

●●● CASTIGNAC

Amiens (80)

Logistics Site



LEASED

Amiens (80)

**Logistics Site
(899,496 sq ft)**

Warehouse (862,780 sq ft)
Offices and Technical
rooms (36,715 sq ft)

Introduction

Located in the northern part of the Paris basin, this fully leased (899,496 sq ft) logistics center occupies a strategic position at the heart of the northern industrial zone of Amiens, near the A16/A29 highways. It showcases Castignac's expertise in rehabilitating and enhancing former industrial wastelands. This site, once dedicated to tire production, was demolished and transformed into a logistics warehouse specializing in the storage of consumer products. This conversion created numerous jobs while adhering to the latest environmental standards. The site includes a warehouse of (862,780 sq ft) and (36,715 sq ft) of office spaces and technical rooms, totaling an area of (899,496 sq ft). The warehouse benefits from a natural light ratio of 4% and a clear height of 10.6 meters. The yard, with a width of 40 meters, allows for easy vehicle maneuverability. The site features 89 docks and 8 level access doors, with a floor load capacity of 5 t/sqm and an available electrical power of 2,000 kVA. The site also includes 58 parking spaces and is graded A for office quality.



02



Fast Track Build



Direct Access
A16/A29



Target Net
Zero Carbon
Development



EPC Rating A



Secure Site



BREEAM®
Good



2,000 kVA

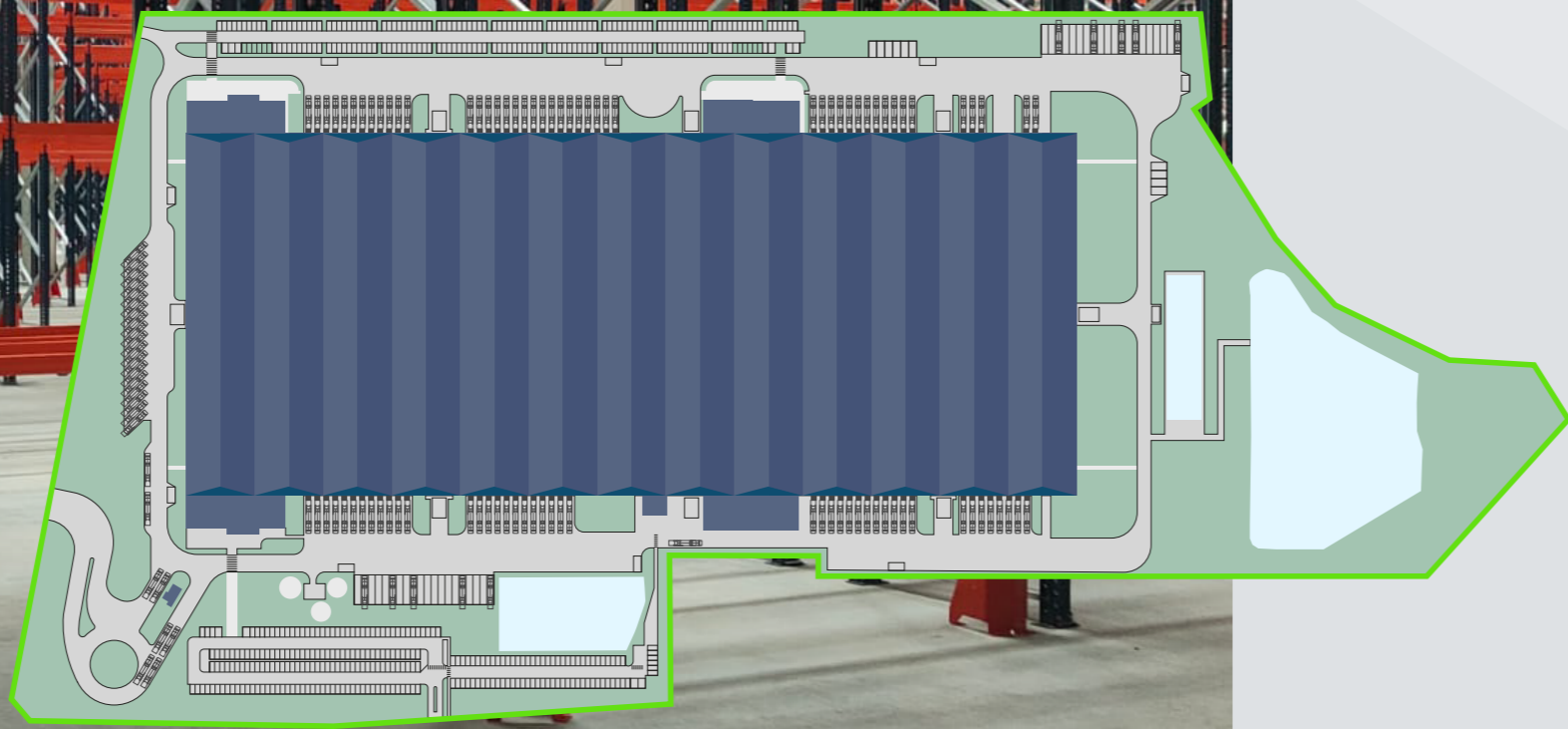
03



04

Logistics Warehouse

899,496 SQ FT



Logistics Warehouse

	GIFA (sq ft)	GIFA (sqm)
Warehouse	862,780	80,155
Offices and Technical rooms	36,715	3,411
Total	899,496	83,566



