

●●● CASTIGNAC

Vert-Saint-Denis (77) Logistic Site

TO LET

Vert-Saint-Denis (77)

Logistic Site

406,941 sq ft

Warehouse : (430,265 sq ft)

Offices : (7,018,06 sq ft)

Others : (150,975 sq ft)



Introduction

The Vert-Saint-Denis asset is located 40km south of Paris. The Asset is located in a densely-populated logistics zone that is well-known and in high demand among users. The Asset has direct access to the motorways connecting to the Paris region road network.



Direct access
A43



EPC Rating B



Secure Site



Target BREEAM
In-Use Very Good



240 kVA

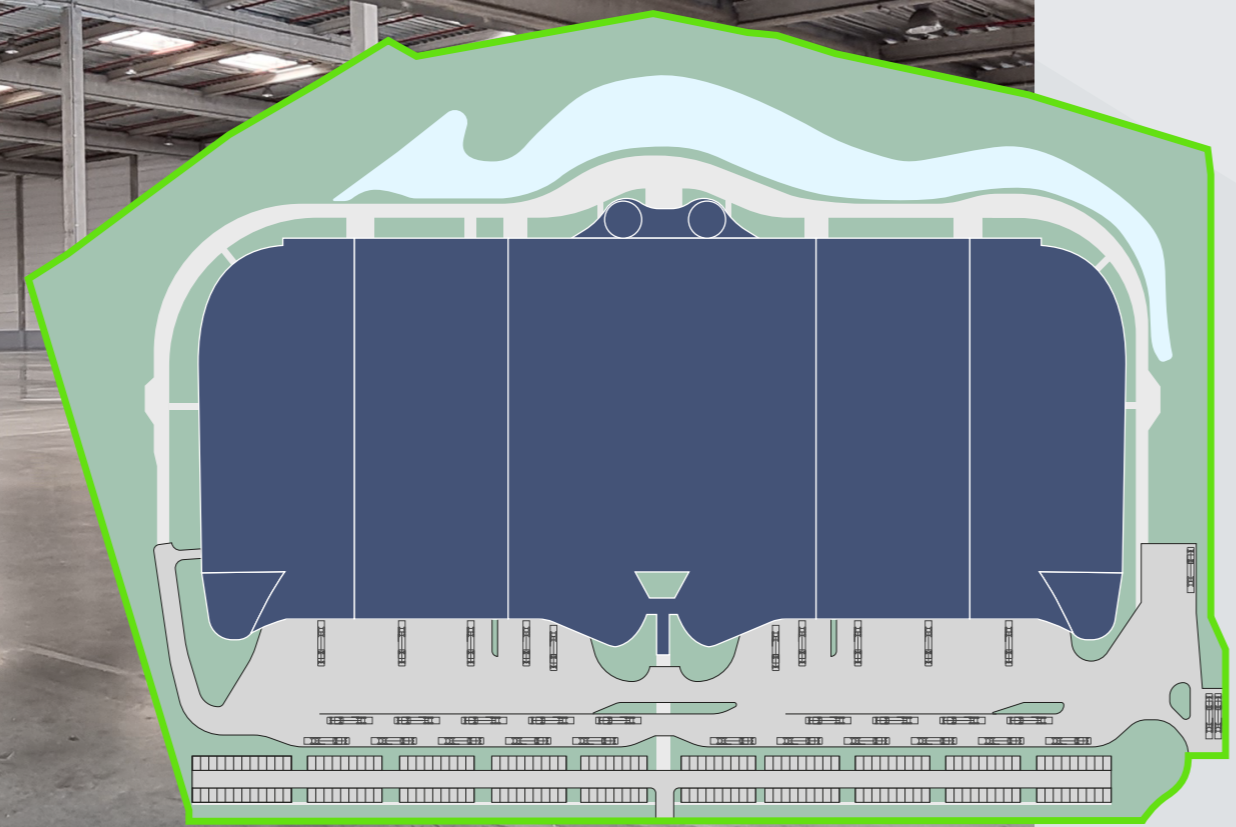




Logistic site
406,941 SQ FT

Logistic Site

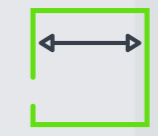
	GIFA (sqft)	GIFA (sqm)
Warehouse	376,436	34,972
Offices	20,516	1,906
Others	9,989	928
Total	406,941	37,806



Rooflights:
min. 4%



Clear
Height 11m



Yard Width
35m



36 docks
2 level doors



Floor Loading:
5t/sqm



Available Power:
Warehouse 240 kVA
Offices 102 kVA
General Services 96 kVA



HGV Spaces 14
awaiting



Car parking
spaces
246



Grade A
Offices



EV Charging
Up to Vehicles

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.



