

Crossdock site



TO LET
Sochaux (25)

Crossdock site
(64,755 sq ft)

Warehouse (55,972 sq ft)
Offices (8,783 sq ft)

Introduction

This asset is located in the center of Sochaux, within the historic Peugeot factory, just 85 km from Basel-Mulhouse-Freiburg Airport, the second largest airport in the region after Charles de Gaulle. The Sochaux Messagerie site includes a warehouse of (55,972 sq ft) and offices of (8,783 sq ft), totaling an area of (64,756 sq ft). The warehouse benefits from a clear height of 7.80 meters, providing optimal storage conditions. The yard, with a width of 42 meters, allows for easy vehicle maneuverability. The site features 3 docks, with a floor load capacity of 5 t/sqm and available electrical power of 3,000 KVA. Additionally, the site includes 57 parking spaces and is graded A for office quality. Of these, 8 parking spaces are electrified, representing approximately 20% of the total, meeting sustainable mobility needs.



Fast Track Build



Direct access
A36



Target Net
Zero Carbon



EPC Rating A



Secure Site



BREEAM®
Excellent Target

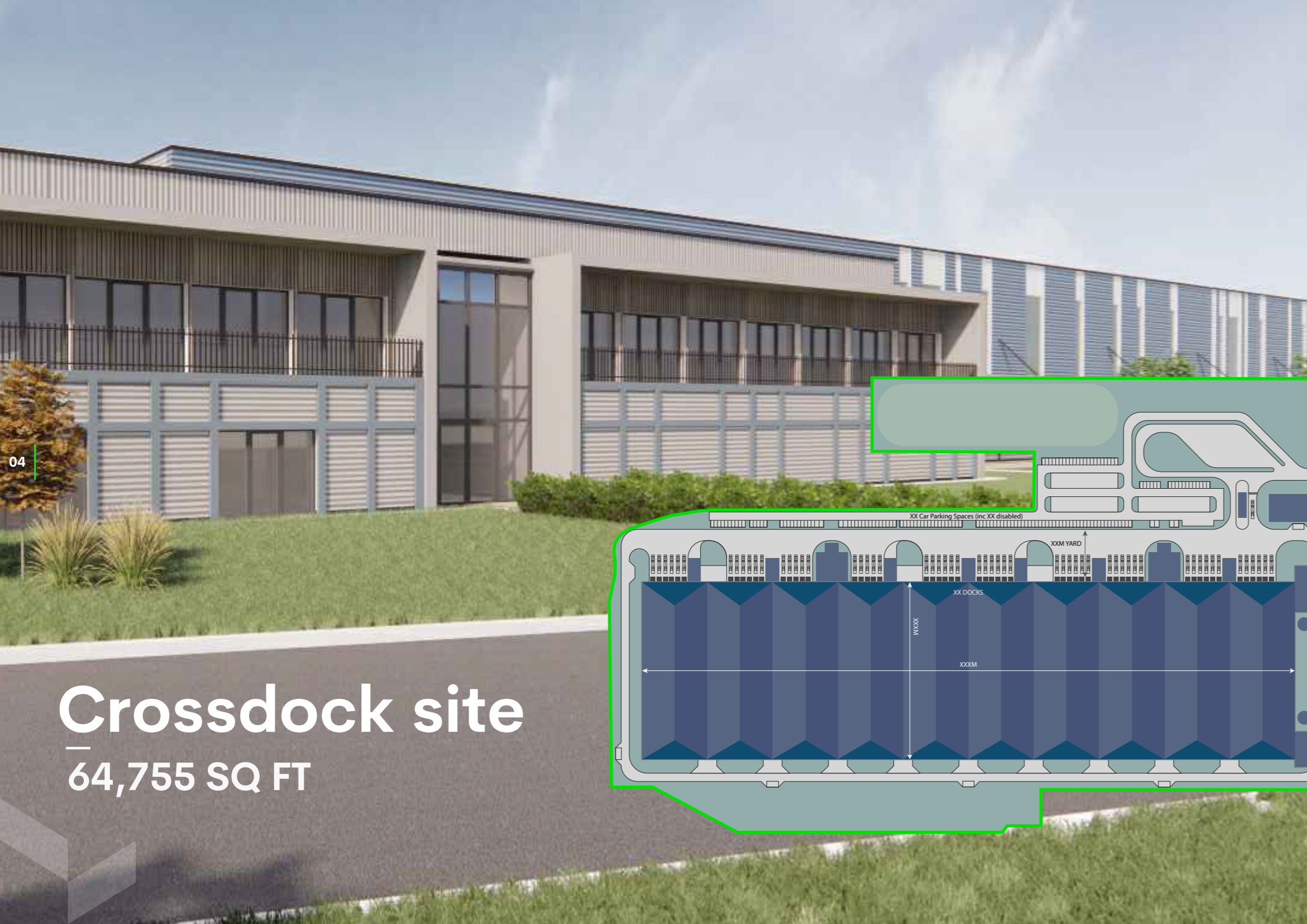


3,000 Kwa



PV Ready
Roofs



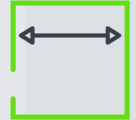











Crossdock site

	GIFA (sq ft)	GIFA (sqm)
Warehouse	55,972	5,200
Offices	8,783	816
Total	64,755	6,016

