

●●● CASTIGNAC

Grigny (91) Logistics site

LEASED

Grigny (91)

**Logistics site :
(241,466 sq ft)**

Unit 1 : (167,719 sq ft)

Unit 2 : (48,999 sq ft)

Unit 3 : (24,749 sq ft)



Introduction

Acquired by Brookfield in 2023, the Grigny site, built in 1991 with an extension created in 2001, benefits from an excellent location. The site includes 3 buildings: an office building, a warehouse transdock building. This site offers several key advantages. With an exclusive office space of (53,701 sq ft), the site features a natural light ratio of 25%, creating a pleasant and efficient working environment. The available electrical power of 175 kVA for the entire site ensures sufficient energy capacity for various operations. Additionally, the site provides 220 parking spaces, facilitating access for staff and visitors. Graded A for office quality, the site also offers 10 electric vehicle charging stations, meeting modern sustainable mobility needs.



Direct Access
A6



Target Net
Zero Carbon
Development



EPC Rating A



Secure Site



175 kVa





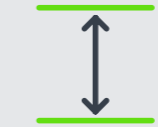
Unit 1
167,719 SQ FT

Unit 1

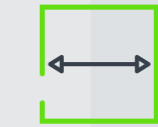
	GIFA (sq ft)	GIFA (sqm)
Warehouse	149,206	13,862
Offices	16,545	1,537
Others	1,968	183
Total	167,719	15,582



