



**TO LET**

**Grenay (38)**

**Logistic Site**

**159,350 sq ft**

Warehouse : (144,226 sq ft)

Offices : (8,547 sq ft)

Others : (6,577 sq ft)

# Introduction

The Lyon Asset benefits from a prime location in the most constrained area of France. The property is located 20 km from Lyon and just 10km from Lyon-Saint Exupéry international airport. The property is located close to the Saint-Quentin Fallavier international zone, at the crossroads of logistics flows to Paris, Italy and Germany



Direct access  
A43 / A432



EPC Rating B



SEVESO  
low-threshold site



Secure Site

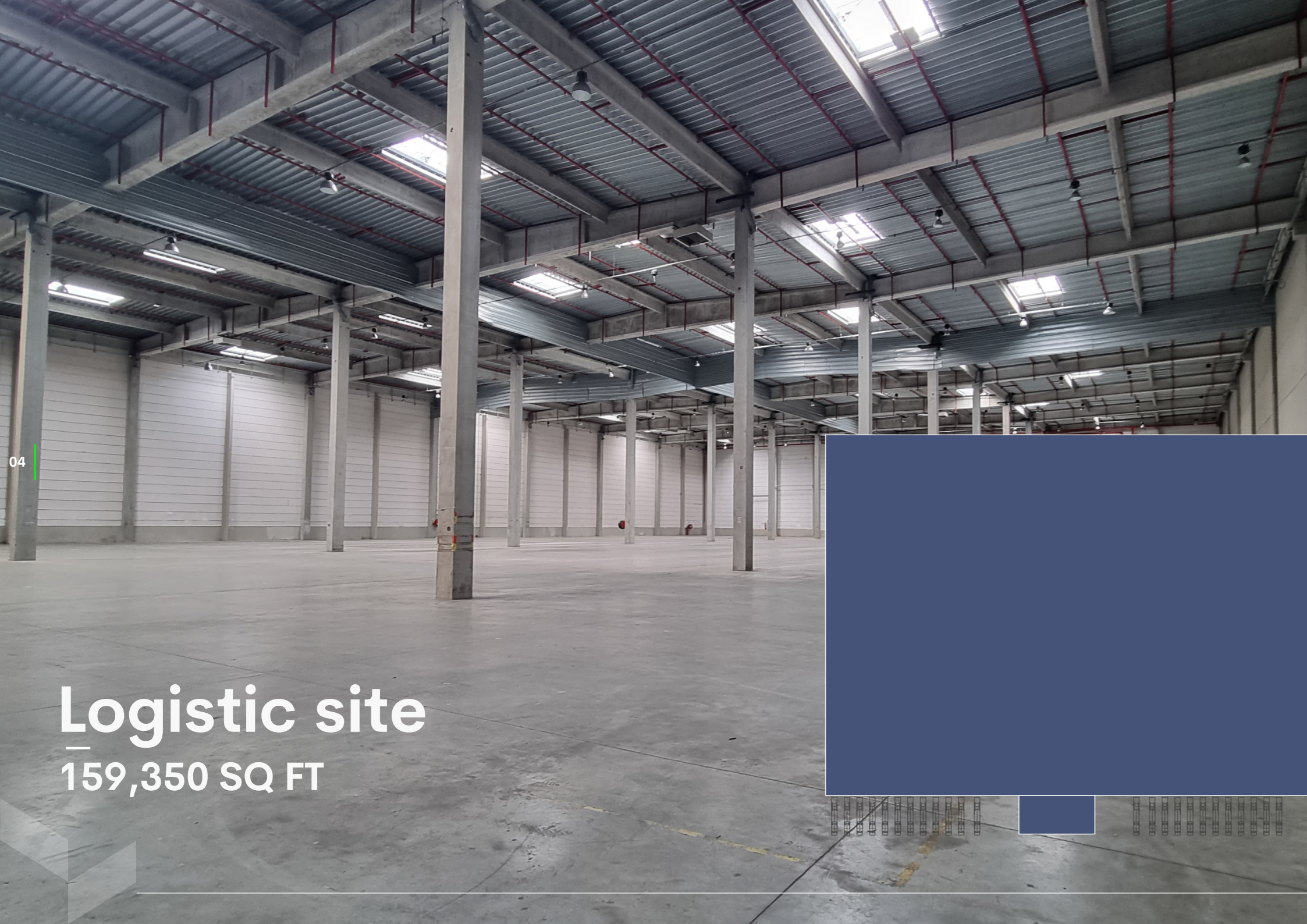


Target BREEAM  
In-Use Very Good



240 Kva





**Logistic site**  
**159,350 SQ FT**

# Logistic Site

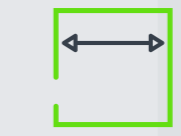
	GIFA (sqft)	GIFA (sqm)
Warehouse	144,226	13,399
Offices	8,547	794
Others	6,577	611
<b>Total</b>	<b>159,350</b>	<b>14,804</b>



