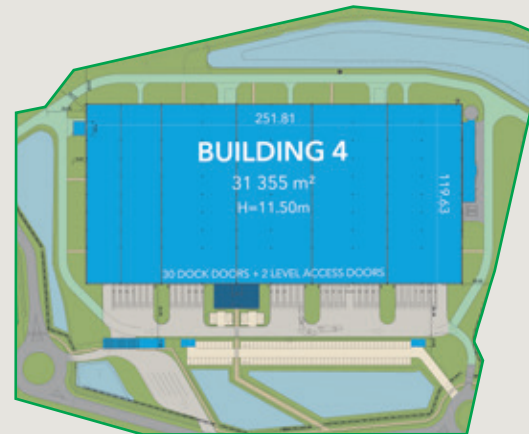
513 SQ.M (5,521 SQ.FT)

31,355 SQ.M (337,502 SQ.FT)

- ✓ 30 dock levellers
- ✓ 2 level access doors
- ✓ Clear height 11.5 m
- ✓ Offices and social rooms
- ✓ ICPE operating permits 1510-1, 1530-1, 1532-1, 2662-1, 2663-1-a, 2663-2-a, 2910-A, 2925



Computer generated image



Indicative site plan

MARSEILLE LOGISTICS PARK 5 ST. MARTIN DE CRAU

13310 Saint-Martin-de-Crau

Build-to-suit opportunities up to



44,199



475,754

Site overview

- Build-to-suit opportunities
- Located in the greater Marseille metropolitan area, close to the port of Marseille (32 km)
- Direct access to A54 and A7 motorways, N568 road
- Availability: September 2020

Alexandre Deshayes


 alexandre.deshayes@gazeley.com

 +33 (1) 44 43 49 50



Vincent Gourlin

 vincent.gourlin@gazeley.com

 +33 (1) 44 43 49 50



 Visit: gazeley.com

Building 5

Warehouse

42,052 SQ.M (452,643 SQ.FT)

Offices

1,632 SQ.M (17,566 SQ.FT)

Technical Spaces

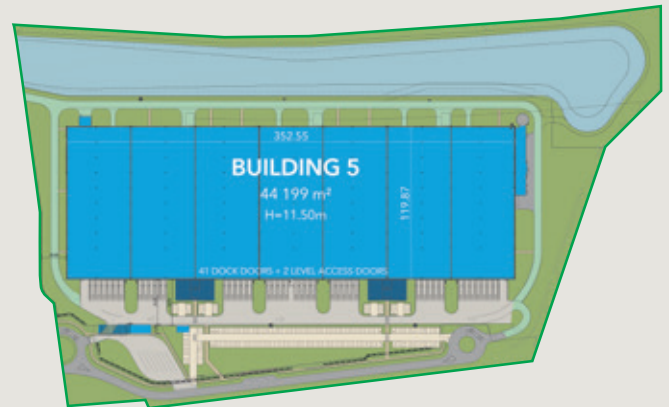
515 SQ.M (5,543 SQ.FT)

44,199 SQ.M (475,752 SQ.FT)

- ✓ 41 dock levellers
- ✓ 2 level access doors
- ✓ Clear height: 11.5 m
- ✓ Offices and social rooms
- ✓ ICPE operating permits 1510-1, 1530-1, 1532-1, 2662-1, 2663-1-a, 2663-2-a, 2910-A, 2925



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Indicative site plan





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a GLP Company



SPAIN



SPAIN

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SPAIN

CURRENT AVAILABILITIES

| Spain | | Available Space |
|-----------|--------------------|-----------------------------------|
| 01 | G-Park Guadalajara | UP TO 47,180 SQ M (507,841 SQ FT) |
| 02 | G-Park Illescas | UP TO 37,085 SQ M (399,180 SQ FT) |
| 03 | G-Park Valls | UP TO 28,372 SQ M (305,394 SQ FT) |



