



# Longueil-Sainte-Marie (60) Logistics site

**TO LET**  
**Longueil-  
Sainte-Marie (60)**

**Logistics site :  
(202,415 sq ft)**

Warehouse (194,718 sq ft)  
Offices (7,696 sq ft)



# Introduction

The asset located in Longueil-Sainte-Marie is ideally placed near the A1 highway, offering excellent access to major road networks, highways, and transport infrastructure, ensuring optimal connectivity with key economic, regional, and international centers. This site includes a ground floor warehouse of (194,719 sq ft) and offices of (7,696 sq ft), totaling an area of (202,415 sq ft). The warehouse benefits from a natural light ratio of 4% and a clear height of 9.5 meters, providing ideal working conditions. The yard, with a width of 38 meters, allows for easy vehicle maneuverability. The site features 18 dock and ground-level access doors, with a floor load capacity of 5 t/sqm and adequate available electrical power. Additionally, the site includes 80 parking spaces, with 16 of these spaces being electrified, representing approximately 20% of the total car spaces, meeting sustainable mobility needs.



Fast Track Build



Direct Access  
A1



Target Net  
Zero Carbon  
Development



EPC Rating A



Secure Site



BREEAM®  
Excellent target

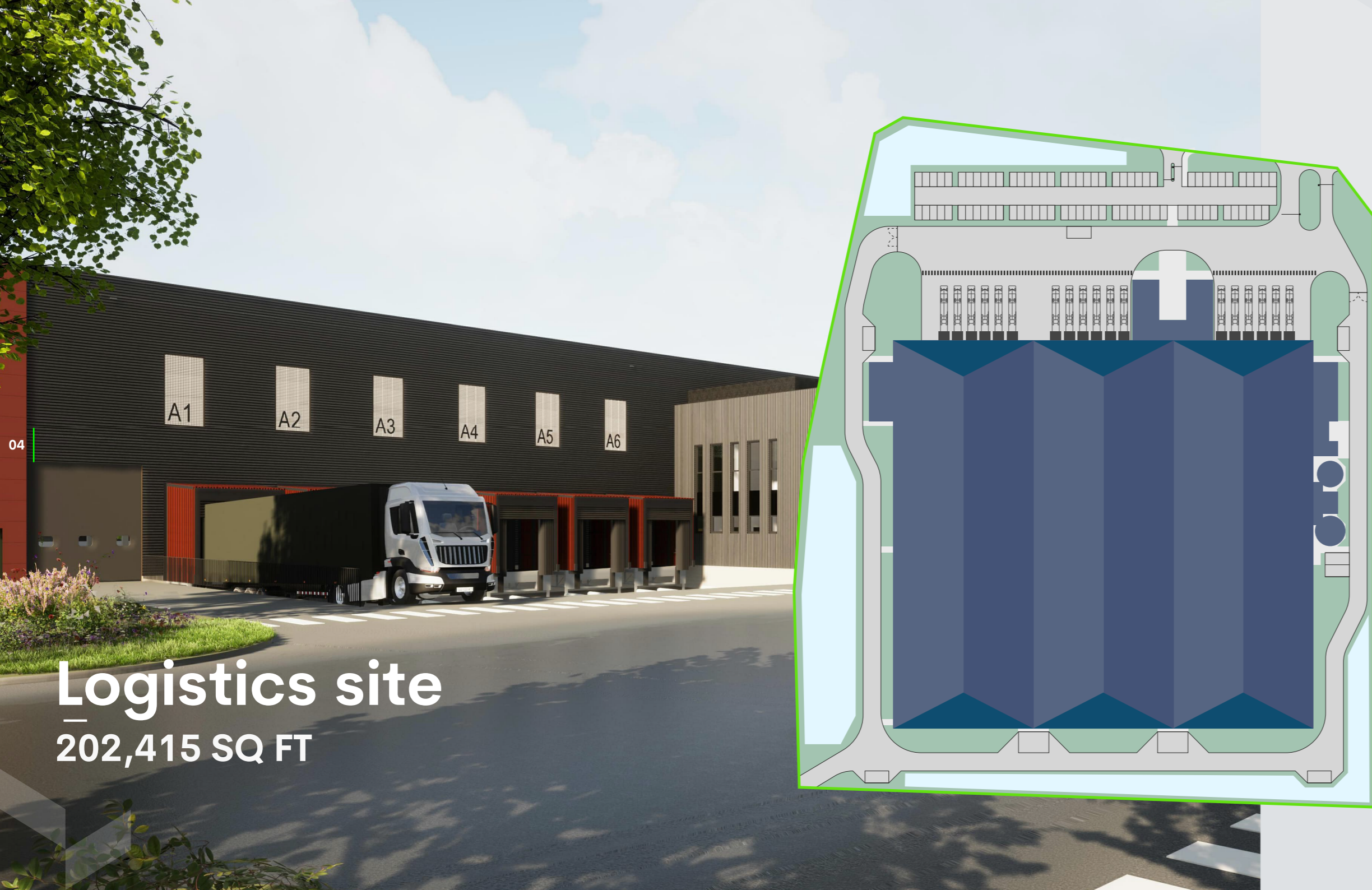


1000 KWh



PV Ready  
Roofs





**Logistics site**  
202,415 SQ FT

# Logistics site

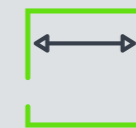
	GIFA (sq ft)	GIFA (sqm)
Warehouse	194,719	18,090
Offices	7,696	715
<b>Total</b>	<b>202,415</b>	<b>18,805</b>



