

SEGRO CENTRE PARIS LES Gobelins

105 rue de Tolbiac and 23 rue Nationale - 75013 Paris

THE FIRST MULTI-LEVEL URBAN LOGISTICS HUB

Building connections

Available
Q2 2025

SEGRO

1

A PRIME LOCATION

Direct access to the city centre, making it easier to connect to society's latest consumer trends.



2

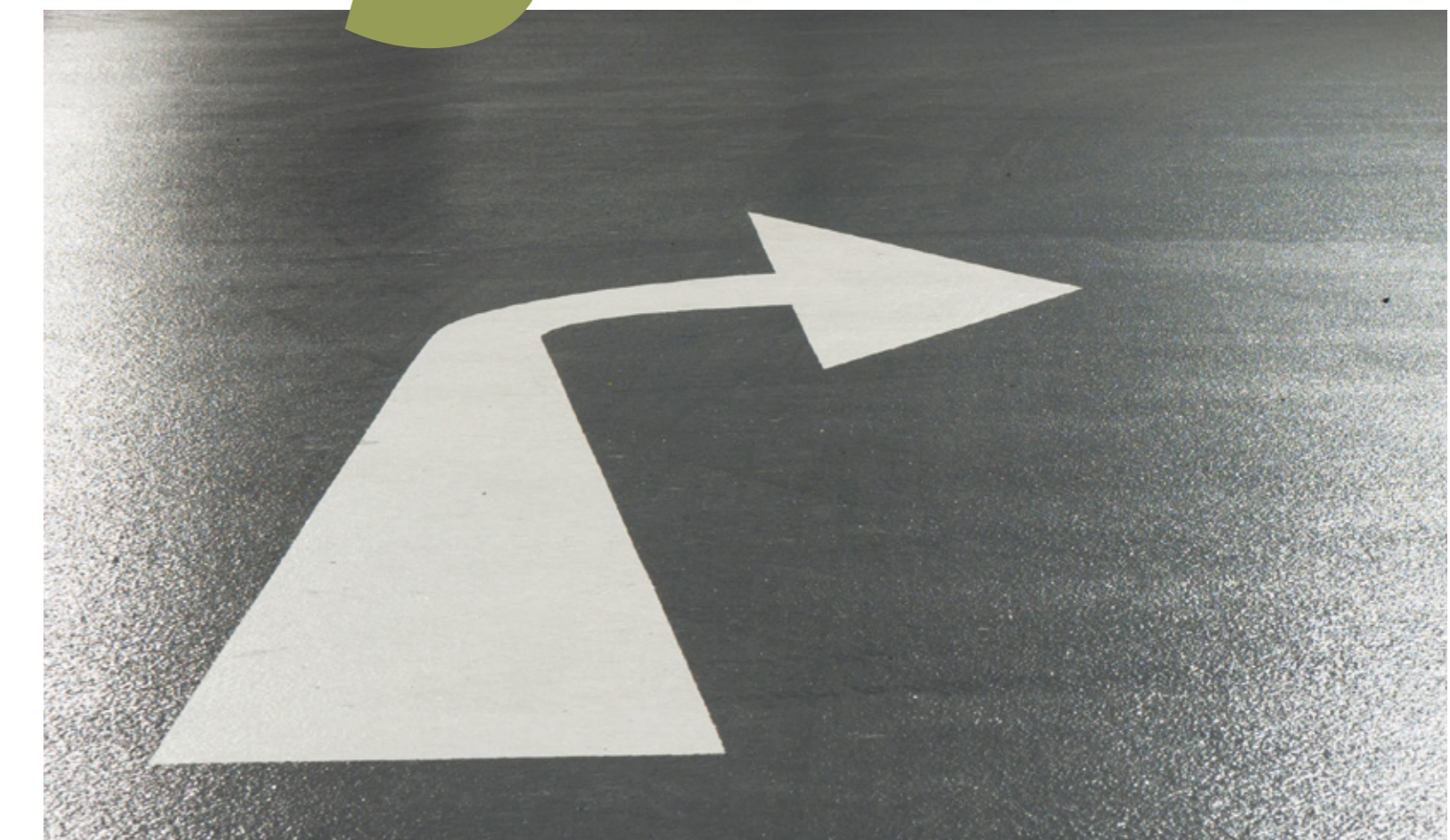
FLEXIBLE FLOOR SPACE

Units from 700 to 14 000 sq m.