G-PARK GUADALAJARA

19180 Guadalajara

Build-to-suit opportunities up to



47,180



507,841

Site overview

- Excellent travel connections to the A2 motorway linking Madrid to Barcelona
- Located at 60 km from the centre of Madrid
- Established in the consolidated industrial area of Guadalajara
- Breeam Very Good expected
- High level of labour availability

Site

Warehouse and technical areas
45,380 SQ M (488,466 SQ FT)

Offices

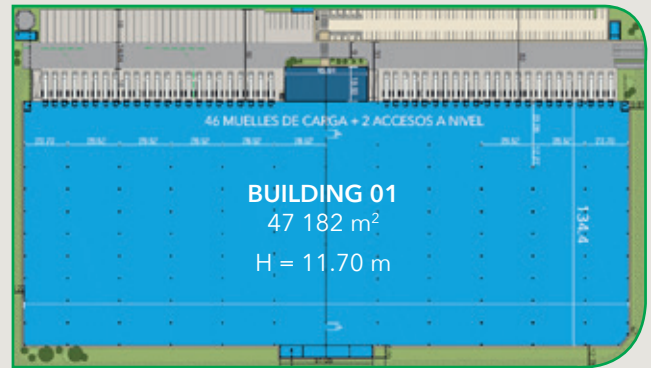
1,800 SQ M (19,375 SQ FT)

47,180 SQ M (507,841 SQ FT)

- ✓ Dock doors: 46
- ✓ Level doors: 2
- ✓ Clear height: 11.70 m
- ✓ HGV car parking: 31
- ✓ Car parking spaces: 115
- ✓ Floor loading capacity 5t/SQ M
- ✓ ESFR sprinkler system



Computer generated image



Indicative site plan

Miguel Monreal

miguel.monreal@gazeley.com

+34 917 455 903

Visit: gazeley.com



G-PARK ILLESCAS

45200 Toledo

Build-to-suit opportunities up to



37,085



399,180

Site overview

- Speculative build logistics facility
- Availability: December 2019
- Located in the greater Madrid metropolitan area, 42 km from Madrid city centre
- Easy access to A-42 motorways, and R-4
- Breeam Very Good expected

Miguel Monreal

miguel.monreal@gazeley.com

+34 917 455 903

Visit: gazeley.com



Site

Warehouse

35,581 SQ M (382,991 SQ FT)

Offices

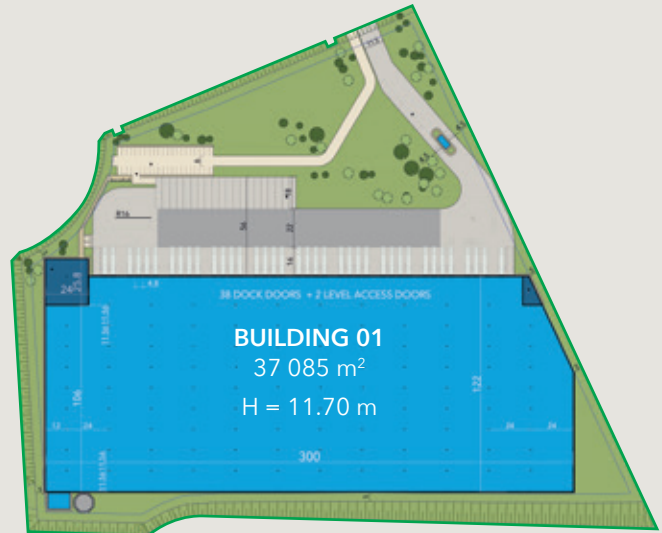
1,504 SQ M (16,189 SQ FT)

37,085 SQ M (399,180 SQ FT)

- ✓ Dock doors: 38
- ✓ Level doors: 2
- ✓ Clear height: 11.70 m
- ✓ HGV car parking: 20
- ✓ Car parking spaces: 42
- ✓ Truck yard: 38m



