

●●● CASTIGNAC

Roissy-en-france (95) Roissy Presse Logistic site

TO LET

Roissy-
en-france (95)

Logistic site
(99,066 sq ft)

Warehouse (76,869 sq ft)
Offices 22,197 sq ft)



Introduction

Located in the north of Île-de-France, the site enjoys a prime position near Charles de Gaulle Airport. This (99,066 sq ft) site includes a ground floor warehouse of (76,869 sq ft) and ground floor offices of (22,197 sq ft). The warehouse offers a minimum natural light ratio of 10% and a clear height of 7 meters. The yard, 24 to 30 meters wide, facilitates truck maneuvers. With a floor load capacity of 1.75 t/m² and an electrical power capacity of 515 KVA, it is well-equipped for intensive logistics operations. Easily accessible via the A1 highway, this site provides quick connections to Paris and other major cities, making it ideal for companies seeking a modern, well-located logistics base.

02



Direct Access
A1



Secure Site



515 kVa



Target
EPC Rating A





04

Logistic Site
99,066 SQ FT

Logistic Site

	GIFA (sq ft)	GIFA (sqm)
Warehouse	76,869	7,141
Offices	22,197	2,062
Total	99,066	9,203



Rooflights:
min. 10%



Clear
Height 7M



Yard Width
24-30m



12 Docks



Available Power:
515 kVA



HGV Spaces 5



Car parking
spaces
102



Floor Loading:
5t/sqm

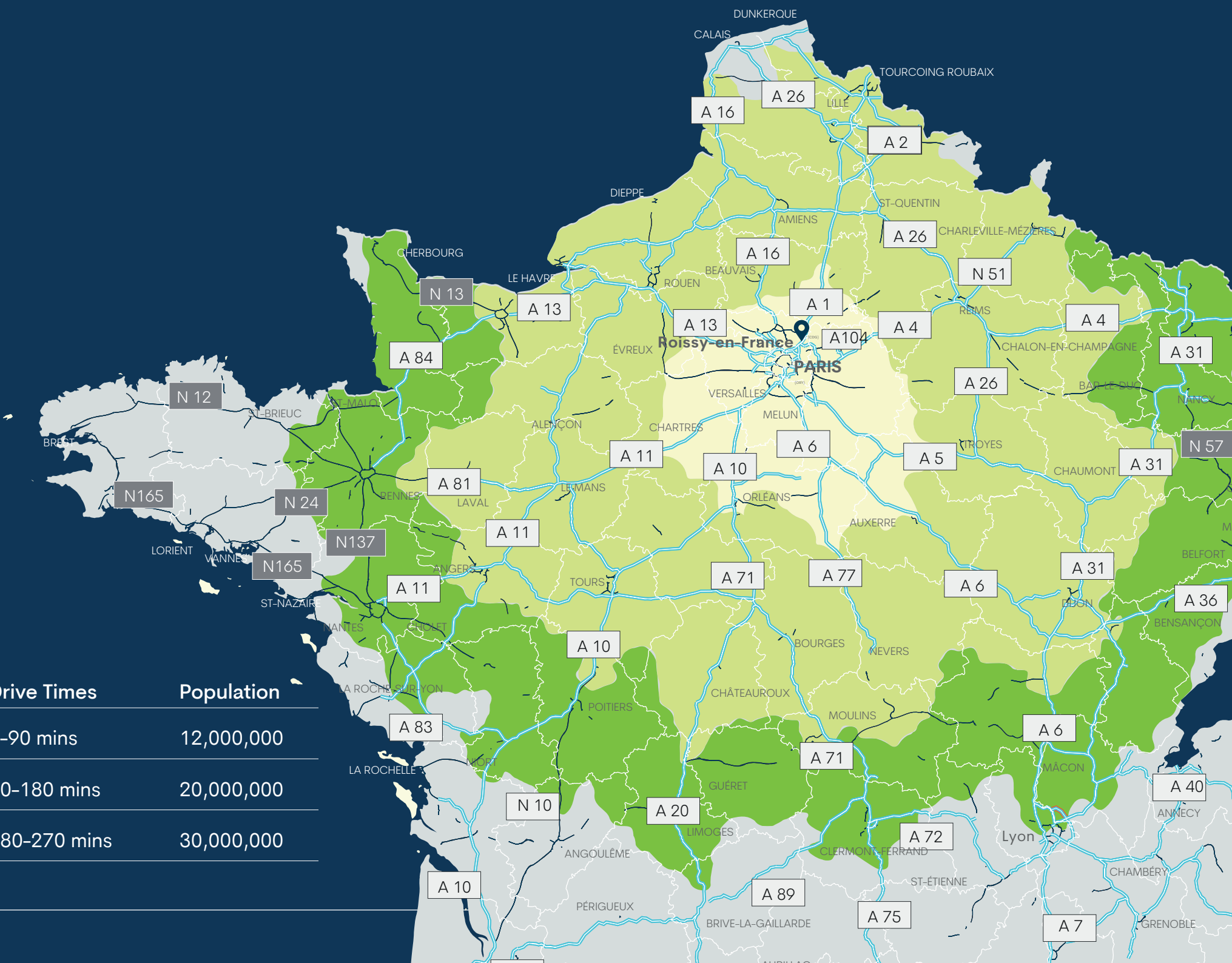
ESG Specifications

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 site is located in Roissy, with direct access to the A1 highway, providing excellent connectivity to Paris and other major cities. Charles de Gaulle Airport, one of the major international hubs, is just 10 km away, facilitating international travel. Gare de Lyon, serving southeastern France and international destinations, is 34 km away, while Gare de l'Est, with connections to eastern France and Europe, is 24 km away.

