

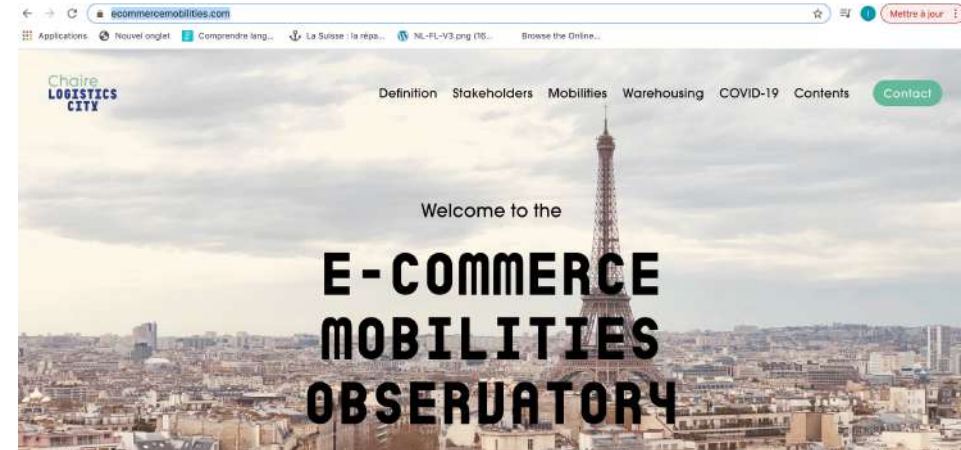
So many new warehouses in Paris today: why?

Dr. Laetitia Dablanc

- Research oriented Chair
- Warehouses, innovations, new trends in consumption and impacts on city logistics

Results available online:

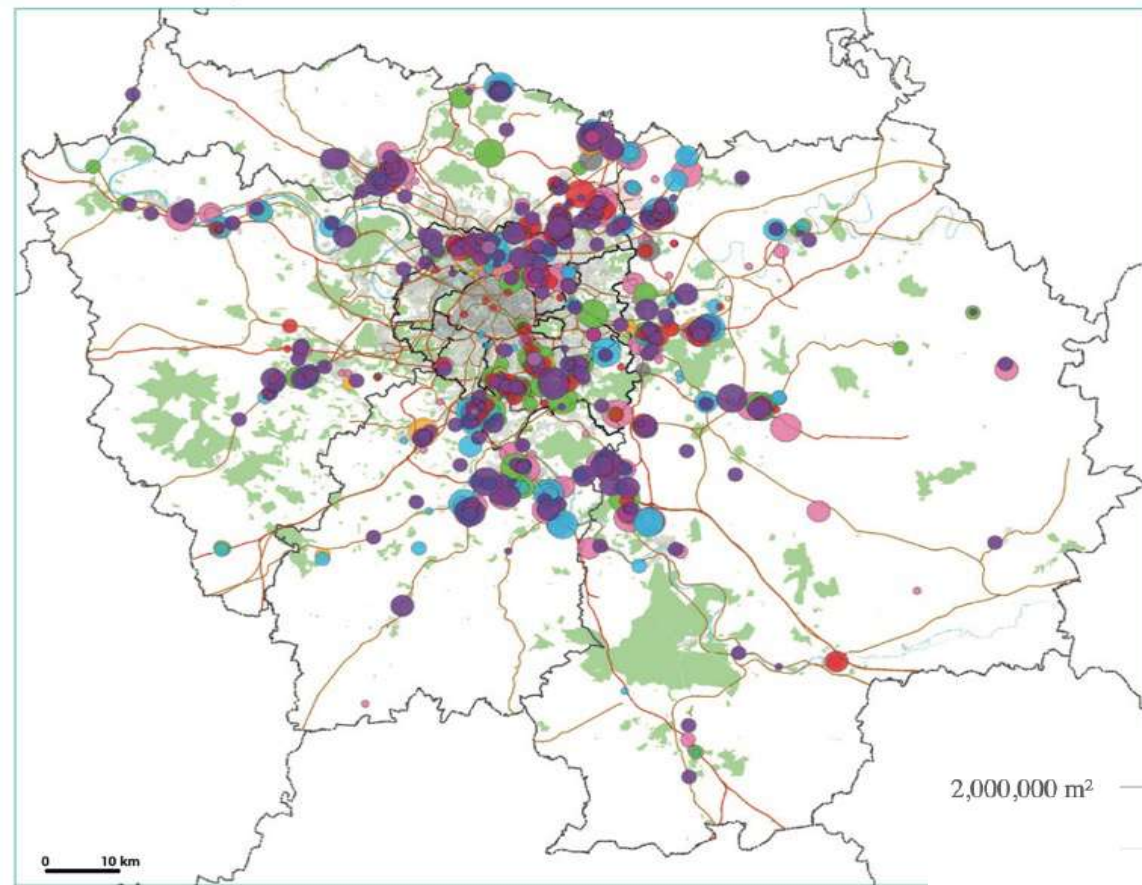
- Observatory of ecommerce mobilities
- Survey reports on gig workers for instant delivery platforms in Paris 2016, 2018, 2020, 2021
- Barometer of urban logistics under covid lockdown
- **Logistics real estate in 74 large cities around the world**



