

PRESS RELEASE

GARONOR: LOGICOR COMPLETELY REDESIGNS ITS ICONIC 330,000 M² LOGISTICS SITE

Paris, 1 December 2025 – Logicor, an owner, manager and developer of logistics real estate in Europe, is launching a major restructuring of its Garonor Park. First acquired in 2014, Garonor Park is now the leading private logistics hub in northern Île-de-France, and has seen strong demand from freight operators and logistics companies. With the rise of urban logistics, these premises, ideally located at the entrance to Greater Paris, are being redesigned to meet the new requirements of rapidly growing tenant demand. Rather than renovating, Logicor has chosen to completely reconfigure these 65 hectares to develop RISE, a new model of real estate dedicated to urban logistics that is more flexible and sustainable.

« For nearly 60 years, Garonor has been a benchmark for logistics in France. Located at the gateway to Europe's largest consumer market, this park enables goods to be stored and transported to the heart of the Île-de-France region from northern and eastern Europe. While the fundamentals of the location remain excellent, the internal layout of the park and the buildings, despite renovations, have aged, and logistics needs have evolved. Despite a high occupancy rate of around 90%, and due to the natural turnover of customers, we decided that now was the right time to reconfigure the entire site by creating RISE. This significant investment reflects our vision of efficient, multi-level logistics real estate that is mindful of the environmental footprint and comfort of users. The first RISE building will be delivered in 2027. » explains **Laurent Dubos, Managing Director of Logicor France**.

RISE-GARONOR ©Logicor-Charlemagne / RSI Studio



RISE
GARONOR - PARIS

GARONOR:
330,000 m² over 65 hectares

RISE :
The new Garonor park: increased density in height and reduced density on the ground
50% of the space reconfigured

RISE 1: 38,000 m²

A site covering the Greater Paris area

Located 20 minutes from the Paris ring road and at the intersection of the A1 and A3 motorways, Garonor benefits from direct access to the Île-de-France region, national and European road and motorway networks, including major French, Belgian and Dutch port platforms. Within the Paris-Charles de Gaulle freight zone, the park is located less than an hour's drive from 12 million inhabitants. Already accessible by public

transport and soon to be served by two stations on the Grand Paris Express line 16 (Aulnay – Val Francilia and Parc du Blanc-Mesnil), the site is located in an area with a shortage of logistics real estate, while offering all the advantages needed to meet the requirements of last-mile urban logistics.

RISE: an innovative park project

RISE is a remarkable achievement: reconfiguring and redeveloping one of the largest logistics sites in the Île-de-France region while maintaining normal operations.

By 2035, the future park will initially comprise four two-storey logistics buildings with mezzanine car parks. To gain support for this radical transformation and the future master plan for the site, Logicor consulted the park's current customers to gather their opinions and inform the overall planning process.

In line with Garonor's long-standing offering, Logicor wants the level of service to reflect new workplace practices, and will feature catering, break and sports areas, along with connected services for a better user experience for employees, drivers and partners.

To lower the development's environmental impact and CO2 emissions, the buildings will be equipped with low-energy consumption equipment and will feature rooftop solar panels. The site will also see the density of the buildings increased, whilst a park with generous green spaces and wider traffic lanes to facilitate traffic flow will be introduced. Three hectares of new green spaces will be created and developed in the medium term.

RISE 1:First building already under construction

Launched as a replacement for a now vacant unit, the first RISE building will cover 38,195 m² with two divisible units of 10,700 m² on the ground floor. The first floor will be accessible via two ramps with a limited slope (< 8%), and will contain a 14,132 m² courier service, divisible into four lots, along with more than 2,500 m² of support offices.

A 227-space car park will be integrated within the mezzanine level of the storage premises.

Garonor today:

330,000 m²
22 buildings

The RISE project from 2035:

165,000 m² (excl. car park)
4 buildings (27, 38, 47 and 47,000 m²)
1 office building (4,000 m²)
1 multi-storey car park
8 MWp from photovoltaic power stations

A 227-space car park will be integrated within the mezzanine level of the storage premises.

RISE :

Master plan : AECOM
Communication Agency :
Charlemagne

The first building – RISE 1:

- 38,000 m²
- Roof 100% covered with photovoltaic panels
- ICPE 1510
- Target certification: BREEAM Outstanding
- Delivery: Q2 2027
- Architect: Atelier 4+
- Contractor: INC2K



Logicor is one of Europe's leading owners, managers and developers of logistics real estate. Its portfolio of assets exceeds 18 million square metres of storage space, mainly located within major freight transport hubs and close to major population centres. Its head offices are in London and Luxembourg, with teams spread across Europe. Logicor's buildings and strong network enable its customers' goods to move through the supply chain and into everyday life. Pour plus d'informations : logicor.eu

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