Drive Times	Population
0-90 mins	12,000,000
60-180 mins	20,000,000
180-270 mins	30,000,000

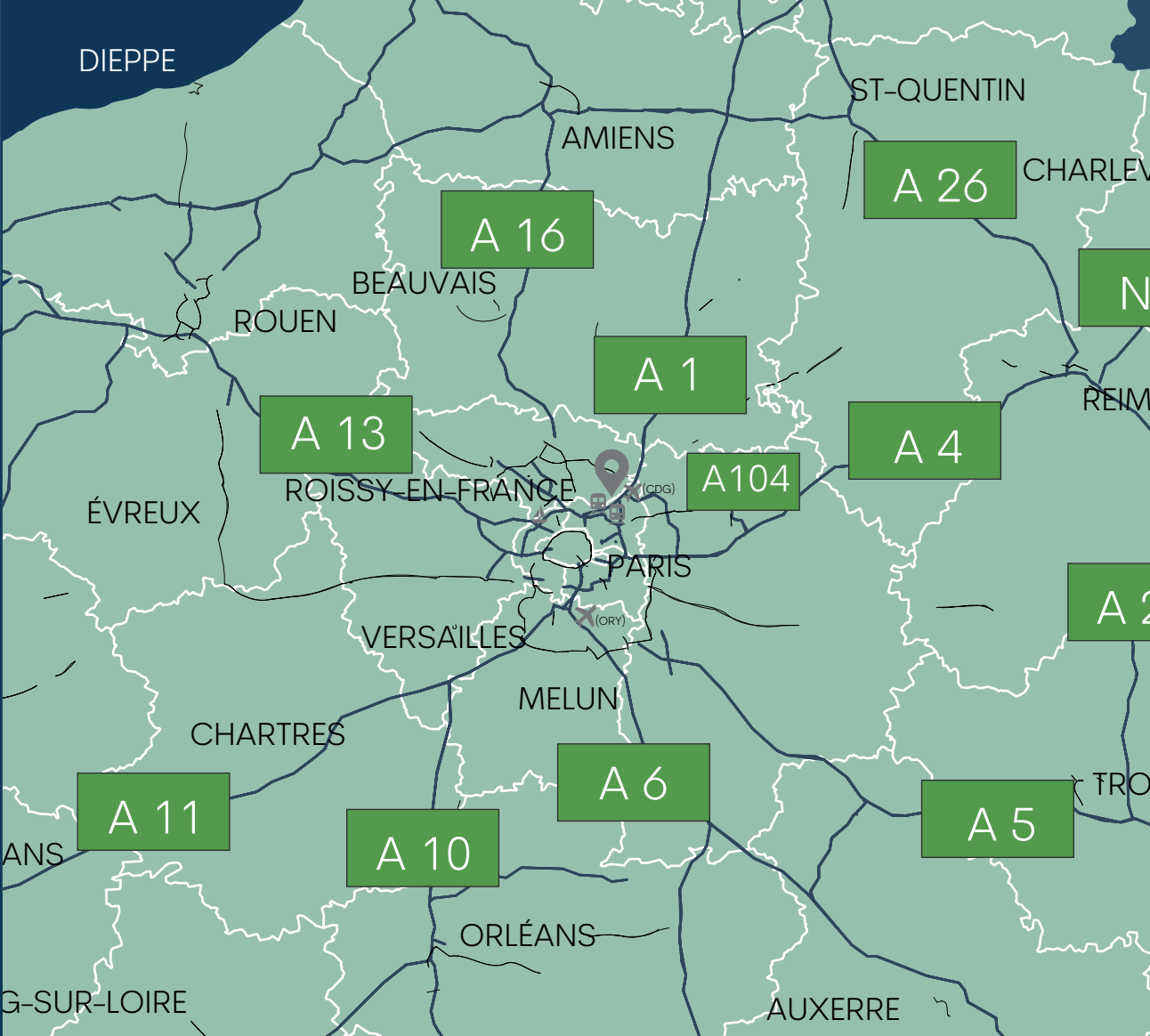






Castignac is the joint venture between BT Immo and Brookfield. This investment and asset management company primarily operates in the French logistics market, with a real estate asset portfolio valued at approximately 1 billion euros. Specializing in the identification and execution of high-value investment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

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
A1	2	5 mins
A104	5	7 mins
	Miles	Time
Port of Gennevilliers	20	25 mins

	Miles	Time
Paris Charles de Gaulle Airport	3	6 mins
Paris Orly Airport	40	35 mins

	Miles	Time
Roissy-CDG TGV Station	4	10 mins
Paro des Expositions Station	10	15 mins

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