

●●● CASTIGNAC

Meung sur- Loire (45) Logistics Site

TO LET
**Meung-sur-
Loire (45)**

**Logistics Site
(322,454 sq ft)**

Warehouse (312,465 sq ft)
Offices (9,988 sq ft)



Introduction

Discover the Meung-sur-Loire site, a state-of-the-art 322,454 sq ft warehouse, built in 2004. This modern building, designed with a robust concrete structure and a double façade, ensures exceptional visibility along the A10 highway. Available for immediate occupancy, the warehouse features a generous 10 meter height throughout, with a specialized 15 meter high cell. This additional height makes it perfect for automation systems or advanced storage solutions, catering to clients business evolving needs.



Direct Access
A10/A71



Secure Site



345 kVA



EPC Rating D



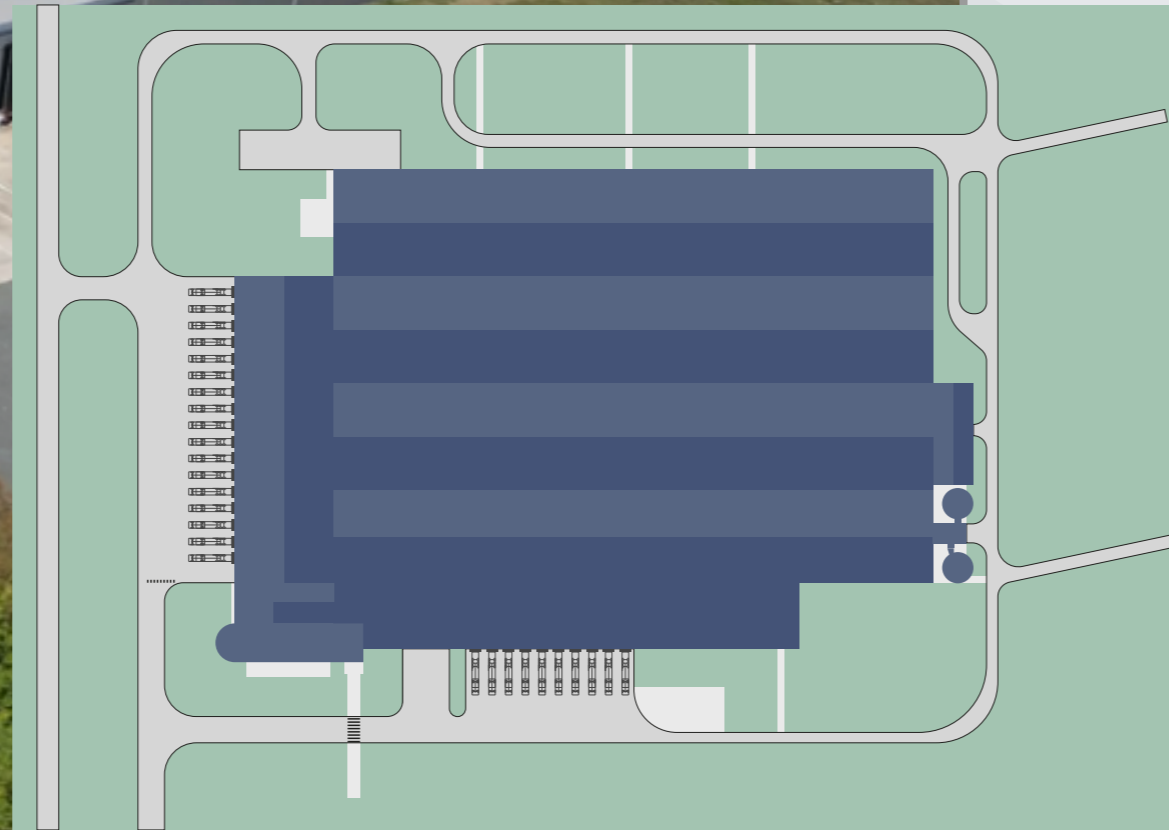


Logistics Site

322,454 SQ FT

Logistics Site

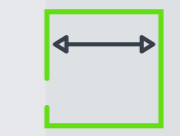
	GIFA (sq ft)	GIFA (sqm)
Warehouse	312,465	29,029
Offices	9,988	928
Total	322,454	29,957