Rooflights:
min. 10%



Clear Height
9 m



Yard Width
25 m



31 Dock
& 1 Level
Access Doors



Floor Loading:
5t/sqm



Available Power :
175 kVA



Car Spaces
220



Grade B
Offices



EV Charging
10

Unit 2

	GIFA (sq ft)	GIFA (sqm)
Offices	53,701	4,989
Total	53,701	4,989



Available Power :
175 kVA



Rooflights:
min. 25%



Car Spaces
220



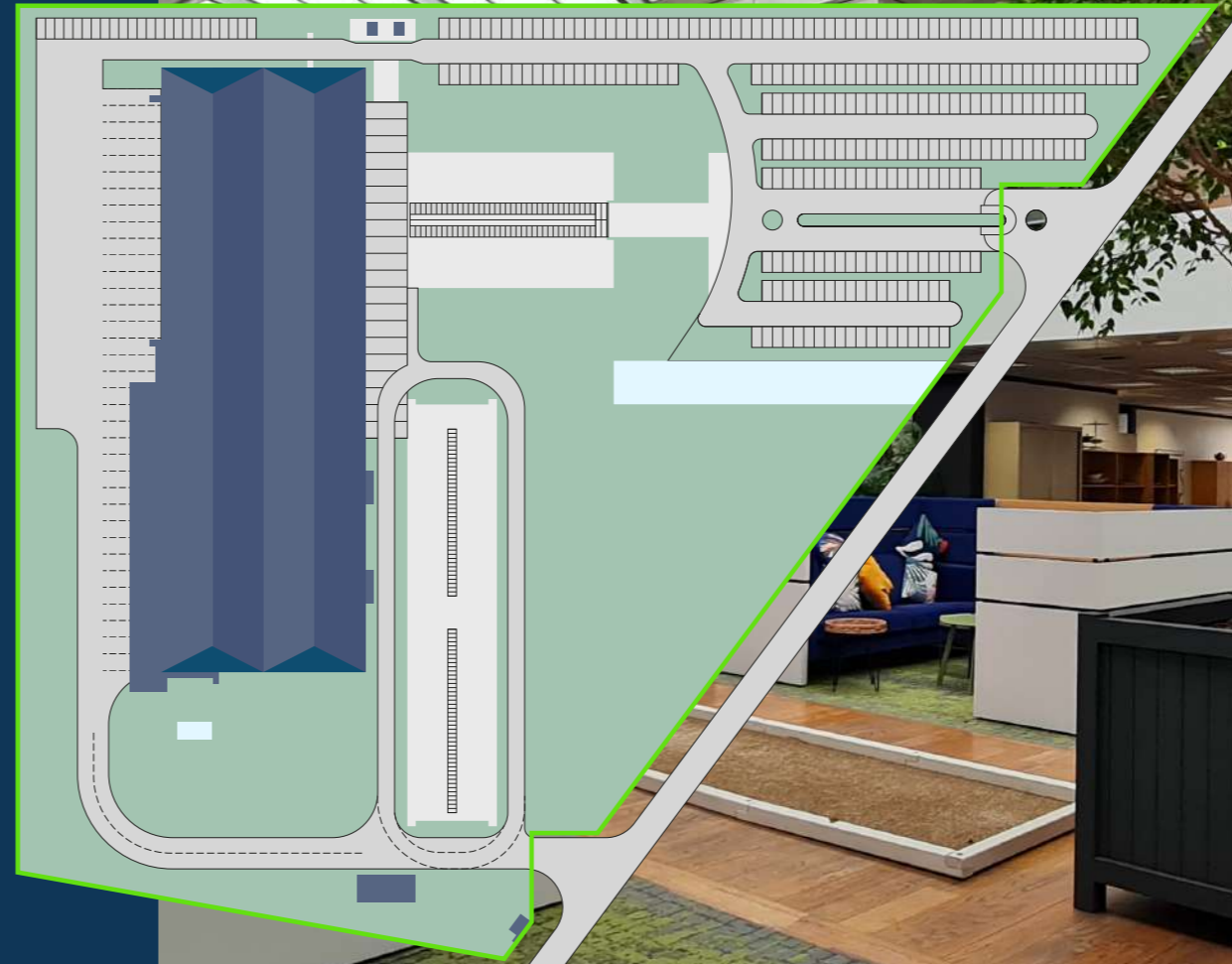
Grade A
Offices



EV Charging
10

Unit 2

53,701 SQ FT





Unit 3
24,746 SQ FT

Unit 3

	GIFA (sq ft)	GIFA (sqm)
Warehouse	24,746	2,299
Total	24,746	2,299



Clear Height
15,7 m



Available Power :
175 kVA



Rooflights:
min. 25%

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.



Ecology Enhancements



Target EPC A Rating



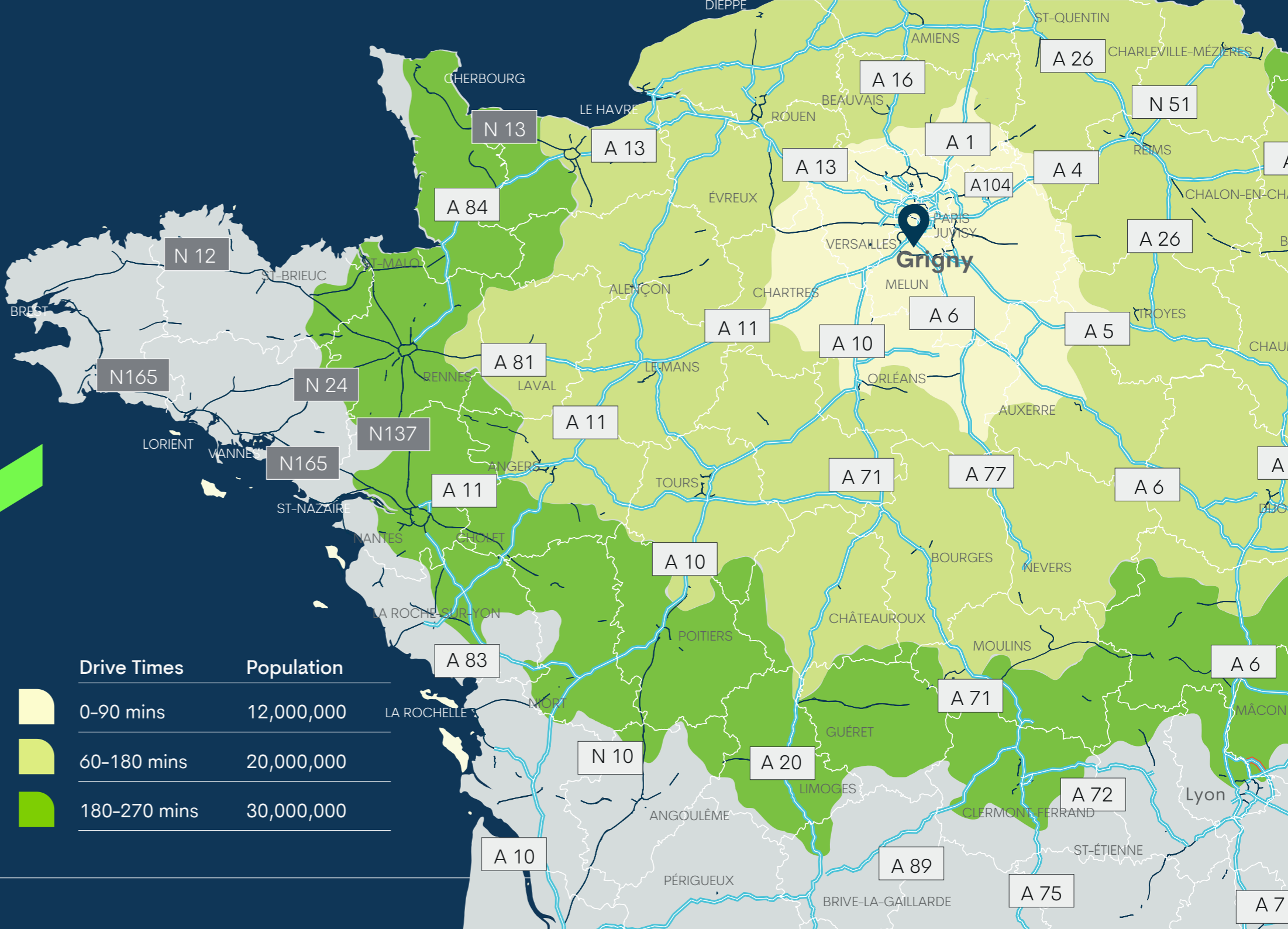
Extensive Staff Amenities



Energy Saving Lighting Controls

Location

Located at 1-3, rue René Clair (ZAC RADAR), in Grigny, this asset was acquired by Brookfield in 2023. Built in 1991 with an extension created in 2001, the site benefits from an excellent location. It includes three buildings: an office building, a warehouse, and a crossdock building. The site is close to the A6 and A104 highways, providing easy access to major thoroughfares. Grigny-Centre train station is about 2 km away, offering quick connections to Paris and other major cities. Paris-Orly Airport is located about 15 km away, facilitating national and international air travel.

