

●●● CASTIGNAC

Marolles-sur-Seine (77) Logistics site

TO LET

**Marolles-sur-
Seine (77)**

**Logistics Site :
400,267 sq ft**

Warehouse (387,986 sq ft)
Offices (12,292 sq ft)



Introduction

This property is a fenced and secure site with an area of (2,260,421 sq ft), comprising a built complex used for logistics warehousing. The complex includes a warehouse with a footprint of (275,171 sq ft), including canopies (8,537 sq ft), and three annex buildings with a total footprint of (13,777 sq ft): a guardhouse (1,012 sq ft), a sprinkler room (12,669 sq ft) with three tanks, and a technical room (97 sq ft). The warehouse consists of a main building used for storage, divided into six storage cells. Four of these cells (B1, B2, B13, and B14) were built in 2012-2013, and the other two (B11 and B12) in 2020-2021. A secondary building, with a ground floor and two upper floors, is dedicated to office use. The property is located in the southern part of the area, in the Saint-Donain industrial zone, adjacent to the A5 motorway and its access ramp (exit 18), accessible from the Marolles-sur-Seine toll station.



Secure Site



Direct access
A5 et A19



Exceptional HQE



Solar panels on the
ground of the extension





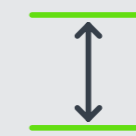
Logistics Site
400,267 SQ FT

Logistics Site

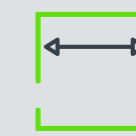
	GIFA (sq ft)	GIFA (sqm)
Warehouse	683,507	36,043
Offices	36,005	1,142
Total	400,267	37,185



Rooflights:
min. 4%



Clear
Height 11.85 m



Yard Width
35 m



42 Docks



HGV Spaces 62
(excl. dock locations)



Car parking
spaces
216



EV Charging
Up to 8 Vehicles



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.