Crossdock site
64,755 SQ FT

-  Rooflights: min. 4%
-  Clear Height 7.80 m
-  Yard Width 42 m
-  40 Docks
-  Floor Loading: 5t/sqm
-  Available Power : 1 000 KWa
-  HGV Spaces 17 (excl. dock locations)
-  Car Parking Spaces 57
-  Grade A Offices
-  Up to 8 EV Charging

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



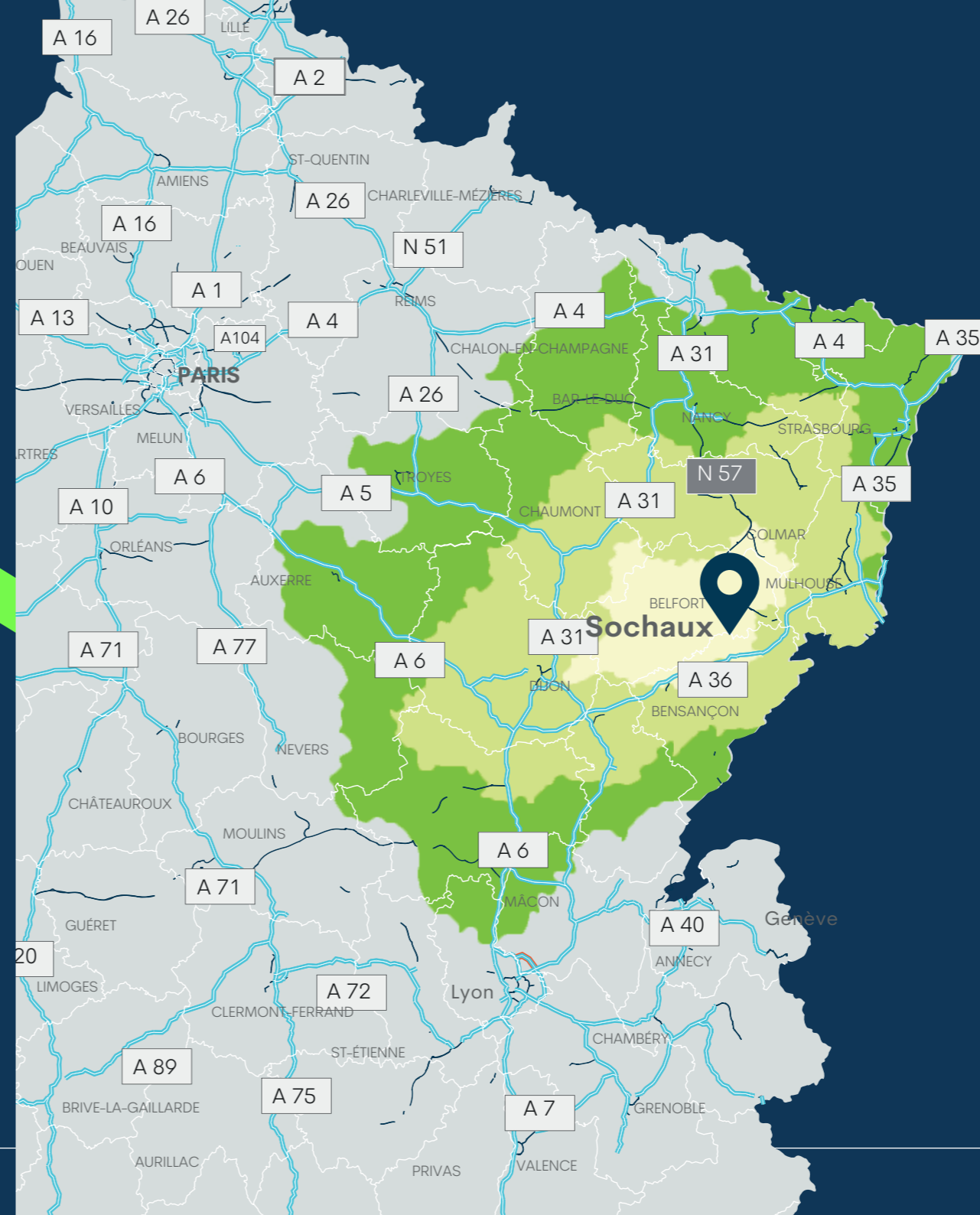
PV
ready
roof



Extensive
Staff Ameniti
es



Energy Saving
Lighting
Controls



Location

With direct access to the A36 highway and immediate proximity to Germany and Switzerland, this site enjoys exceptional visibility on a highly frequented route. Ideally located in the center of Sochaux, it is just 85 km from Basel-Mulhouse-Freiburg Airport, the second largest airport after Charles de Gaulle. Additionally, the site is in close proximity to the Belfort-Montbéliard train station, ensuring optimal connectivity. The local labor pool is loyal and specialized, providing a skilled workforce