<https://www.lvmt.fr/en/chaire/logistics-city/>

Warehouses in the Paris region

LES ENTREPÔTS LOGISTIQUES EN ILE-DE-FRANCE



A very active market since 2014

In brown+red: Paris region, new warehouse land areas over 5,000 sq m
In orange: rest of France



Source : ImmoStat

Warehouse indicators for the Paris region 2000-2012 (>5000 sq m)

Number of WHs

2000: 714

2012: 955

Number of WHs per million inhabitants

2000: 65

2012: 81

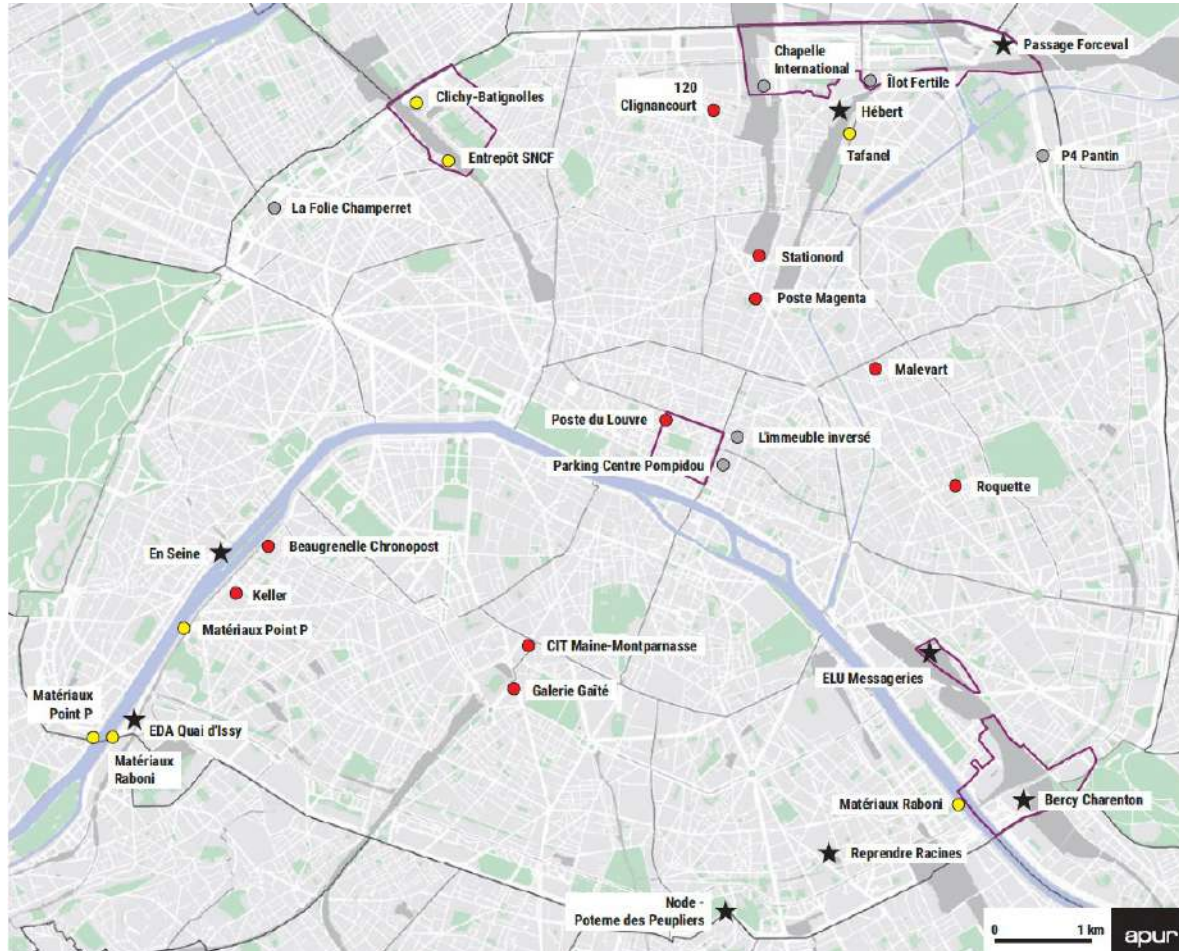
Number of WHs per 1000 sq m

2000: 59

2012: 79

Warehouses (city hubs) in Paris since 2011

“Proximity logistics” (H. Buldeo Rai)



APUR, 2021

- Building permits applications for logistics facilities 2011-2019
- Missing:
 - New logistics facilities not requiring a building permit
 - Click-and-collect facilities and pick-up-points (registered under retail)
 - Building permits since 2019 including ‘dark stores’ since 2020

Chapelle logistics hotel (45,000 sq m)

- Innovative architecture on a former freight rail area
- Four levels
- Multi-use: logistics, offices, data center, sports, urban farm
- Rail service (unused)



Hôtel logistique de Chapelle international (18e arr.) inauguré en juin 2018. © JGP



Many Paris underground municipal car parks accomodate delivery companies

Louvre



Star Service

Opera



FedEx

Beaugrenelle



Chronopost

Concorde



Chronopost

Temporary rental and time-sharing

Swoopin, Paris 11th
Six-month rental before
redevelopment for social
housing project



