

Newdock



# SÉQUOIA

LE HAVRE

LE HAVRE, NORMANDIE | FRANCE

Lettable area 103.662 sqm | Divisible from 12.000 sqm | Immediate availability

**Newdock, on behalf of Goldman Sachs, is the development, investment, and management platform for next-generation logistics sites.**

**Newdock is offering a new site in Normandy, within the area of the Grand Port Maritime du Havre, in the immediate vicinity of the multimodal platform and the A131, A13, and A29 motorways.**





The site covers 103,662 sqm on a land area of 215,399 sqm.

The asset is BREEAM® Excellent certified based on the following criteria: energy management, waste recovery, water management, building materials, landscape and ecology, pollution levels, innovation, health and well-being, building management, and access to sustainable transport.

# INDEX

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**01.**

LOCATION

**02.**

SÉQUOIA LE HAVRE  
IN DETAIL

**03.**

AREAS AND  
PLANS

**04.**

TECHNICAL  
SPECIFICATIONS

**05.**

CONTACT



## LOCATION

The **SÉQUOIA LE HAVRE** logistics site is located on the land of the Port of Le Havre, in the Normandy region, north of the Seine estuary, at the western end of the maritime façade known as the “Northern Range.”

Its connectivity through 75 maritime routes makes it a major port in Europe, the leading French port in terms of container traffic, with nearly 3.1 million TEUs handled in 2021.

Its strategic location, efficiently connected to a dense hinterland (Rouen, Paris, Lille, Lyon, and Bordeaux) through motorway networks such as the A131, A13, and A29 — providing access to the main road corridors of France and Europe — together with the presence of logistics activities, makes it a key hub for freight transport.





SÉQUOIA - LE HAVRE

🕒 18 min. 📍 17 km.

SÉQUOIA - PORT 2000

🕒 14 min. 📍 13 km.



## SÉQUOIA LE HAVRE IN DETAIL



Land plot

**215.399 sqm**



GLA

**103.662 sqm**



Units ranging from **5,000 sqm** to **12,000 sqm**, including one unit of approximately **6,000 sqm** dedicated to the storage of hazardous materials.