Rooflights:  
min. 4%



Clear  
Height 12m



Yard Width  
25-40m



22 docks  
2 level doors



Floor Loading:  
5t/sqm



Available Power:  
240 kVA



HGV Spaces 3  
awaiting



Car parking  
spaces  
42



Grade A  
Offices



EV Charging  
Up to Vehicles



SEVESO  
low-threshold  
site

# 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.



EPC B Rating



Extensive Staff Amenities



Energy Saving Lighting Controls

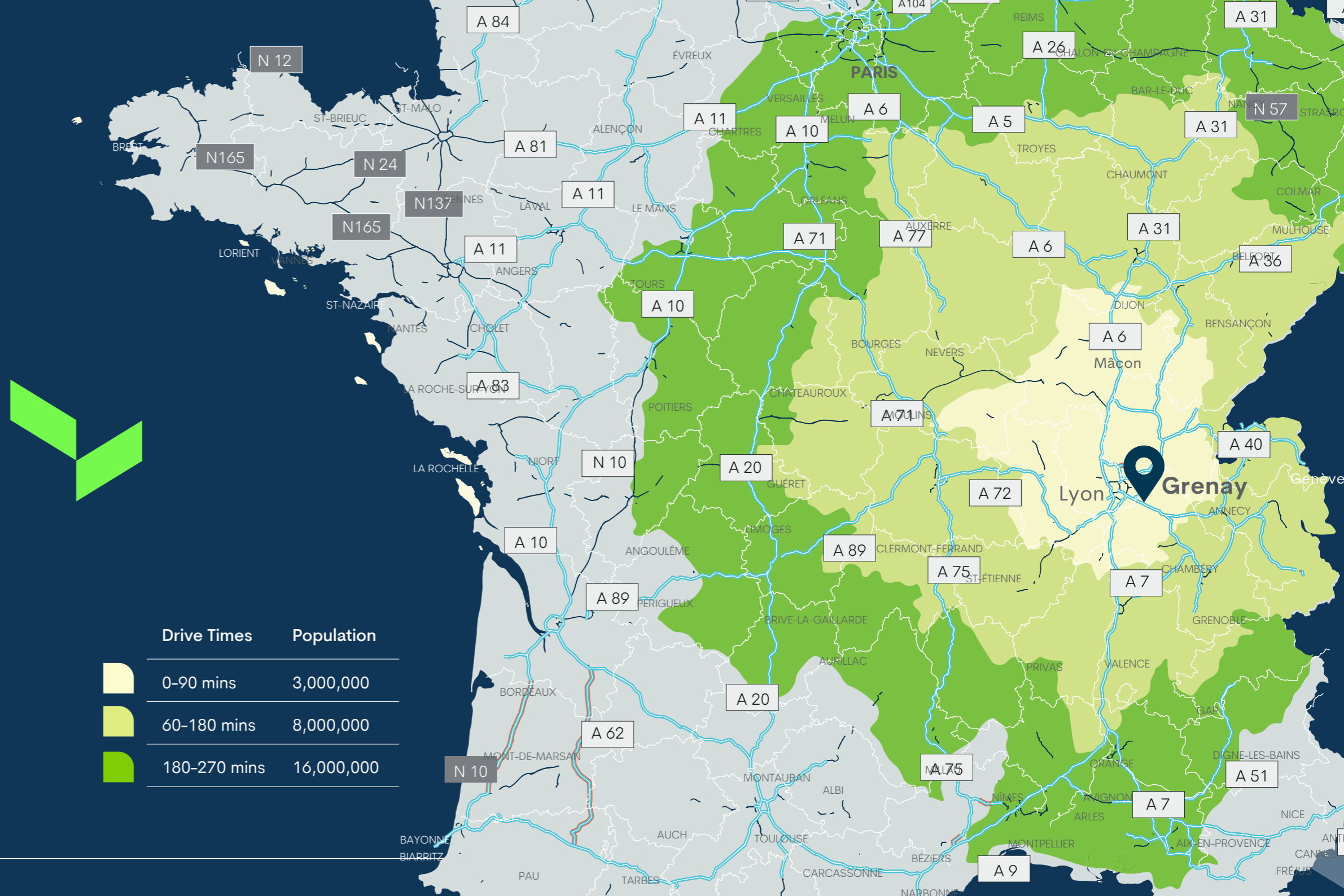


Rainwater harvesting to building roofs

# Location

Grenay is ideally located 20 km east of Lyon, near the A43 and A432 motorways, providing quick access to Lyon-Saint Exupéry International Airport, less than 10 km away. The Saint-Quentin-Fallavier train station, 5 km away, connects the region to the rail network, and Lyon-Part-Dieu is accessible in less than 30 minutes. This strategic location offers optimal connectivity for logistics and industrial activities.