L. Dablang

Amazon, Paris 14th
use of of a bus depot during the day

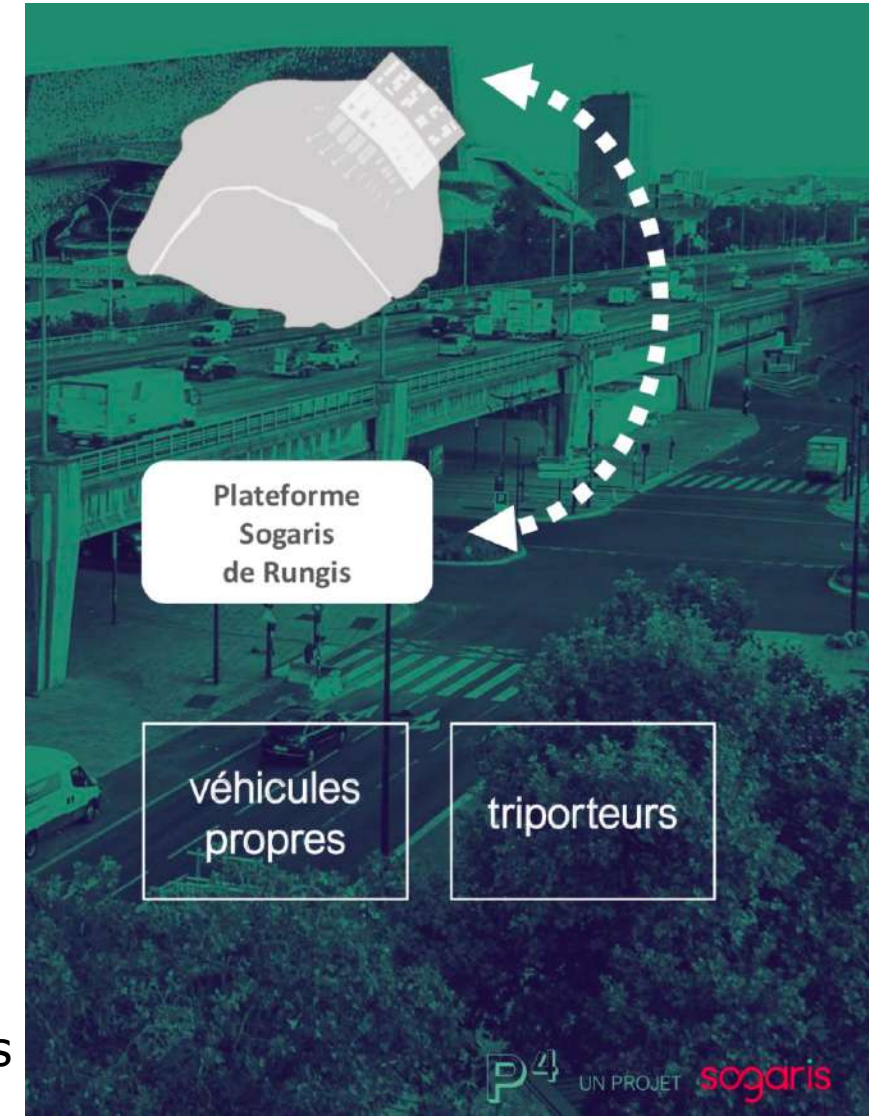


F. Bouchon Le Figaro

Urban logistics hub for cargo-cycle operations under the Paris ring-road



Sogaris



Sogaris

Large renovated multi-story warehouse

- Preserved from the 1960s