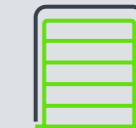
Rooflights:  
min. 4%



Clear Height  
9.5 m



Yard Width  
38 m



18 Docks  
& 2 Level  
Access Doors



Available Power :  
1 MVA



Car parking  
spaces 80



up to 36  
EV Charging



Floor Loading:  
5t/m<sup>2</sup>

# 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.

BREEAM®

Target BREEAM Excellent



Rainwater harvesting to building roofs



Target Net Zero Carbon Construction



Ecology Enhancements



Target EPC A Rating



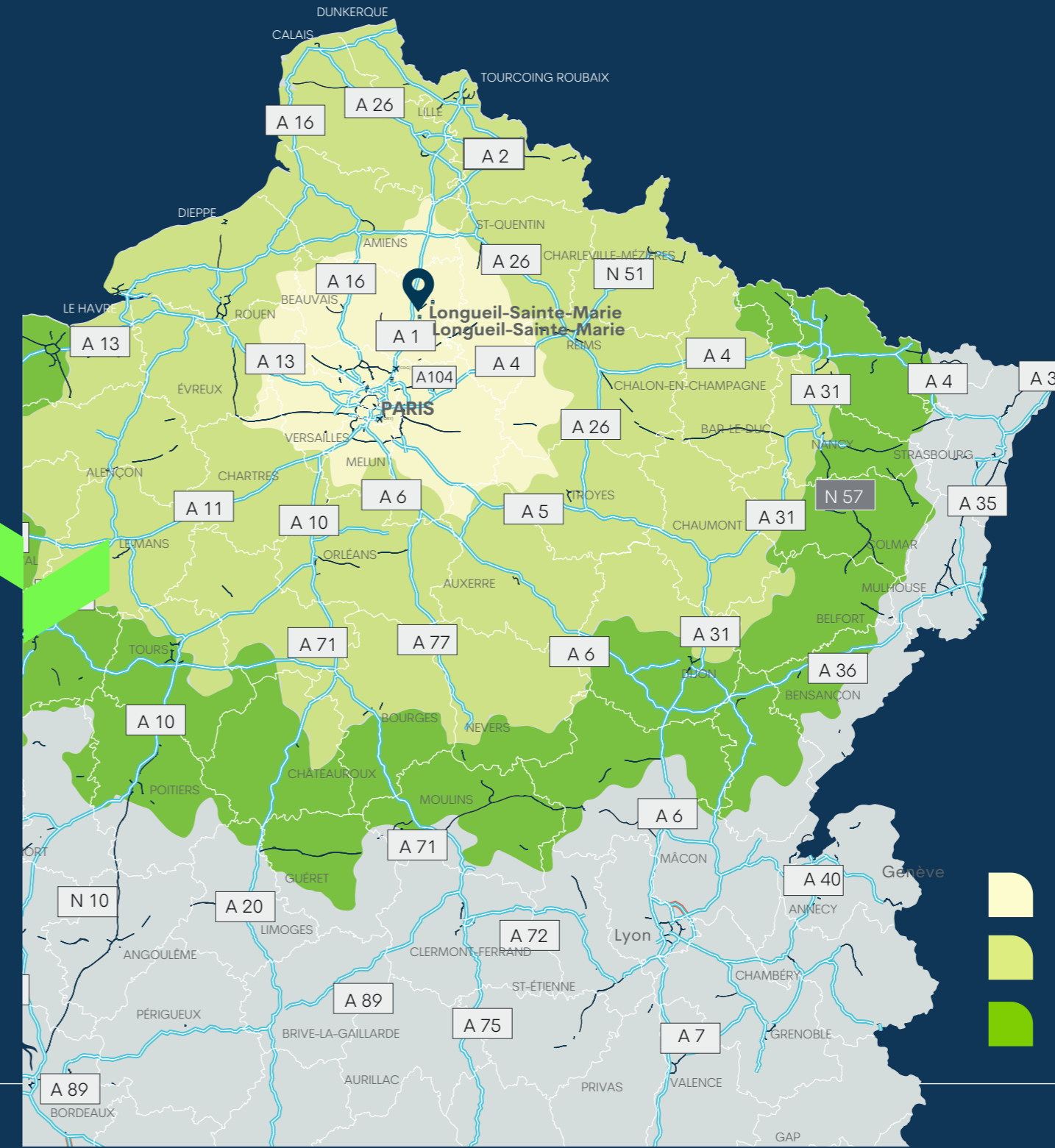
PV ready roof



Extensive Staff Amenities



Energy Saving Lighting Controls



# Location

This property is situated in Longueuil-Sainte-Marie, within the Oise department (Hauts-de-France), offering exceptional proximity to Paris and the Île-de-France region. The nearby Compiègne train station provides swift access to Paris by the A1 highway. The A1 highway, 5 minutes away, ensures seamless travel to Compiègne (10 km), Paris (80 km), E-Valley (115 km) and Amiens (60 km). Paris-Charles de Gaulle Airport is approximately 60 km away. This strategic location provides unparalleled access to major cities and critical transport infrastructure.