3

FREE FLOWING CIRCULATION

Wide and comfortable traffic lanes, with a one-way traffic loop to facilitate manoeuvring.



**SEGRO CENTRE
PARIS LES GOBELINS**

*Urban, innovative,
responsible and sustainable*

COMMITTED AND RESPONSIBLE

The only urban logistics hub with ICPE authorisation, the site meets the requirements of the Paris LEZ.

4



5

FROM HGV TRUCKS TO CARGO BIKES

The site can handle trucks of all sizes.

6

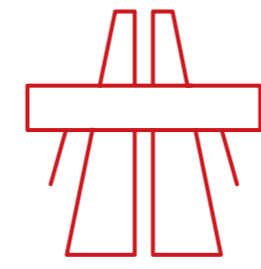
ELECTRIC FLEETS

Optimized vehicle charging rates in order to reduce the number of vehicles on the roads and improve traffic fluidity.



A unique site in PARIS

SEGRO is rehabilitating the Gobelins railway station and creating an urban logistics hub within the Olympiades neighbourhood, in Paris' 13th district.



700 m / 5 min
Ring Road

2 km / 10 min
A4

3 km / 10 min
A6



1.5 km
Rive Gauche
development zone



5 km
St-Germain-des-Prés



6 km
Châtelet - Les Halles



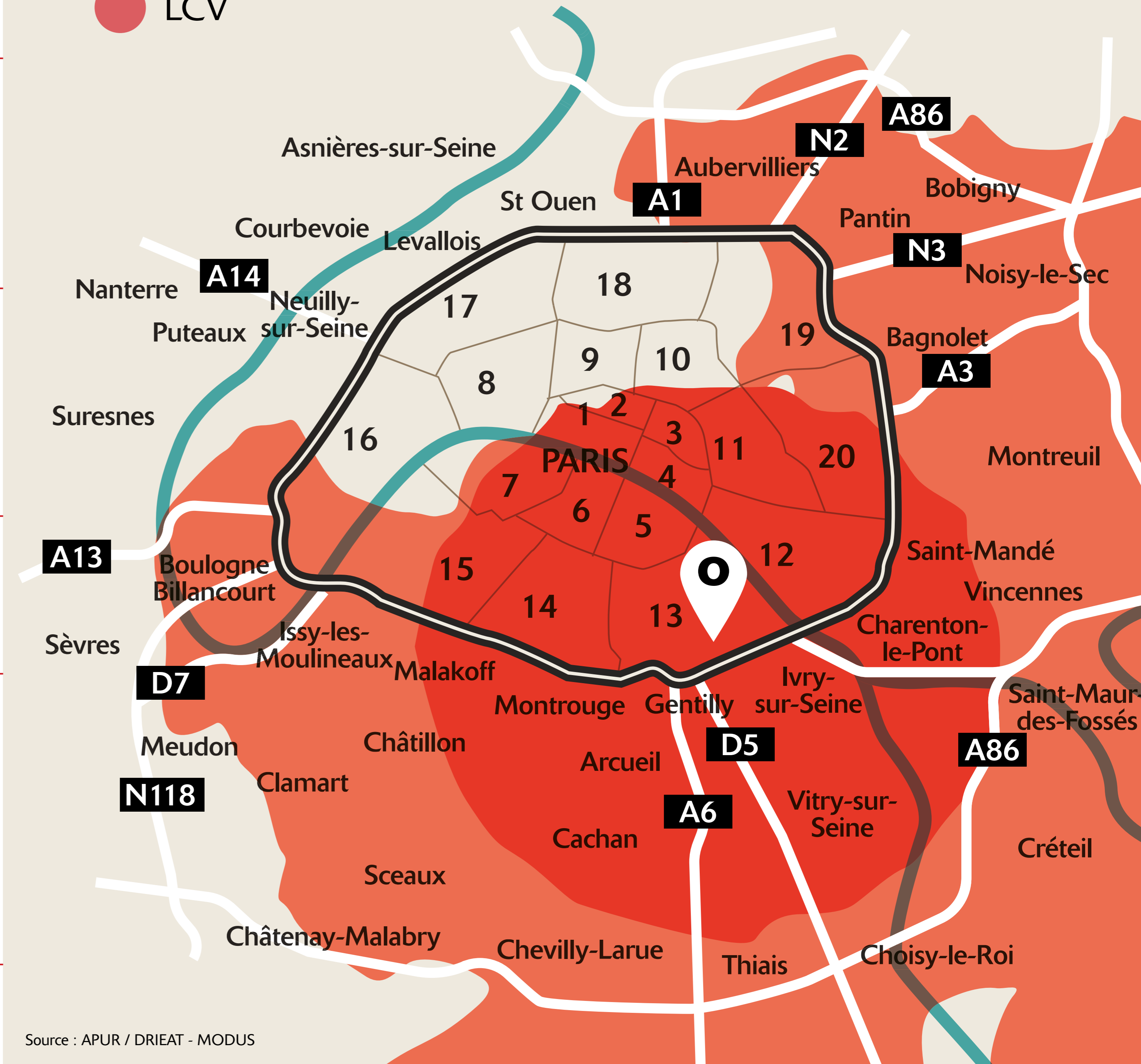
12 km
Orly airport

28 km
Roissy-Charles-
de-Gaulle airport

ACCESSIBLE IN 30 MINUTES FROM THE SITE *During peak morning hours (6 am to 10 am)*

 Cargo bike

 LCV





The Olympiades stands where goods trains once arrived at the Gobelins railway station. It counts 3,400 apartments and around 11,000 residents.