- Fully rented to diverse set of clients from Amazon to the Louvre
- Electric vans on roof



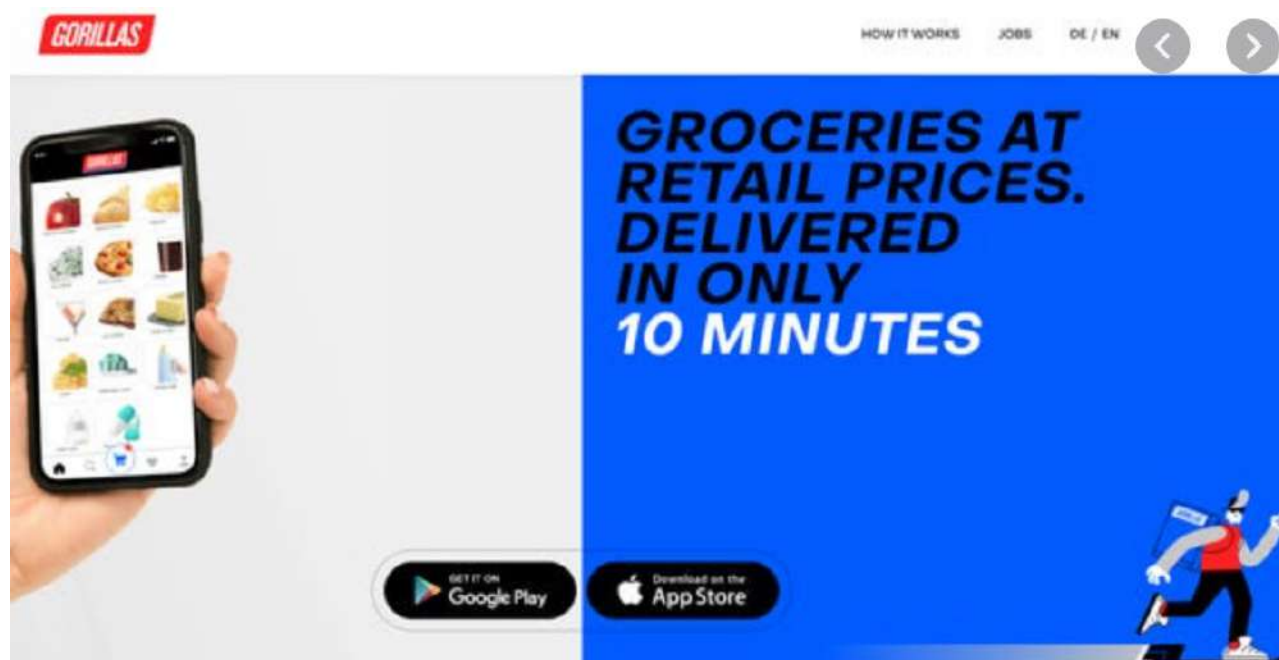
Use of river banks in open air for a daily intermodal operation for a large retailer



SERVICE LEVEL

Small picking hubs close to the consumers for fast or ultra-fast deliveries

- Around 200 today in Paris?