Rooflights:
min. 4%



Clear Height
10 / 15 sqm



Yard Width
32 sqm



27 Docks
& 1 Level
Access Door



Floor Loading:
5t/sqm



Available Power :
345 kVA



Car Spaces
197



Grade B
Offices



HGV Spaces
10

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



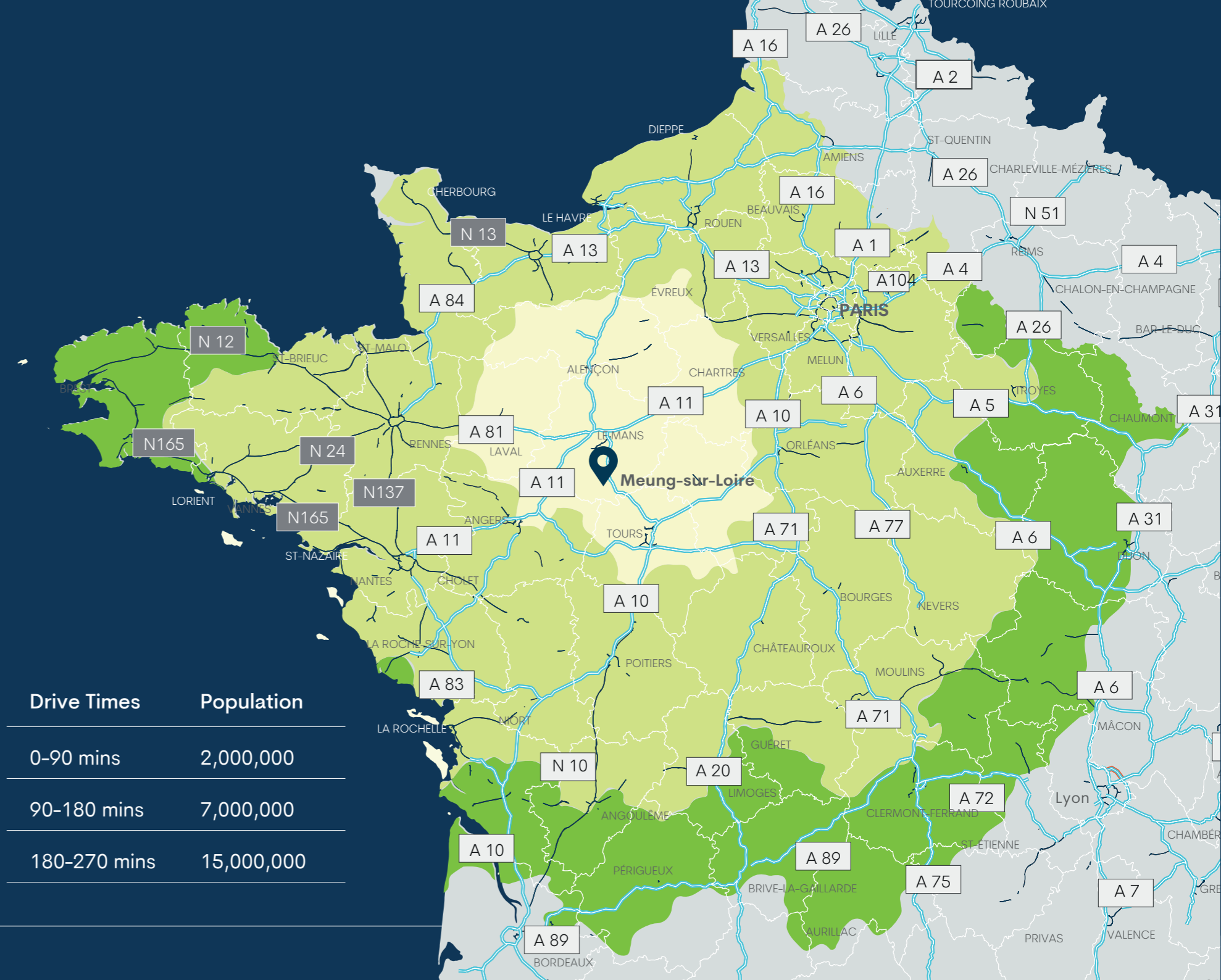
Extensive
Staff Amenities



Localisation

Meung-sur-Loire, located in the Loiret department, offers a strategic location in the logistics sector. Just 30 km from Orléans and close to the A10 motorway, this town combines accessibility with a pleasant living environment. The nearest train stations are Gare d'Orléans (approximately 30 km away) and Gare de Beaugency (approximately 15 km away), facilitating railway connections to Paris and other major cities. The closest airport is Tours Val de Loire Airport, situated approximately 90 km away, providing convenient air transport options for international logistics needs.