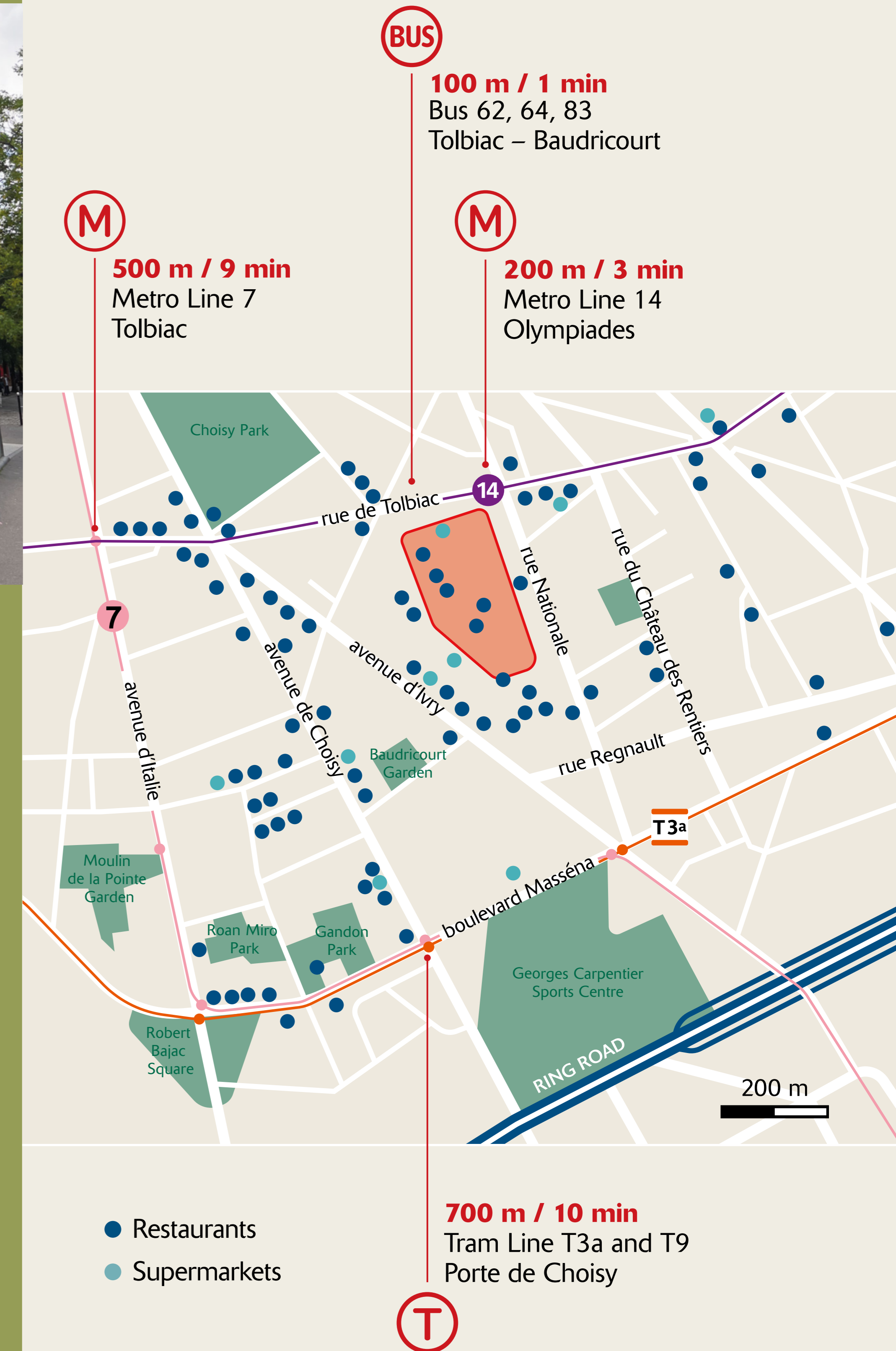
The Olympiades metro station on line 14 is at the foot of the site.

An urban logistics hub connected to a **VIBRANT NEIGHBOURHOOD**

A dynamic and innovative district, home to 180,000 people and numerous business centres: the Asian quarter, the French National Library, Place d'Italie...