Computer generated image



Indicative site plan

G-PARK VALLS

43800 Valls, Tarragona

Build-to-suit opportunities up to



28,372



305,934

Site overview

- 92 km to Barcelona Airport
- 95 km to Barcelona city centre
- 30 km to Tarragona Port
- Excellent logistics hub
- Breeam Very Good expected

Miguel Monreal

miguel.monreal@gazeley.com

+34 917 455 903

Visit: gazeley.com



Site

Warehouse

27,132 SQ M (292,046 SQ FT)

Offices

1,000 SQ M (10,764 SQ FT)

Technical spaces

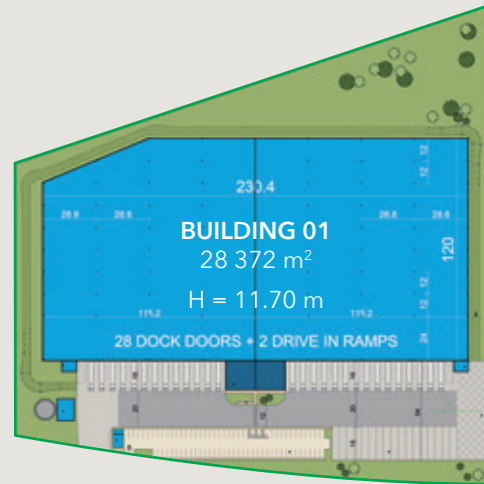
240 SQ M (2,584 SQ FT)

28,372 SQ M (305,394 SQ FT)

- ✓ Dock doors: 28
- ✓ Level doors: 2
- ✓ Clear height: 11.70 m
- ✓ HGV car parking: 17
- ✓ Car parking spaces: 76
- ✓ Bicycle parking spaces: 11
- ✓ Floor loading capacity 5t/SQ.M
- ✓ ESFR sprinkler system



Computer generated image



Indicative site plan





NETHERLANDS



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NETHERLANDS

NETHERLANDS

CURRENT AVAILABILITIES

| Netherlands | | Available Space |
|-------------|---------------------------|-----------------------------------|
| 01 | Venlo Logistics Centre 1 | UP TO 13,266 SQ M (142,794 SQ FT) |
| 02 | Venlo Logistics Centre 2 | UP TO 5,100 SQ M (54,895 SQ FT) |
| 03 | Venlo Logistics Centre 4 | UP TO 11,059 SQ M (119,038 SQ FT) |
| 04 | Venray Logistics Centre 1 | UP TO 18,655 SQ M (200,801 SQ FT) |
| 05 | Venray Logistics Centre 2 | UP TO 17,900 SQ M (192,674 SQ FT) |



VENLO LOGISTICS CENTRE 1

5928 LE Venlo

Site up to



13,266



142,794

Site overview

- Situated on an excellent location on business park 'Trade Port West' (9000-99000) which is the largest and most modern business park in Venlo
- Accessible via exit 39 or coming from Germany via the A67, three-minute drive from junctions A67 and A73. The A67 is the connecting road between the ports of Rotterdam and Antwerp in the west and the Ruhr area (Germany/Dusseldorf) in an easterly direction. The A73 is the connecting road between Arnhem/Nijmegen in a northerly direction and Maastricht, Liège, and Brussels in a southerly direction

Harald Evers

✉ harald.evers@gazeley.com

☎ +49 (0)69 256 1299 16

🌐 Visit: gazeley.com



Site

Offices

1,663 SQ.M (17,900 SQ.FT)

Warehouse

4,411 SQ.M (47,478 SQ.FT)

Crossdock

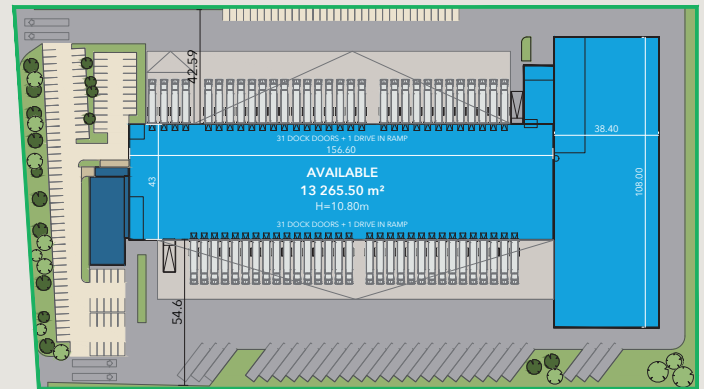
6,530 SQ.M (70,288 SQ.FT)