Ecology
Enhancements



Target Net Zero
Carbon
Construction



Solar panels
on the ground

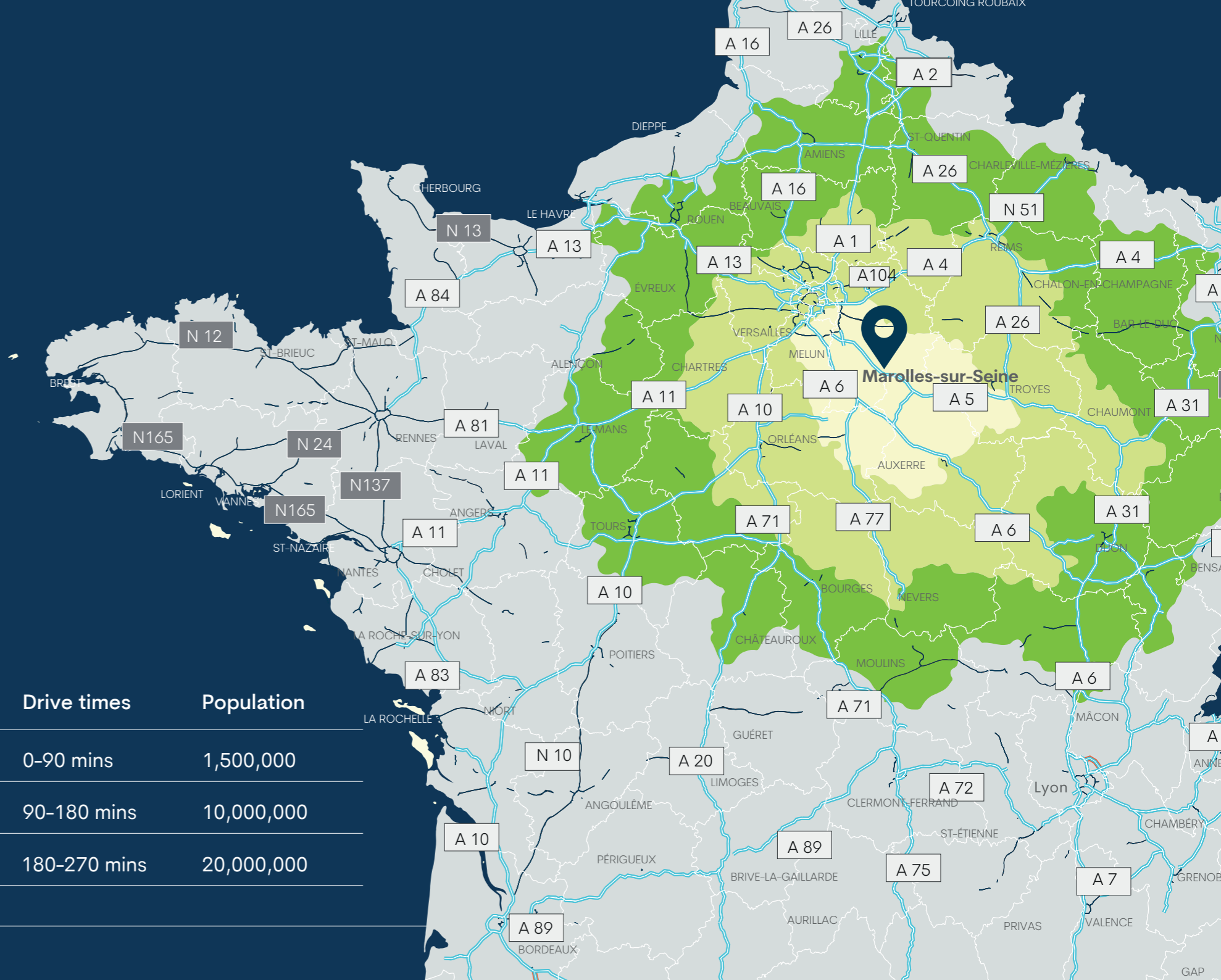


Energy Saving
Lighting
Controls



Location

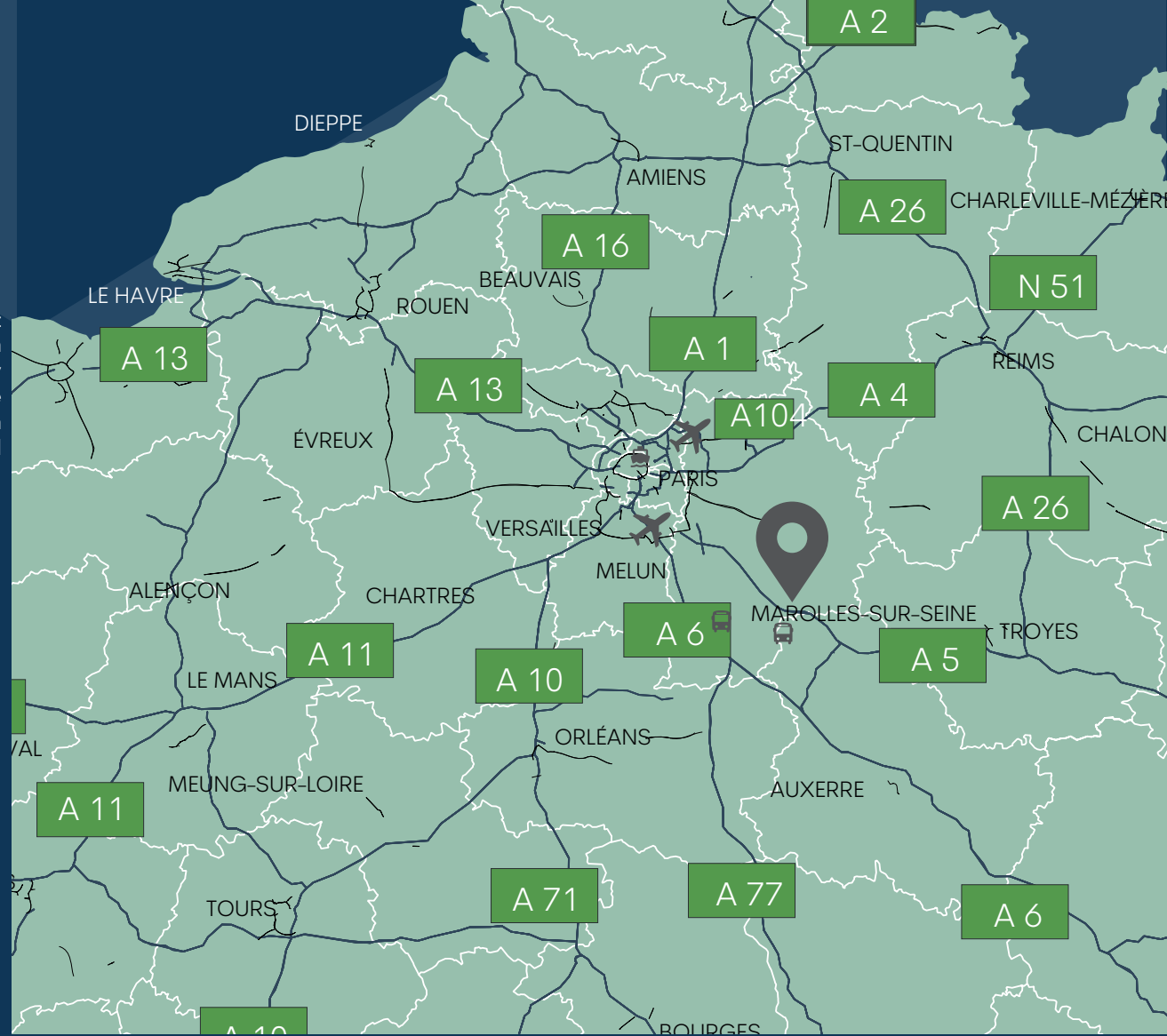
The logistics site located in Marolles-sur-Seine benefits from a strategic location for both road access and public transportation. The SNCF Montereau train station, serving lines R and TER, is approximately 7 km away. Bus stops "Saint-Donain" and "Croix de La Mission," serving lines I and 3202, are about 1 km away. Road access includes the RD411, which is approximately 550 m away, as well as the A5 highway (exit 18) and A19, both around 1 km away, providing excellent connectivity to the region's main transportation networks





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
A5	1	2 mins
	Miles	Time
Port of Paris	100	90 mins

	Miles	Time
Paris-Orly Airport	90	70 mins
Paris-Charles de Gaulle Airport	110	90 mins

	Miles	Time
Montereau Station	10	15 mins
Fontainebleau-Avon Station	25	30 mins