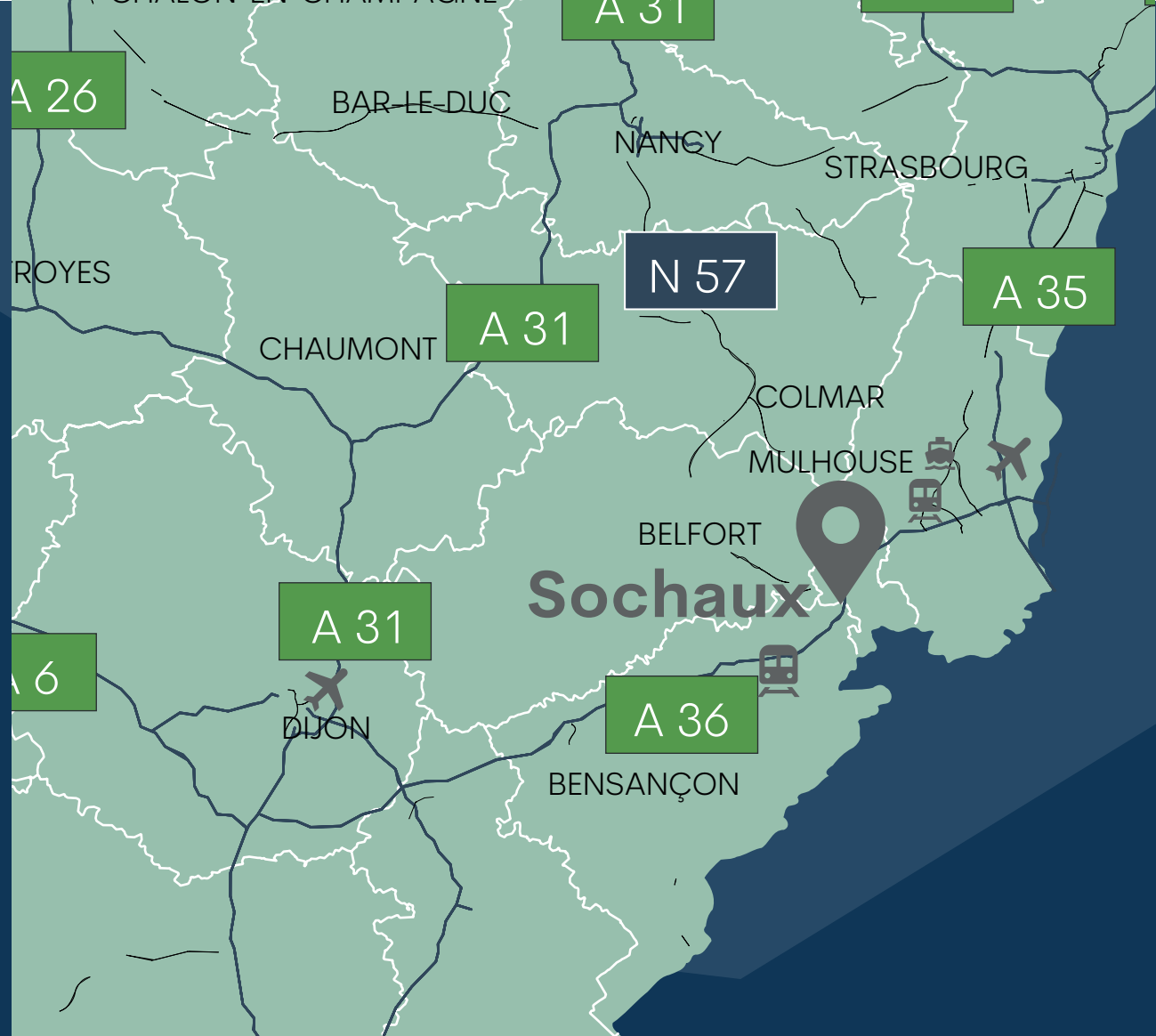
Drive Times	Population
0-90 mins	2,500,000
90-180 mins	18,000,000
180-270 mins	45,000,000





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
A36	1	2 mins
N1019	5	7 mins
	Miles	Time
Mulhouse River Port	65	60 mins

	Miles	Time
BSL/MLH Airport	185	120 mins
Dijon-Bourgogne Airport	40	35 mins

	Miles	Time
Montbéliard train station	2	5 mins
Belfort-Montbéliard train station	20	20 mins