Containers area

**5.700 sqm**



Docks

**106**



LV parking spaces

**296**



Truck parking spaces

**40**



Truck yard

**38 m**

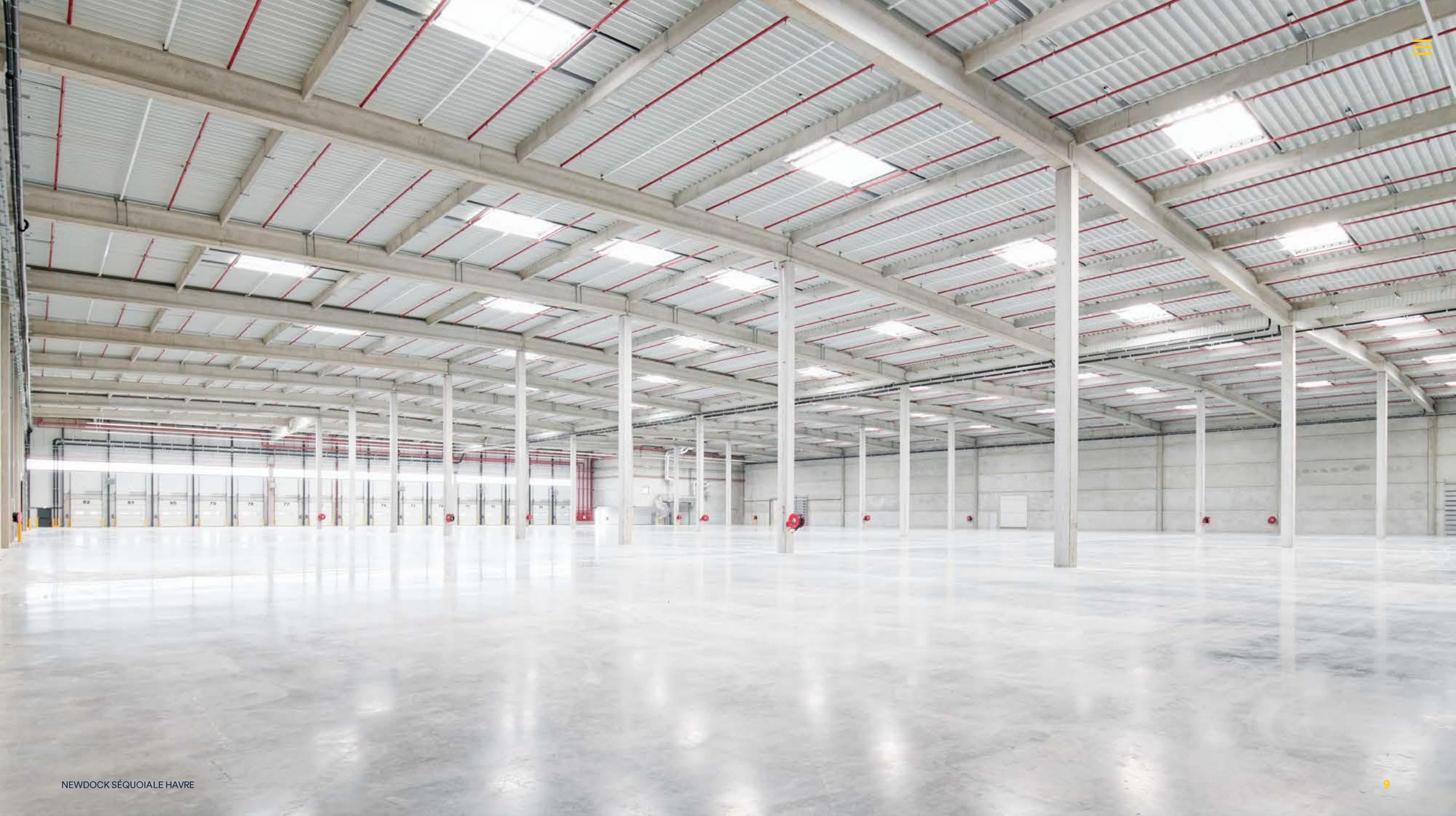


Clear height

**11,40 m**

**BREEAM®**  
**EXCELLENT**

Certification  
BREEAM® Excellent





# Areas

 **215.399 sqm**  
Land plot

 **103.662 sqm**  
GLA

 Leased

	C1	C2	C3	C4	B1	B2	B3	B4	B5	B6	TOTAL
<b>Warehouse</b>	11.501 sqm	11.514 sqm	11.513 sqm	11.507 sqm	4.859 sqm	5.707 sqm	11.497 sqm	11.500 sqm	11.669 sqm	5.806 sqm	<b>97.073 sqm</b>
<b>Charging rooms</b>	164 sqm	165 sqm	164 sqm	164 sqm	160 sqm	-	164 sqm	164 sqm	-	163 sqm	<b>1.309 sqm</b>
<b>Offices</b>	524 sqm	524 sqm	523 sqm	523 sqm	-	522 sqm	522 sqm	523 sqm	523 sqm	-	<b>4.186 sqm</b>
<b>Loading docks</b>	112 sqm	95 sqm	95 sqm	104 sqm	43 sqm	35 sqm	95 sqm	95 sqm	138 sqm	104 sqm	<b>917 sqm</b>
<b>Common areas</b>	21 sqm	21 sqm	21 sqm	21 sqm	9 sqm	11 sqm	21 sqm	21 sqm	21 sqm	10 sqm	<b>178 sqm</b>
<b>Total</b>	<b>12.322 sqm</b>	<b>12.319 sqm</b>	<b>12.317 smq</b>	<b>12.319 sqm</b>	<b>5.071 sqm</b>	<b>6.275 sqm</b>	<b>12.300 sqm</b>	<b>12.304 sqm</b>	<b>12.352 sqm</b>	<b>6.083 sqm</b>	<b>103.662 sqm</b>