Mezzanine

483 SQ.M (5198,97 SQ.FT)

13,266 SQ.M (142,794 SQ.FT)

- ✓ Clear height: 6 m / 11 m
- ✓ Floor loading: 4t+/SQ.M
- ✓ Dock doors: 62
- ✓ Level doors: 2
- ✓ Bicycle park
- ✓ Fire and burglar alarm
- ✓ ESFR sprinkler system



Indicative site plan

VENLO LOGISTICS CENTRE 2

5928 PZ Venlo

Site up to



5,100



54,895

Site overview

- This AAA location boasts an existing logistics network, proximity to numerous customers and suppliers and a readily available, highly-skilled and flexible labour pool
- Centrally located between the international port of Rotterdam and the Rhine-Ruhr economic region
- Excellent access and proximity to the A40, A61, A67 and A73 motorways
- Barge terminal in Venlo (capacity of 56,000 TEU), and rail terminal at trade port north provide efficient and direct connections to Rotterdam, Amsterdam and Antwerp

Harald Evers

✉ harald.evers@gazeley.com

☎ +49 (0)69 256 1299 16

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Site

Warehouse

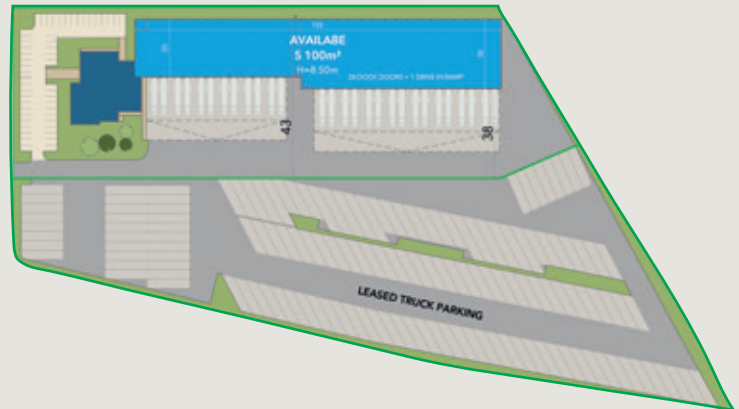
4,350 SQ.M (46,823 SQ.FT)

Offices

750 SQ.M (8,072 SQ.FT)

5,100 SQ.M (54,895 SQ.FT)

- ✓ Clear height: 8.5 m
- ✓ Floor loading: 4t+/SQ.M
- ✓ Dock doors: 28
- ✓ Level doors: 1
- ✓ Car parking spaces: 40
- ✓ Truck court depth: 40 m
- ✓ Trailer parking



Indicative site plan

VENLO LOGISTICS CENTRE 4

5928 PZ Venlo

Site up to



11,059



119,038

Site overview

- Centrally located between the international port of Rotterdam and the Rhine-Ruhr economic region
- The unit is located adjacent to the barge terminal in Venlo and the rail terminal at Trade Port North provides efficient and direct connections to Rotterdam, Amsterdam and Antwerp

Site

Warehouse

9,017 SQ.M (97,058 SQ.FT)

Office/Social Rooms

2,042 SQ.M (21,980 SQ.FT)

11,059 SQ.M (119,038 SQ.FT)

1st Floor Office

1,081 SQ.M (11,636 SQ.FT)

2nd Floor Office

961 SQ.M (10,344 SQ.FT)

- ✓ Car parking spaces: 82
- ✓ Level doors: 2
- ✓ Dock doors: 8
- ✓ Clear height: 11 m
- ✓ ESFR sprinkler system
- ✓ Floor loading capacity: 5t+ / SQ.M
- ✓ Operating license: 24/7
- ✓ Grid structure: 21.60 m x 15 m