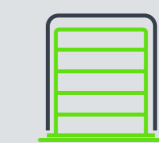
Rooflights:
min. 4%



Clear Height
10.6 m



Yard Width
40 m



89 Docks
& 8 Level
Access Doors



Floor Loading:
5t/sqm



Available Power :
2,000 kVA



HGV Spaces
58



Car Spaces
437



Grade A
Offices



EV Charging

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.



Target Construction Net Zero Carbon



Ecology Enhancements



Energy Saving Lighting Controls



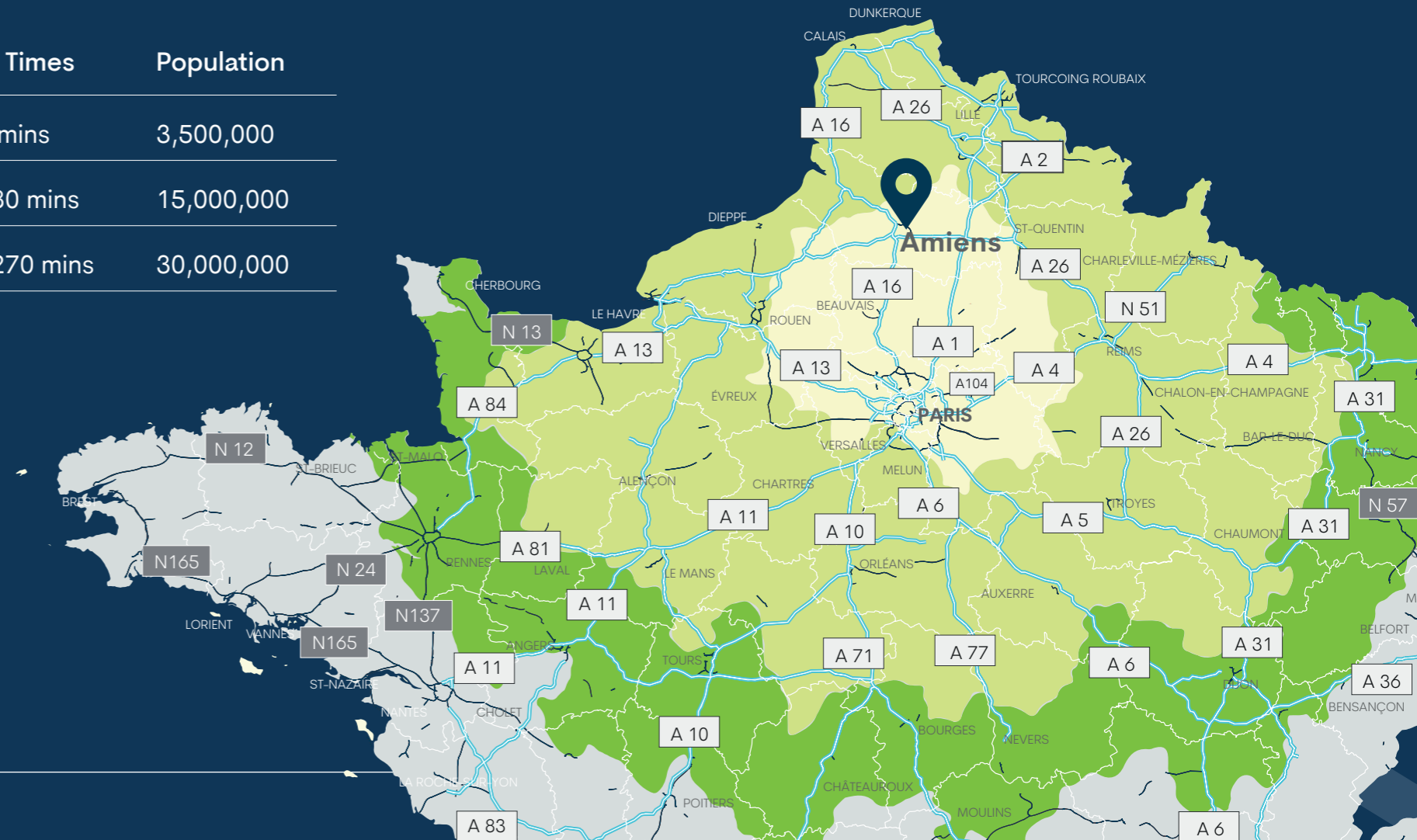
Extensive Staff Amenities



Drive Times	Population
0-90 mins	3,500,000
90-180 mins	15,000,000
180-270 mins	30,000,000



Amiens, located in the Somme (80), offers a strategic location in the logistics sector. Just 120 km from Paris and close to the A16 and A29 motorways, this city combines accessibility with a pleasant living environment. The nearest train station is Amiens Station, facilitating rail connections to Paris and other major cities. The closest airport is Paris-Charles de Gaulle Airport, situated approximately 130 km away, providing convenient air transport options for international logistics needs.