Drive Times	Population
0-90 mins	3,000,000
60-180 mins	8,000,000
180-270 mins	16,000,000

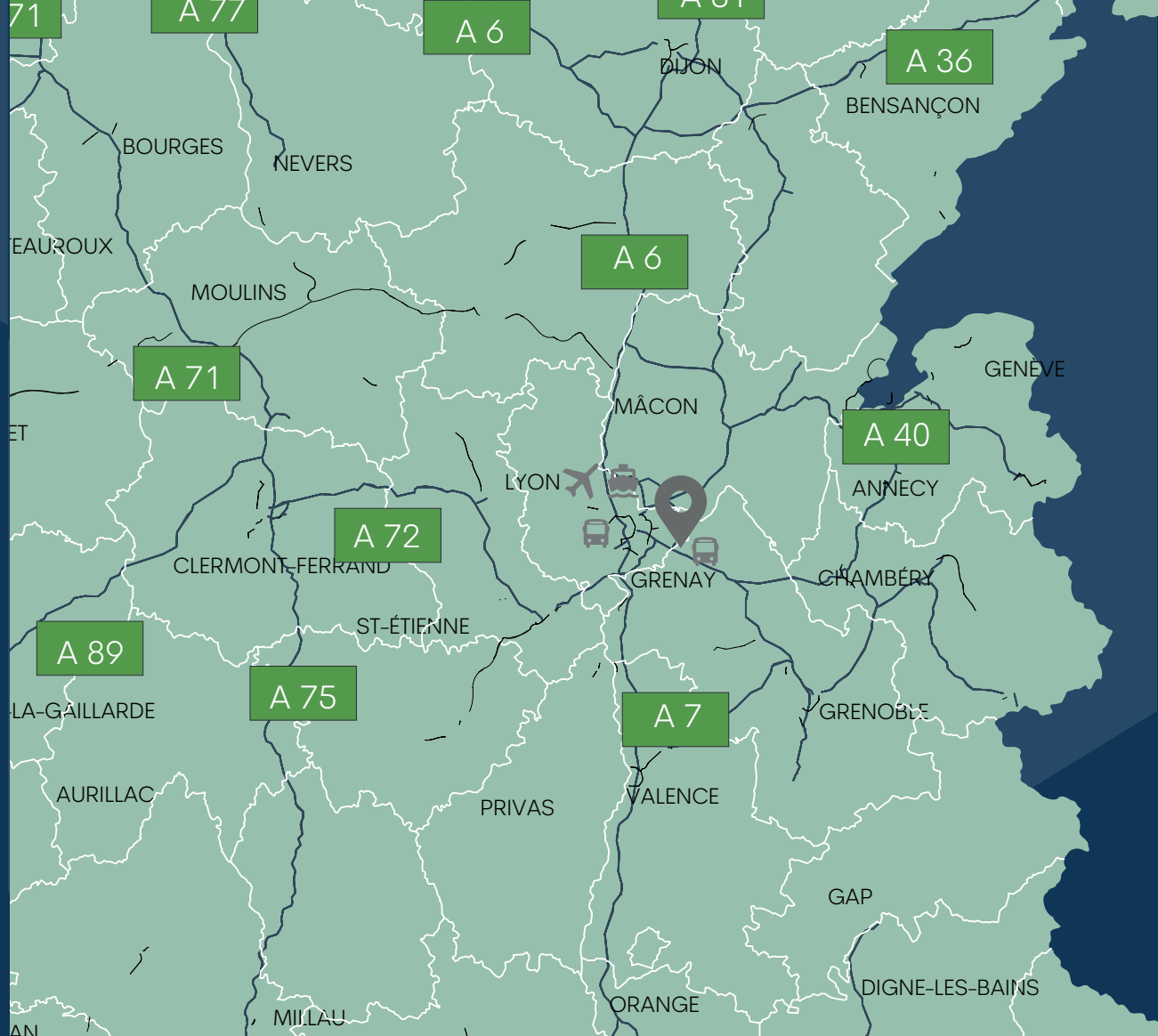




Castignac is the joint venture between BT Immo and Brookfield. This investment and asset management company primarily operates in the French logistics market, with a real estate asset portfolio valued at approximately 1 billion euros. Specializing in the identification and execution of high-value investment 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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	Miles	Time
A43	5	7 mins
A26 (Autoroute des Anglais)	10	10 mins
	Miles	Time
Port of Lyon	30	30 mins

	Miles	Time
Lyon-Saint Exupéry Airport	10	10 mins

	Miles	Time
Saint-Quentin-Fallavier Station	7	10 mins
Lyon-Saint Exupéry TGV Station	10	10mins

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