Harald Evers

✉ harald.evers@gazeley.com

☎ +49 (0)69 256 1299 16

🌐 Visit: gazeley.com



Indicative site plan

VENRAY LOGISTICS CENTRE 1

5804 AP Venray

Site up to



18,655



200,801

Site overview

- The North Limburg region traditionally has had a strong logistics sector with immediate proximity to the German hinterland and a multimodal infrastructure
- Characterized by the presence of large-scale logistics activities. At this logistics hotspot XPO, Herbalife and Schneider Logistics have established themselves
- Ideally located on the A73 (Nijmegen-Roermond), which provides a direct connection with the A15 (Rotterdam-Nijmegen), the A67 (Antwerp-Venlo) and the A2 (Amsterdam-Maastricht)
- 10 kilometres from the Wanssum inland waterway terminal and in the immediate vicinity of the Venlo railway station

Harald Evers

📧 harald.evers@gazeley.com

☎ +49 (0)69 256 1299 16

🌐 Visit: gazeley.com



Site

Offices

2,988 SQ M (32,163 SQ FT)

Warehouse

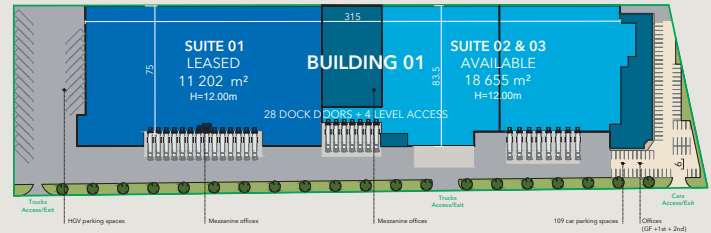
13,600 SQ M (146,389 SQ FT)

Offices

2,067 SQ M (22,249 SQ FT)

18,655 SQ M (200,801 SQ FT)

- ✓ Clear height: 12.8 m
- ✓ Floor loading: 5t+/SQ M
- ✓ Dock doors: 15
- ✓ Level doors: 2
- ✓ 2 separate entrance gates
- ✓ Car parking spaces: 75 spaces
- ✓ ESFR sprinkler system



Indicative site plan

VENRAY LOGISTICS CENTRE 2

5804 AE Venray

Site up to



17,900



192,674

Site overview

- The North Limburg region traditionally has had a strong logistics sector with immediate proximity to the German hinterland and a multimodal infrastructure
- Well-maintained asset located in the Smakterheide industrial area
- Ideally located on the A73 (Nijmegen-Roermond), which provides a direct connection with the A15 (Rotterdam-Nijmegen), the A67 (Antwerp-Venlo) and the A2 (Amsterdam- Maastricht)

Harald Evers

✉ harald.evers@gazeley.com

☎ +49 (0)69 256 1299 16

🌐 Visit: gazeley.com



Site

Offices

2,021 SQ M (21,755 SQ FT)

Warehouse

15,879 SQ M (170,920 SQ FT)

17,900 SQ M (192,674 SQ FT)

- ✓ Construction type: Steel frame
- ✓ Clear height: 7.5 m
- ✓ Floor loading: 5t+/SQ M
- ✓ Dock doors: 6
- ✓ Car parking spaces: 100
- ✓ Trailer parking
- ✓ ESFR sprinkler system



Indicative site plan





OUR SUSTAINABILITY

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

Gazeley is now 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.

Our sustainability initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

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.

XPO
Logistics

L'ORÉAL



John Lewis

Whirlpool



P&G
Procter & Gamble



ASDA

amazon.com



BRITVIC
soft drinks

adidas
GROUP

TESCO



Walmart
Save money. Live better.

Nestlé



OUR CUSTOMERS

Gazeley 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.

Gazeley 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.

Gazeley
a GLP  company



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