

●●● CASTIGNAC

Ambérieu-en-Bugey (05) Logistics Site

LEASED

**Ambérieu-
en-Bugey (05)**

**Logistics Site
(403,883 sq ft)**

Warehouse (397,338 sq ft)
Offices and
Technical rooms (6,544 sq ft)



Introduction

The asset with a railway banch line, is ideally located in Ambérieu, offering excellent accessibility to transport infrastructure. This site includes a ground floor warehouse of (397,338 sq ft) and offices and technical rooms of (6,544 sq ft), for a total area of (403,883 sq ft). The warehouse benefits from a natural light ratio of 4% and a clear height of 10.6 meters, providing optimal storage conditions. The yard, with a width varying from 28 to 55 meters, facilitates vehicle maneuvering. The site features 26 docks and ground-level access doors, a floor load capacity of 5 t/sqm, and an available electrical power of 160 kVA. The site also includes 194 parking spaces and is graded B for office quality. Additionally, it offers 20 spaces reserved for heavy vehicles, meeting modern logistical requirements.



Direct access
A42-A40



EPC Rating B



Secure Site



160 kVA



Ecology
Enhancements





Logistics Site
403,883 SQ FT

Logistics Site

	GIFA (sq ft)	GIFA (sqm)
Warehouse	397,338	36,914
Offices and Technical Rooms	6,544	608
Total	403,883	37,522



Rooflights:
min. 4%



Clear
Height
10.6 m



Yard Width
28-55 m



26 Docks
& 8 Level
Access Doors



Floor Loading:
5t/sqm



Available Power:
160 kVA



Car Spaces
194



Grade B
Offices



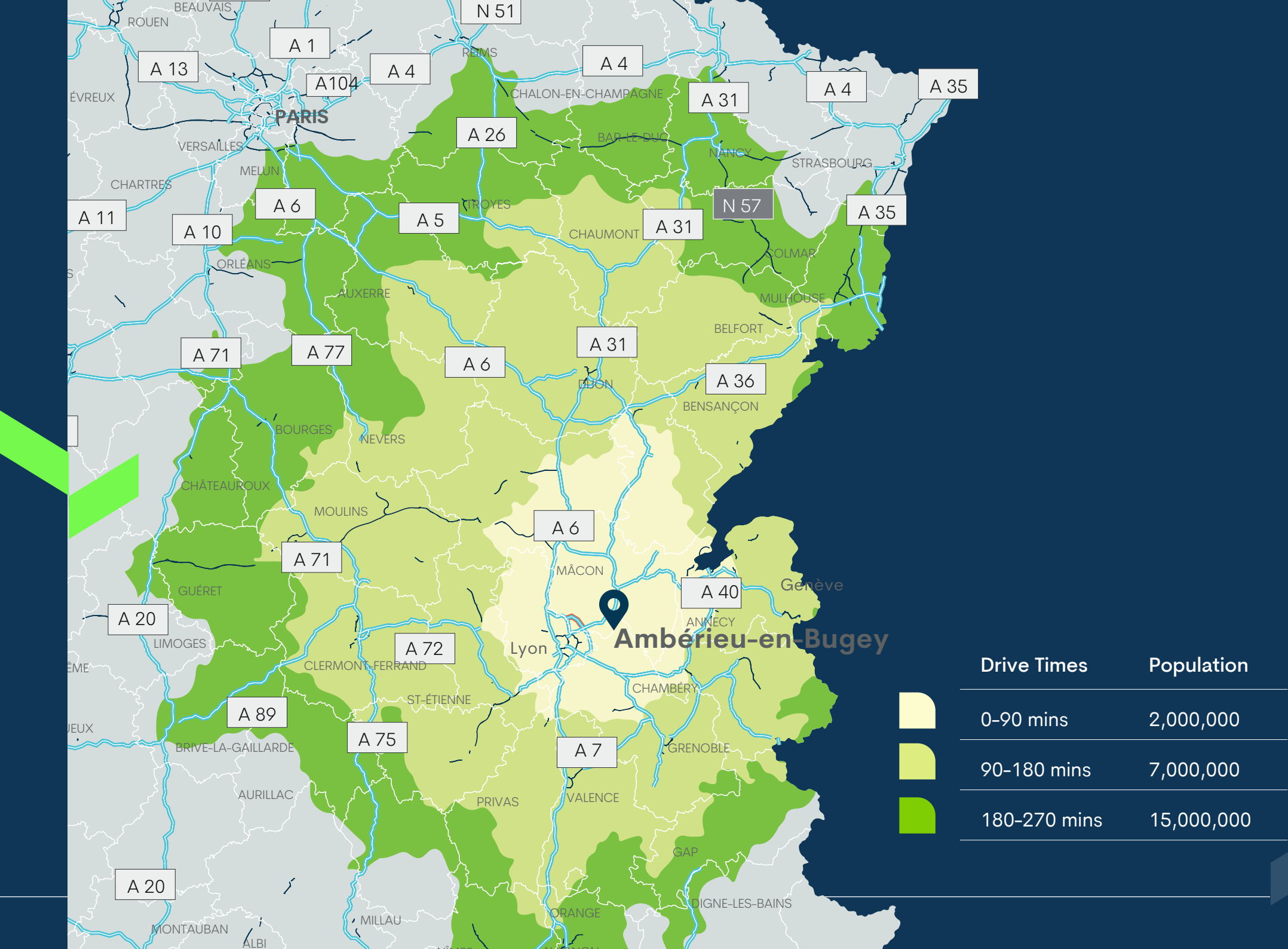
HGV Spaces 20

ESG Specifications

We aim to develop facilities to stand the test of time, whilst minimising the environmental impact on the communities they serve. This is achieved with the use of modern technologies, to reduce CO2 emissions, and the cost of occupation. Our logistics team has developed over 40 million square feet of premier, LEED/BREEAM-certified logistics space throughout the world, delivering state-of-the-art properties to meet our customers' needs without compromise.