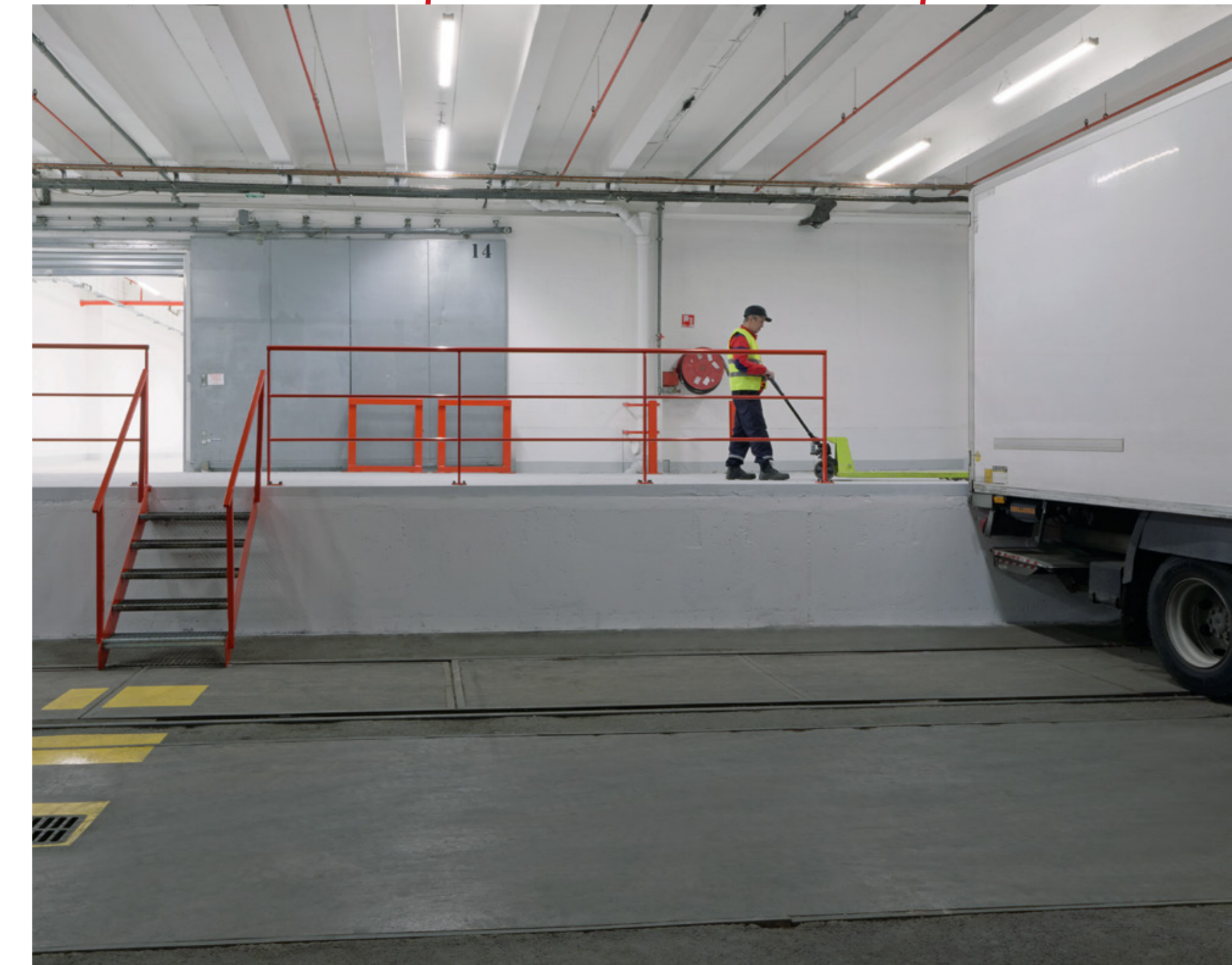
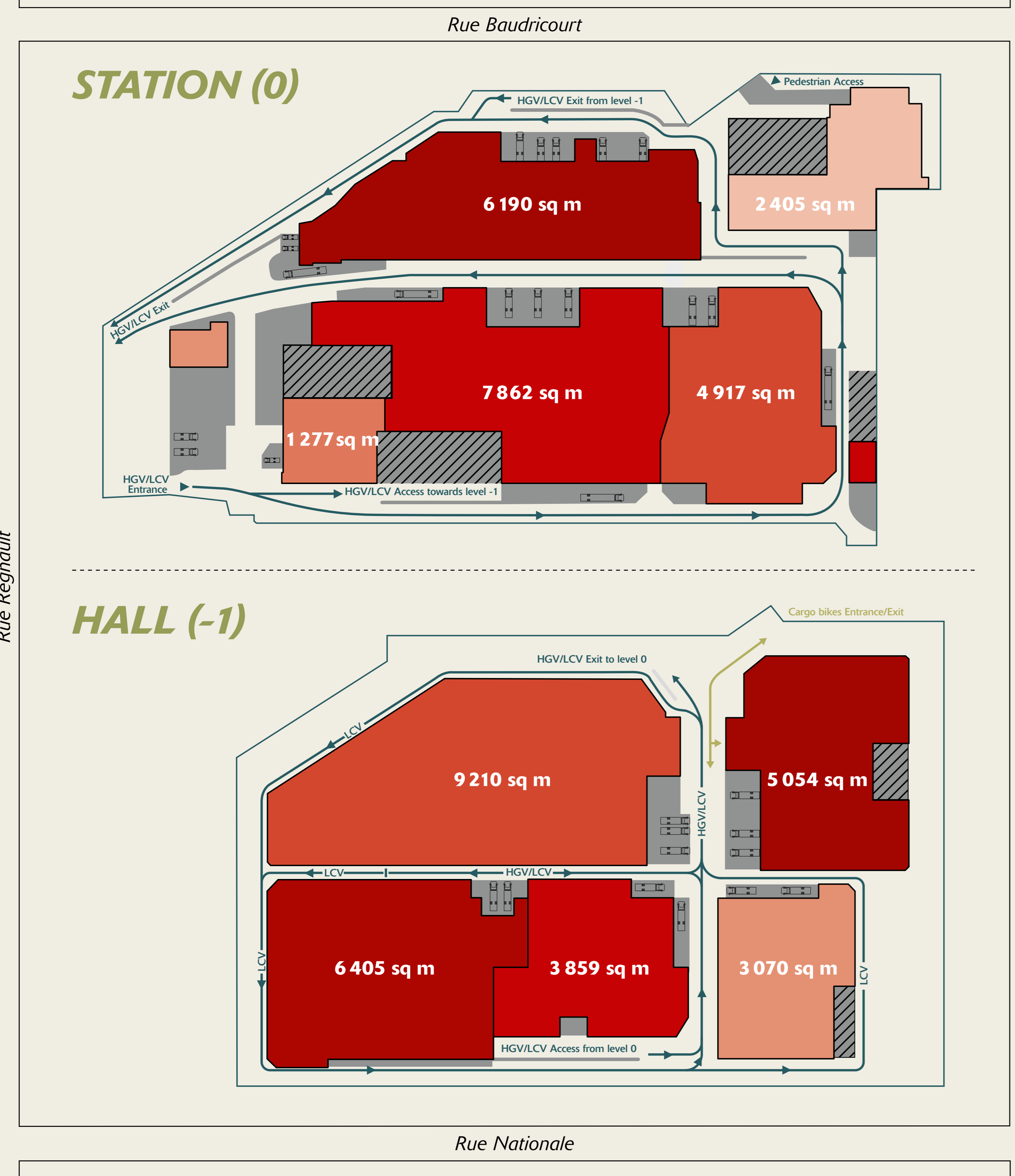


Place d'Italie hosts one of Paris' largest shopping centres: Italie 2.



OUTLINE PLANS

Units are divisible as required



A new generation urban logistics hub

FOSTERING THE COMFORT OF ITS USERS

SEGRO

SERVICES

- » *Restaurants and shops nearby*
- » *Outdoor area to have a break and get some fresh air*
- » *Meeting rooms available*
- » *Green spaces offering tree cover*
- » *Concierge service, community café, recycling point and bicycle repair shop*
- » *Car parking nearby*

TECHNICAL CHARACTERISTICS

- » *The site is gated and secured 24/7, and has security guards*
- » *2 levels accessible to all sizes of HGV, LCV, and cargo bikes*
- » *Electric power for vehicle charging*
- » *Ground resistance: 3 T/sq m at Station level and 5 T/sq m at Hall level*
- » *Clear heights: up to 4.9 m at Station level and 6.4 m at Hall level*
- » *Loading docks and level doors (depending on the unit)*
- » *1 door for 700 sq m, on average*
- » *100 % LED lighting and white-painted walls and ceilings*
- » *ICPE 1510 and 2925*
- » *Traffic management tools available*
- » *Certifications and awards (targets):*

BREEAM® ECOCycle