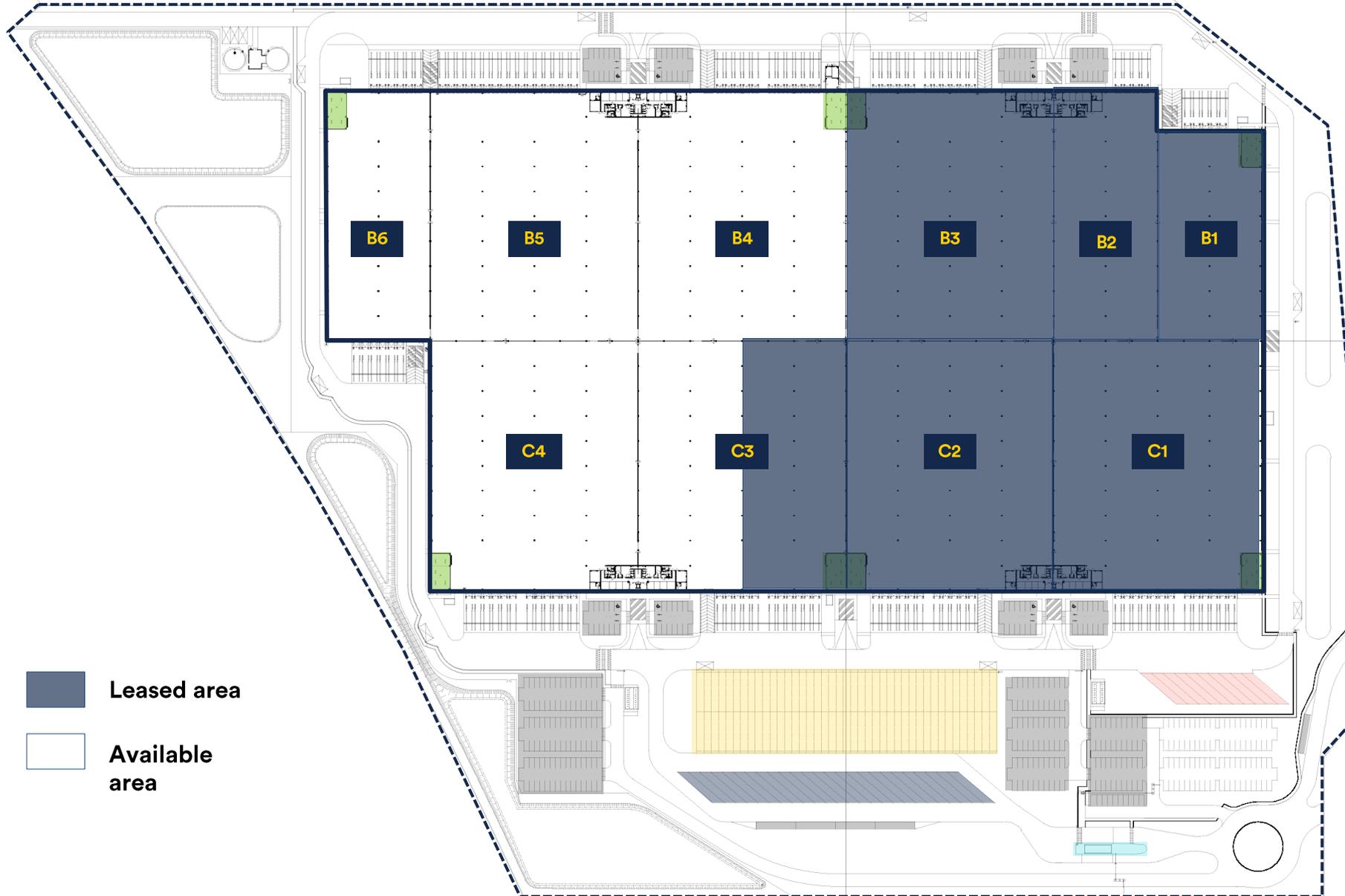
**Container area**

*Please note that container area allocation is specific to each lease agreement, current availability is c.4,000sqm*

5.740 sqm

# PLANS

SÉQUOIA LE HAVRE  
GLA | 103.662 sqm







## TECHNICAL SPECIFICATIONS

**LIGHTING.** LED-type.

**DOCKS.** Ratio of 1 per 977 sqm.

**CLEAR HEIGHT.** 11.40 m.

**ROOF.** BRooft3 roof. Translucent polycarbonate skylights covering 4% of the surface area.

**FLOORS.** Concrete floor with surface hardener: 5t/m<sup>2</sup> evenly distributed (7t/m<sup>2</sup> at the base of racks 15x15).

**FIRE PROTECTION.** ESFR sprinklers (NFPA13). Storage cells insulated with 4-hour fire-resistant walls (MCF 4h) and fire doors (CF).

**OFFICES.** Air-conditioned, divisible offices with suspended ceilings and perimeter trunking with 2 compartments.

**ESG CRITERIA.** BREEAM® Excellent certification.

**BMS.** HVAC, office air conditioning, warehouse heating, interior and exterior lighting. Energy and water consumption monitoring.

**ICPE CATEGORIES.** Authorization: 1510-1 (includes storage of paper, cardboard or wood, polymers, and tires), 4331-1. Declaration: 4320-2, 4321-2, 2910-A, 2925-1.





Property: LH LOGISTICS PROPCO SCI

Key contact



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