Location

The asset with a railway banch line is located in Ambérieu, with direct access to the A42, E611, and A40 highways, providing excellent connectivity to other major cities and regions. This strategic location allows quick access to major industrial and commercial centers, making it an ideal spot for businesses looking to optimize their logistics and distribution. Ambérieu is also well-served by modern transport infrastructure, facilitating both national and international exchanges.

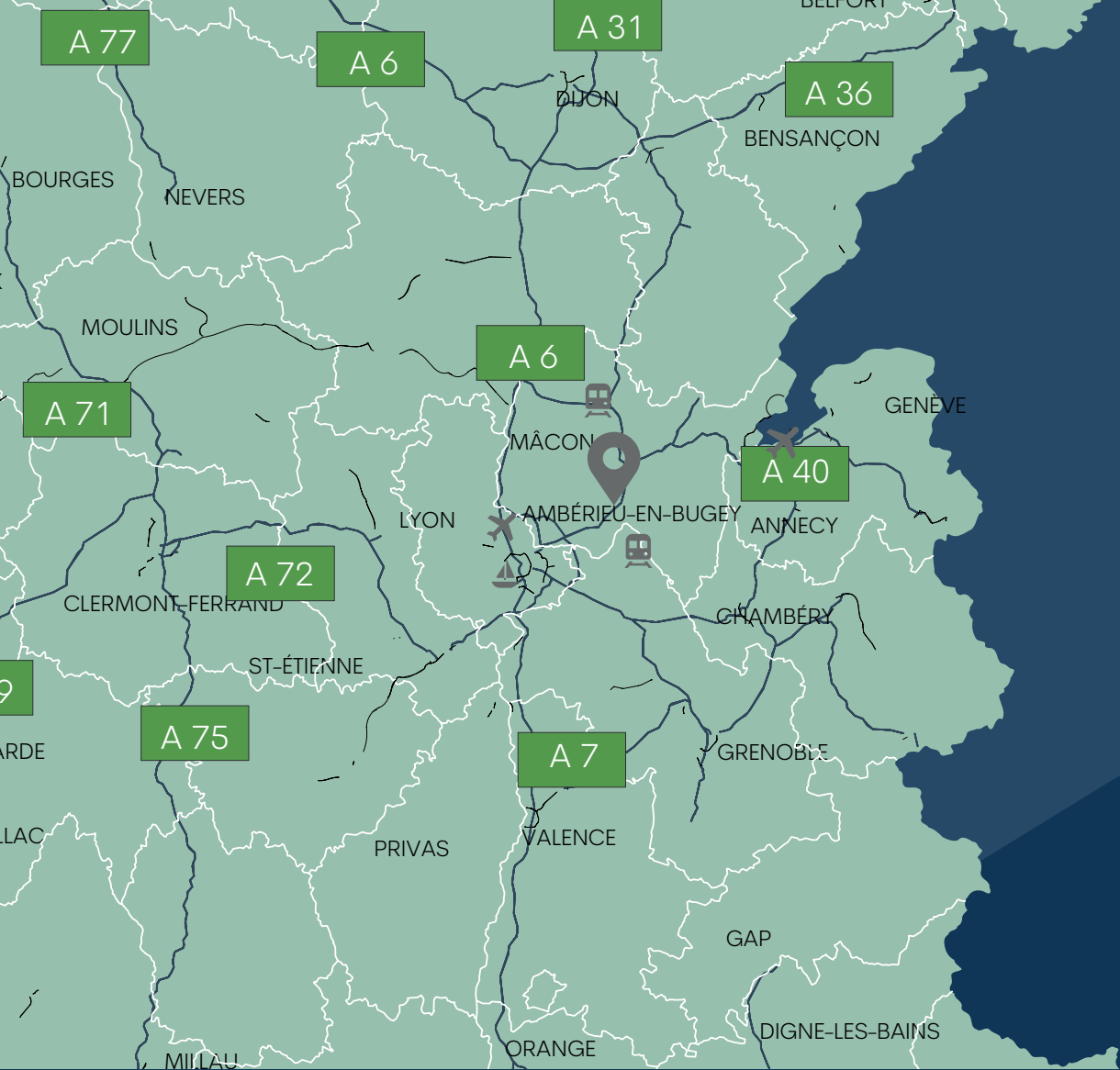






Castignac is the joint venture between BT Immo and Brookfield. This investment and asset management company primarily operates in the French logistics market, with a real estate asset portfolio valued at approximately 1 billion euros. Specializing in the identification and execution of high-value investment opportunities, the group possesses strong expertise in the rehabilitation of contaminated former industrial sites. Our team consists of experienced professionals in asset management, investment, and real estate development.

For further information, please contact our team below :


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1. We provide the information contained in these particulars for guidance to intending occupiers or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies, or typographical errors. 3. Any interested third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, tenants, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Note the site boundary should be treated as for indicative purposes only and should not be construed as the actual site boundary. 6. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

	Miles	Time
A42 (Autoroute Lyon - Pont-d'Ain)	3	5 mins
A40	20	15 mins
	Miles	Time
Port de Lyon Édouard-Herriot	65	50 mins

	Miles	Time
Aéroport de Lyon-Saint Exupéry	50	35 mins
Aéroport de Genève	115	20 mins

	Miles	Time
Gare d'Ambérieu-en-Bugey	2	5 mins
Gare de Bourg-en-Bresse	30	30 mins

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