Scannell Properties, an international real estate development firm founded in 1990, acquired a multimodal logistics site (road–river-rail) in Alsace.

The privately owned company specialises in build-to-suit and speculative projects in logistics, manufacturing, services and mixed-use buildings.

It originally started in the USA and Canada and in 2018, it opened its London office to expand its activities in Europe, targeting especially France, Germany, Italy, the Netherlands, Spain and the United Kingdom.

To date, Scannell Properties has carried out 615 projects, totalling 13.9 million m2.

NEEDS & CHALLENGES

CONTEXT

Scannell Properties' goal, for its newly acquired 34,250 m² logistics platform in the Port of Strasbourg, is sustainable renovation. The firm aims to optimise the site's energy and environmental performance even thought expanding the site by a further 13,194 m² – bringing the total floor space to 48,046 m². This approach addresses the shortage of land and enhances the value of existing properties.

PROJECT

Renovated into a modern Class A building, the logistics platform will be divisible, expandable and connected to the rail network.
Ideally located 1 km from the A35 motorway, in a multimodal port, it will enable a variety of logistics activities.
Set on a 22.5-acre plot, the facility can be expanded by 13,700 m² to a total floor area of 47,950 m² and seven units (up from to five currently).

TECHNICALS CHALLENGES

The project incorporates LED lighting to tackle the challenge of reducing energy consumption.
Plumbing installations will be modernised to adopt water-saving solutions, improving energy and environmental efficiency.

KEY FEATURES

The renovation of the building aims to reduce energy consumption by 20% to 25%. Further measures are planned to limit water consumption.
These initiatives support the project's objective to obtain the BREEAM In-Use certificate to the Very Good level for this modernised and sustainable site.



GSE'S ENVIRONMENTAL EXPERTISE AND STRATEGY

FOCUS ON CERTIFICATION

FRANCE / STRASBOURG (67)

SCANNELL

The renovated building is aiming for BREEAM In-Use certificate at the Very Good level, based on its sustainable approach. Solar panels on the roof and on the car park shadings support this environmental claim.



HUGUES DESBARRIÈRES
DEPUTY MANAGING DIRECTOR FRANCE
SCANNELL PROPERTIES

This building acquisition forms part of a broader strategy to modernize the existing real estate portfolio, with a strong focus on optimizing land use. Located at France's second-largest inland port and connected to North Sea ports, the site benefits from a rail connection supporting multimodal logistics operation It enjoys a prime location at the crossroads of major European transport corridors : just one kilometer from the A35 motorway and one kilometer from the German border.