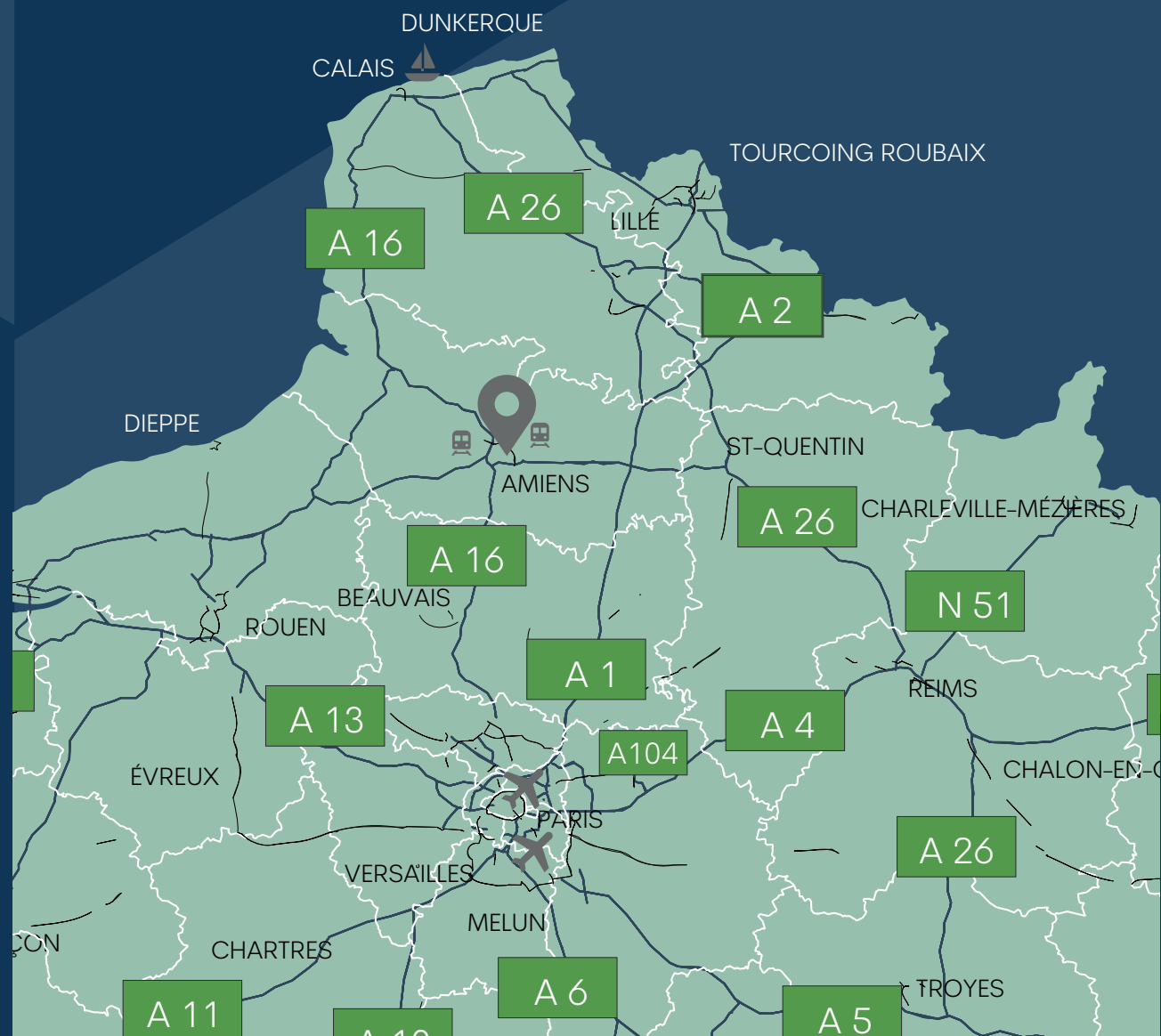




Castignac is the joint venture between BT Immo and Brookfield. This investment and asset management company primarily operates in the French logistics market, with a real estate asset portfolio valued at approximately 1 billion euros. Specializing in the identification and execution of high-value investment 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 :

Natanel COHEN
 +33 6 07 07 07 87
 natanel.cohen@castignac.com



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
A16	3	5 mins
A29	10	10 mins
Port of Havre	185	120 mins

	Miles	Time
Paris Charles de Gaulle Airport	120	90 mins
Beauvais-Tillé Airport	65	60 mins

	Miles	Time
Amiens Train Station	5	10 mins
Longueau Train Station	8	15 mins