Drive Times

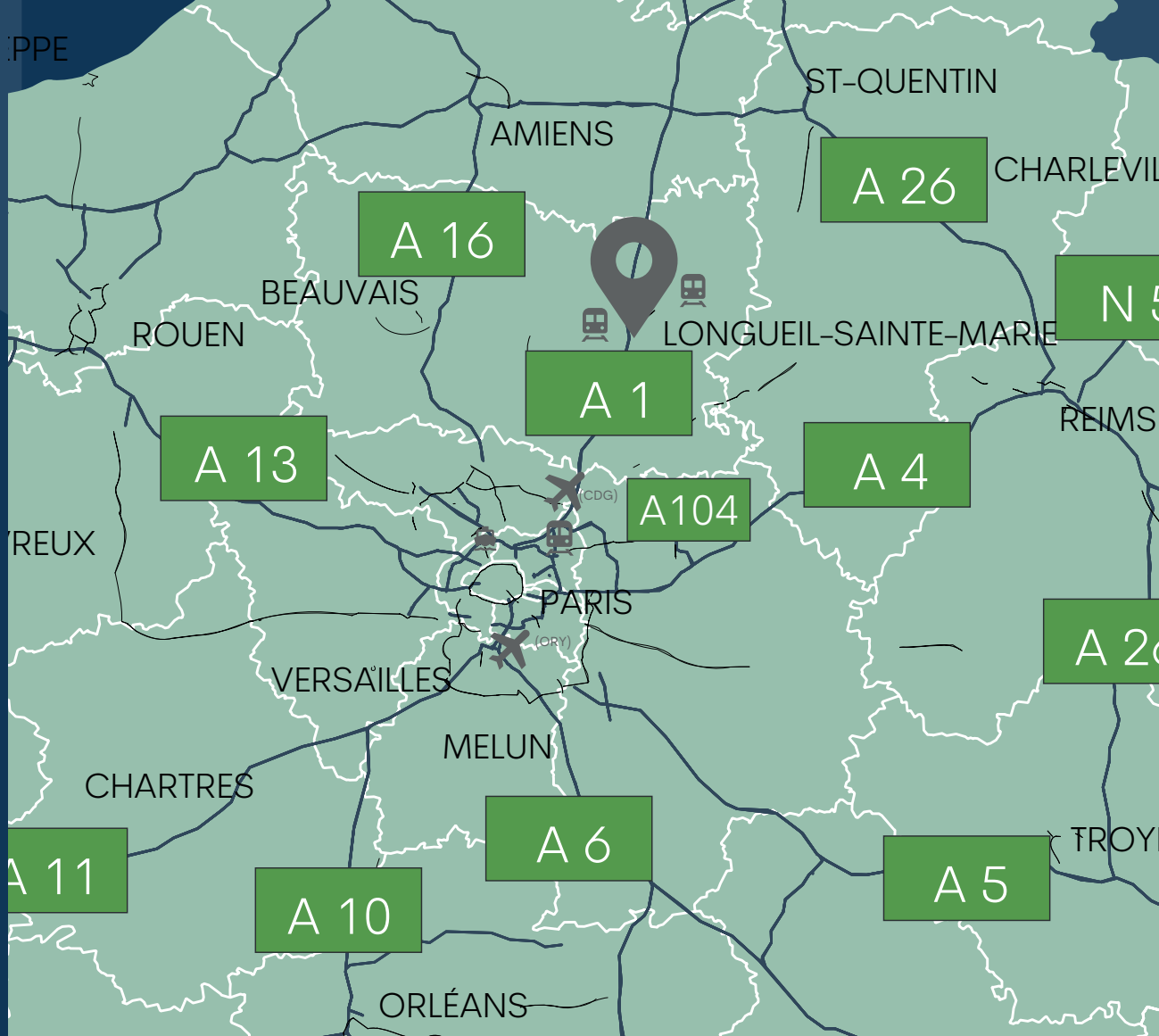
Population

0-90 mins	2 500 000
90-180 mins	10 000 000
180-270 mins	25 000 000

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.

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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
A1	2	5 mins
A104	10	10 mins

	Miles	Time
Port of Gennevilliers	45	35 mins

	Miles	Time
Paris-Charles de Gaulle Airport	35	30 mins
Paris-Orly Airport	60	50 mins

	Miles	Time
Longueuil-Sainte-Marie Train Station	1	2 mins
Compiègne Train Station	15	15 mins