Cajoo dark store in Paris
Champerret

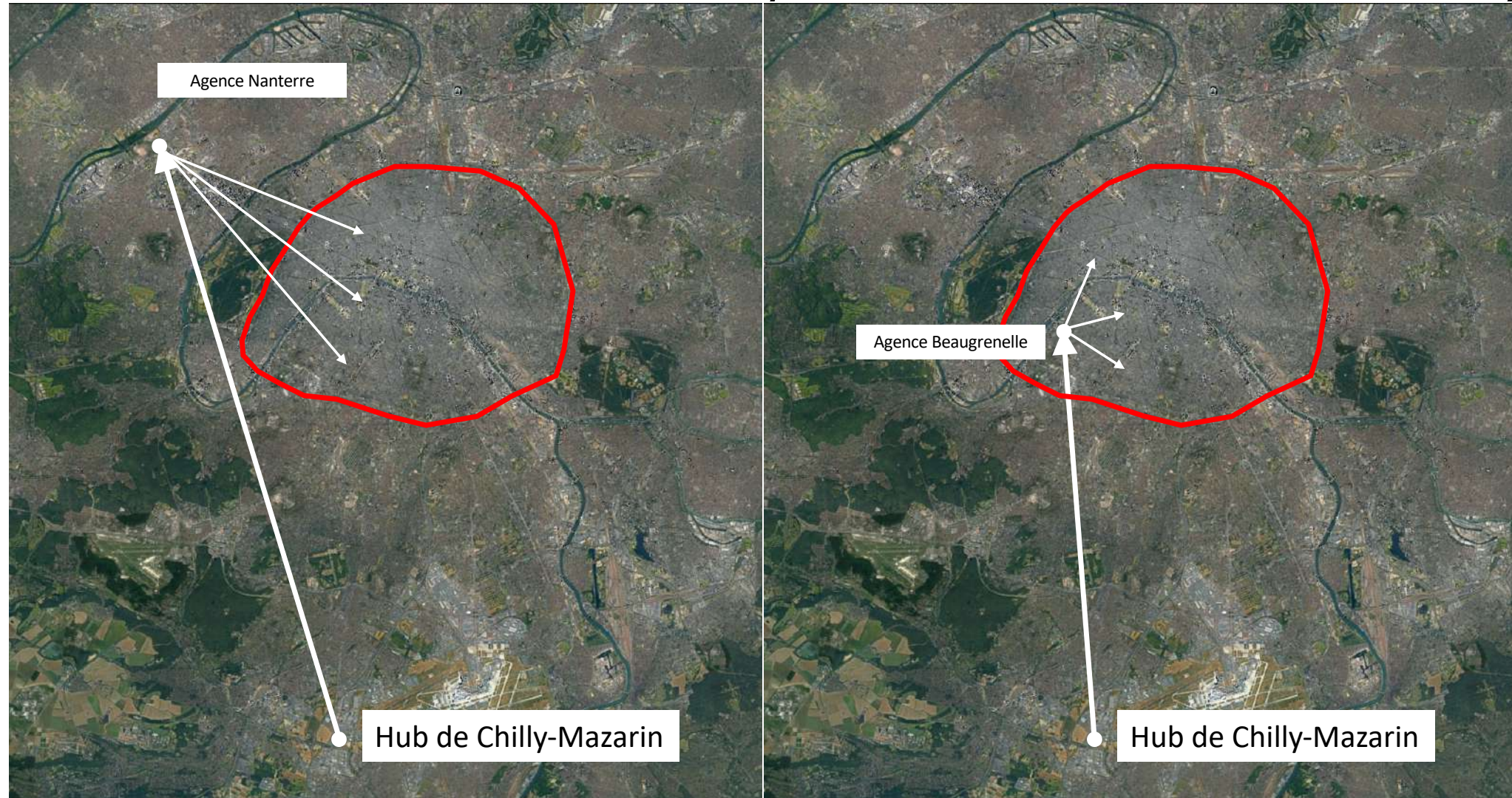


Photo LSA

CORPORATE SOCIAL RESPONSIBILITY

Reducing freight vehicle-km: example of Chronopost

Without an urban hub: 151 tons CO₂/y With an urban hub: 74 tons CO₂/y

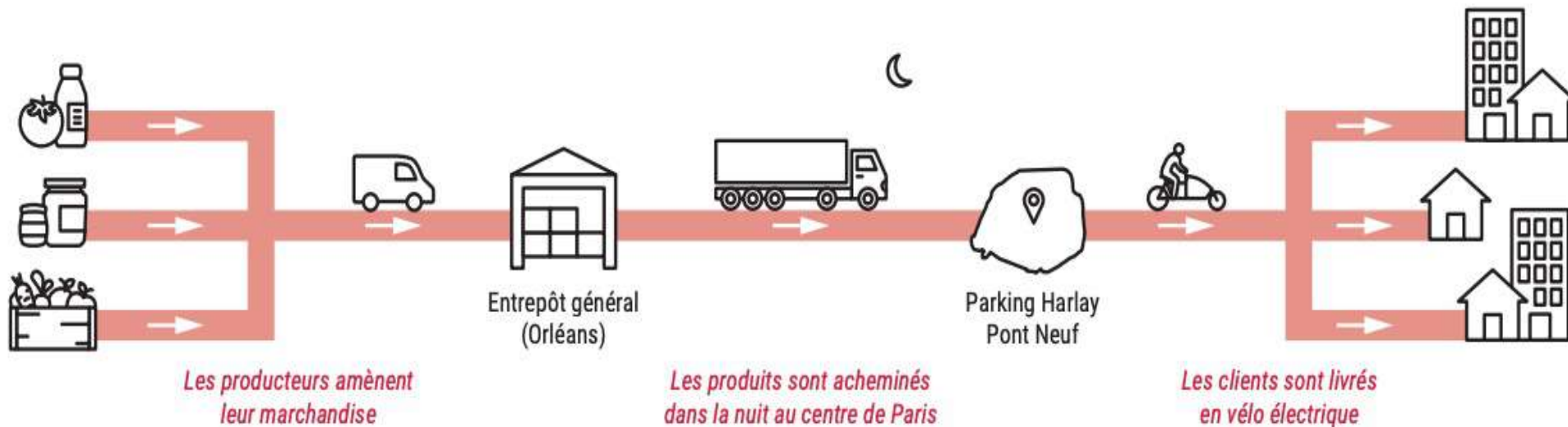


Jonction
2017 +
Dablanc,
Grelier 2020

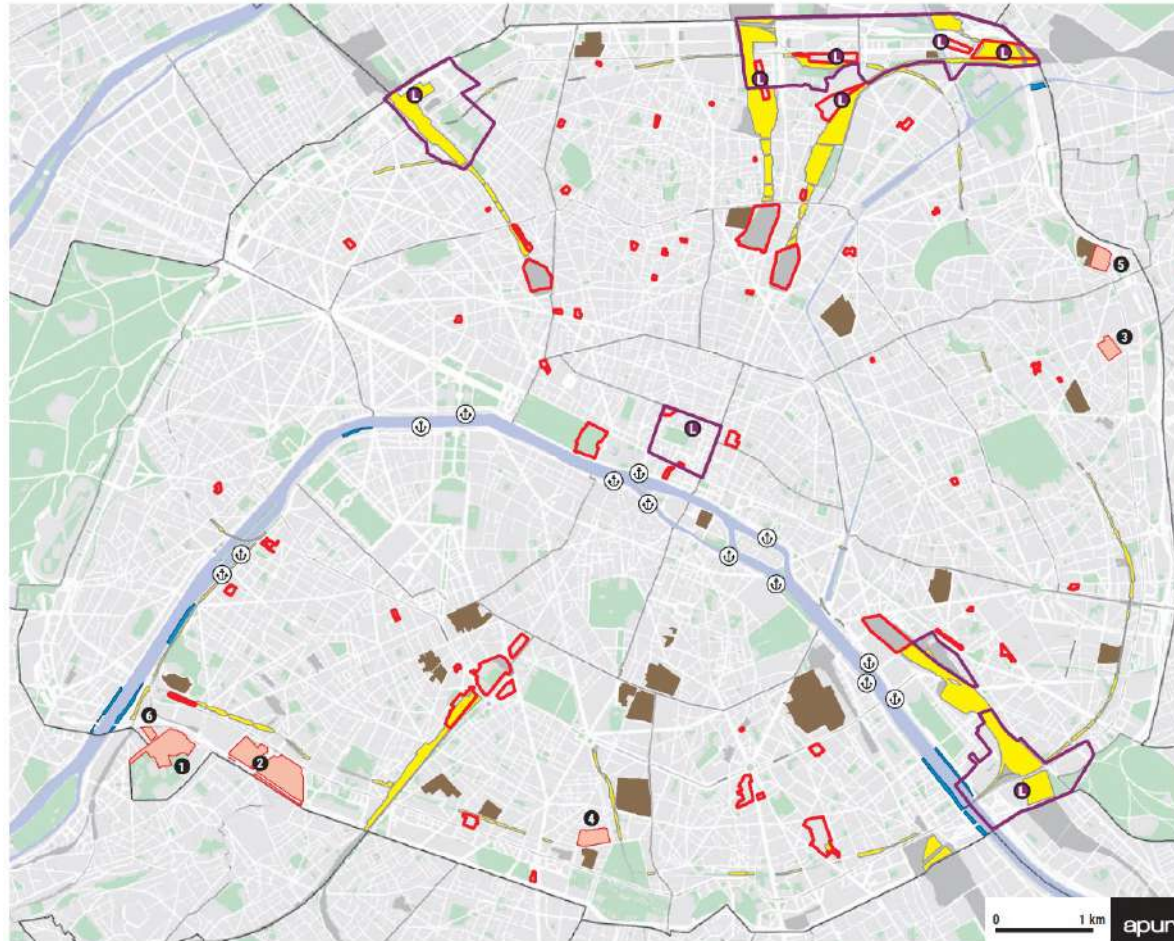
Introducing cargo-cycles and e-vans in the supply chains

Example: delivery of fresh grocery in an underground parking in Ile de la Cité





ACHEMINEMENT DES MARCHANDISES DU PRODUCTEUR JUSQU'AU CONSOMMATEUR PARISIEN



2016 zoning ordinance of Paris: several regulations incentivizing the implementation of logistics facilities



- Areas dedicated to large urban services

	River banks
	Rail areas
	Hospitals or former hospitals
	Other

- 61 location perimeters for logistics activities 

Conclusion

- What drives the development of Paris city hubs?
 - Service level
 - Responding to changing consumer demands
 - Innovation
 - Responding to current or expected public policies
- Large investors are looking into this new market (Prologis)
- One major driver for investors: with high demand and short supply, rental prices are up (routinely 200 €/y/sqm, can go as high as 400), returns on investments are faster than a few years ago

Paris among the most expensive markets for urban warehouses (De Oliveira, Dablanc, Schorung, to be published)