Drive Times	Population
0-90 mins	2,000,000
90-180 mins	7,000,000
180-270 mins	15,000,000

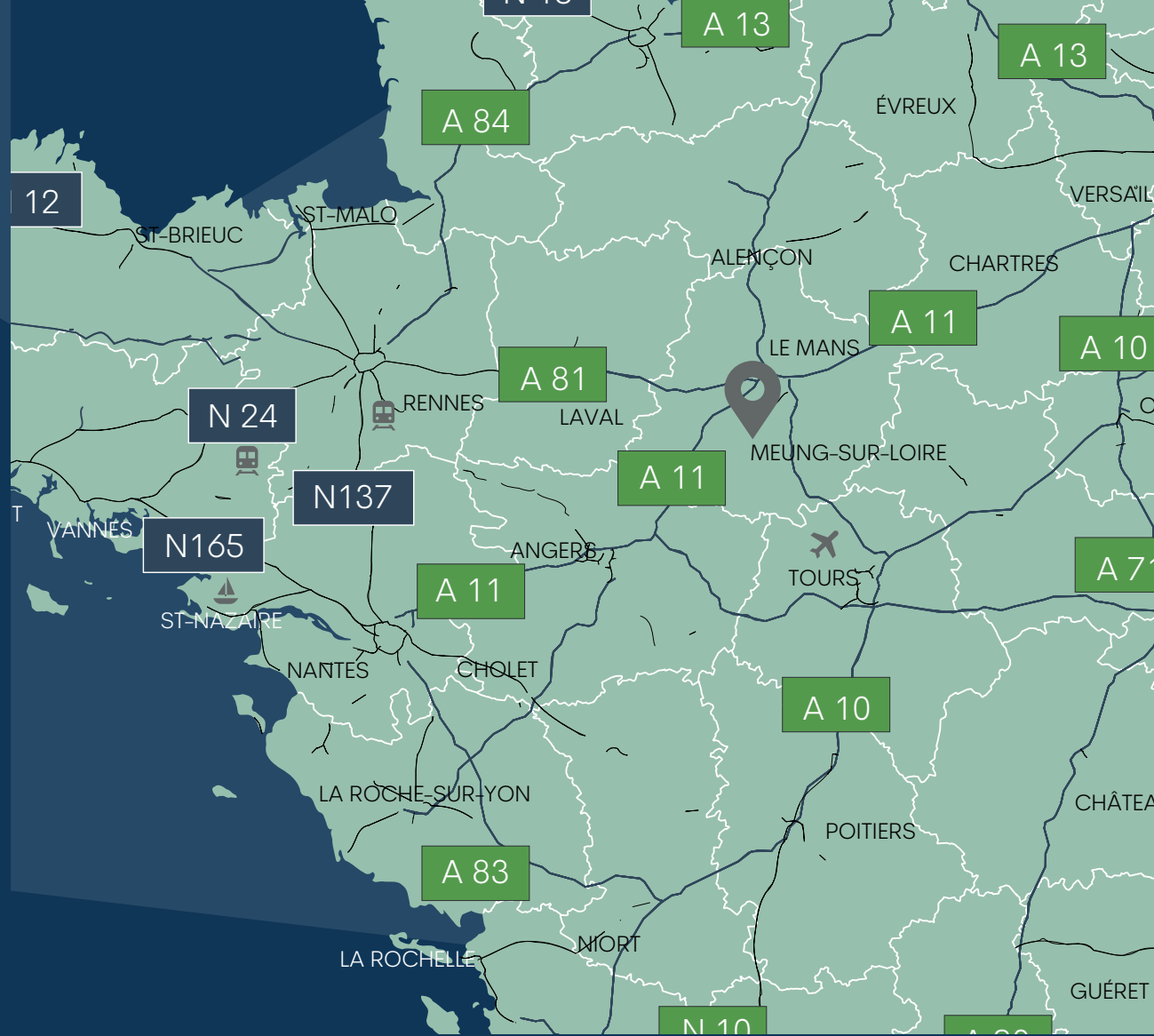




Castignac is the joint venture between BT Immo and Brookfield. This investment and asset management company primarily operates in the French logistics market, with a real estate asset portfolio valued at approximately 1 billion euros. Specializing in the identification and execution of high-value investment 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
A10	0,1	2 mins
A71	30	20 mins
	Miles	Time
Port of Nantes-Saint-Nazaire	350	90 mins

	Miles	Time
Tours Val de Loire Airport	105	60 mins
Paris Orly Airport (ORY)	135	80 mins

	Miles	Time
Meung-sur-Loire Train Station	2	5 mins
Gare d'Orléans	25	25 mins