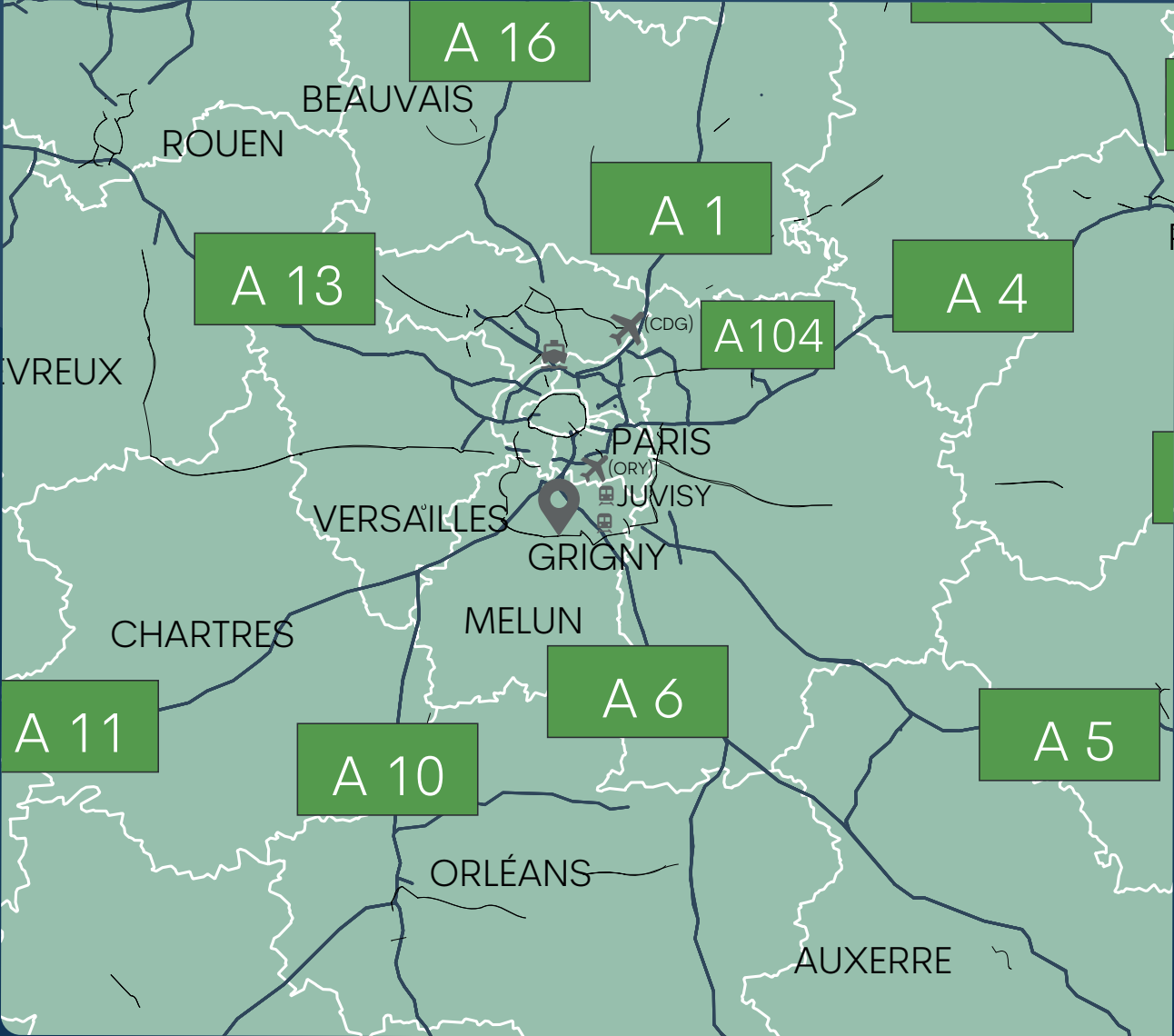




Castignac is the joint venture between BT Immo and Brookfield. This investment and asset management company primarily operates in the French logistics market, with a real estate asset portfolio valued at approximately 1 billion euros. Specializing in the identification and execution of high-value investment 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
A6	2	5 mins
N7	1	2 mins
	Miles	Time
Port of Gennevilliers	45	35 mins

	Miles	Time
Paris Orly Airport	12	15 mins
Paris-CDG Airport	45	35 mins

	Miles	Time
Grigny-Centre Train Station	1	3 mins
Juvisy Train Station	10	10 mins