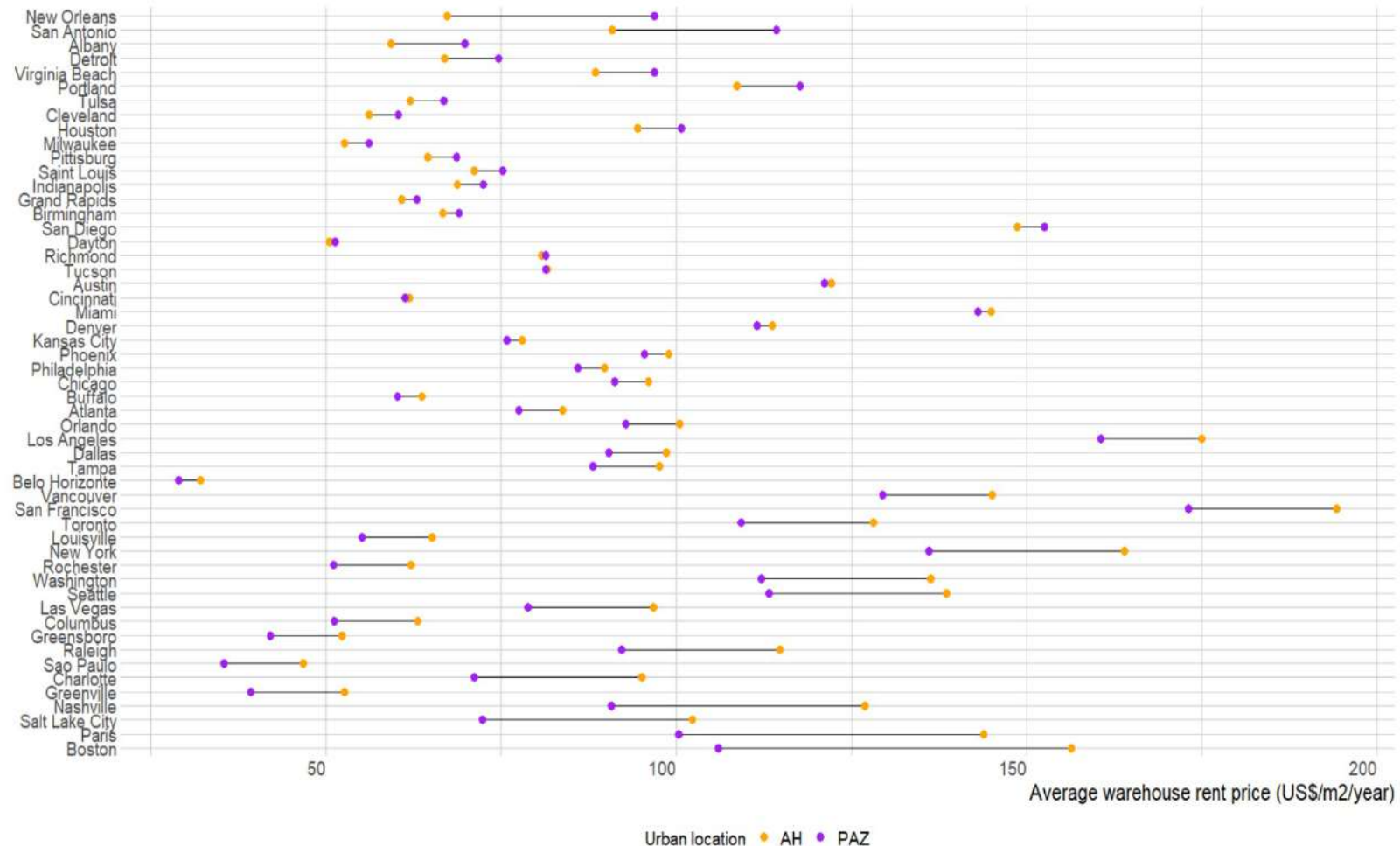


Figure 4: Representation of warehouse average rent prices for AH and PAZ for each metropolitan region

Ressources

- CHAIRE LOGISTICS CITY: www.lvmt.fr/en/chaire/logistics-city-sogaris/
- METROFREIGHT www.metrofreightw.metrotrans.org/metrofreight
- Dablanc, L., Frémont, A. (Dir) (2015) La métropole logistique, Armand Colin
- Dablanc, L., Palacios, L. (2020) Locational patterns of warehouses in 74 cities around the world, a comparative meta-analysis, <https://www.lvmt.fr/wp-content/uploads/2021/09/Dablanc-Palacios-Arguello-2020.pdf>
- Dablanc, L. (to be published) Chapter 3.1 Land use planning for a more sustainable urban freight. In Edoardo Marcucci, Valerio Gatta, Michela Le Pira (Ed) Handbook on city logistics and urban freight, Edward Elgar
- Many reports by APUR, the Paris urban planning agency, on logistics hubs, eg <https://www.apur.org/fr/nos-travaux/sites-logistiques-actuels-potentiels-contribution-groupe-travail-immobilier-strategie-logistique-parisienne>