Target EPC B Rating



Extensive Staff Amenities



Energy Saving Lighting Controls

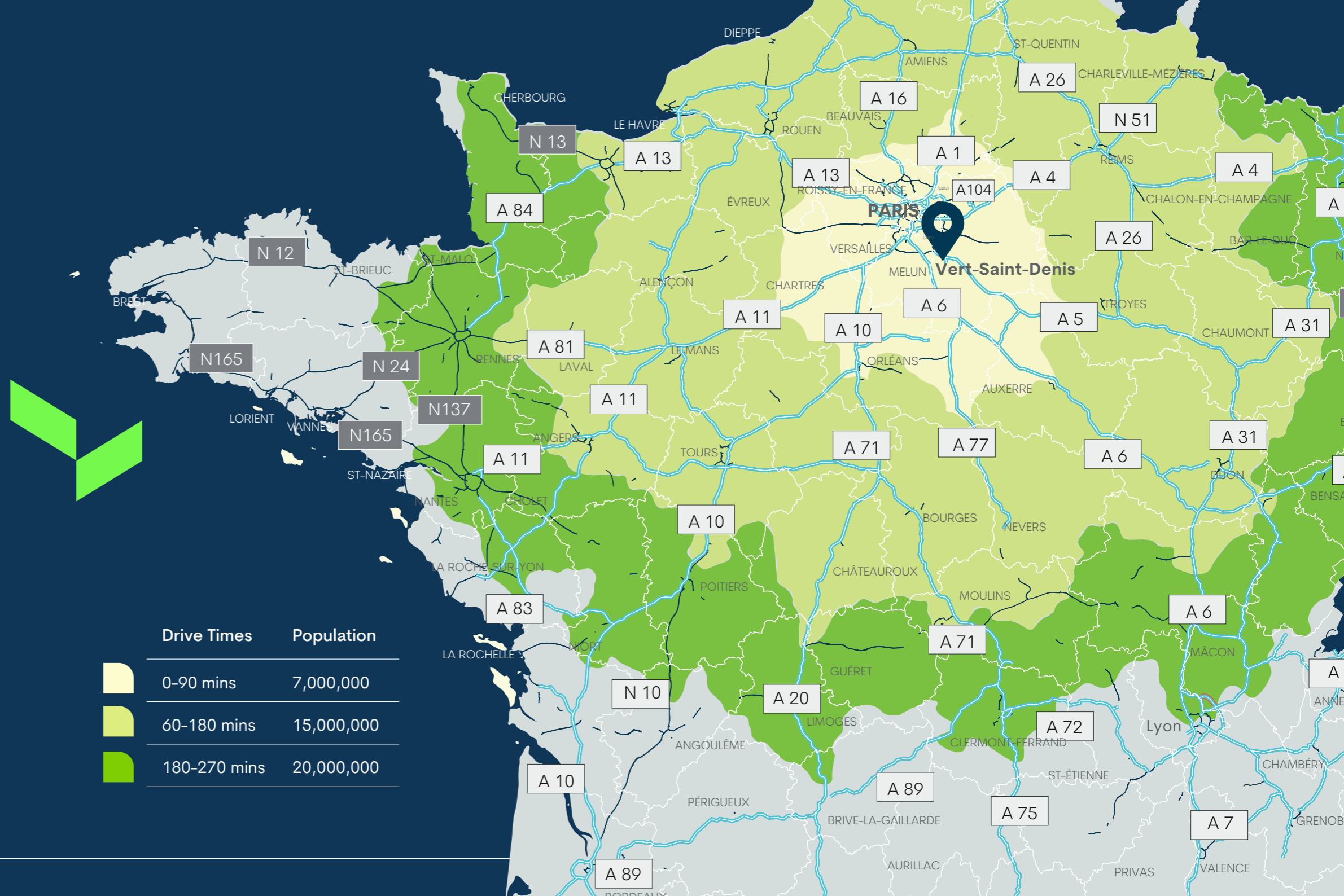


Rainwater harvesting to building roofs

Location

The warehouse in Vert-Saint-Denis is located 40 km south of Paris, close to the A5 motorway, providing easy access to the main road networks in the Paris region. The Cesson train station, around 5 km away, offers direct connections to Paris, making the site accessible by public transport. Orly Airport is approximately 30 km away, offering both national and international flights. With this strategic location and excellent road, rail, and air connections, Vert-Saint-Denis is an ideal hub for logistics operations.

Drive Times	Population
0-90 mins	7,000,000
60-180 mins	15,000,000
180-270 mins	20,000,000

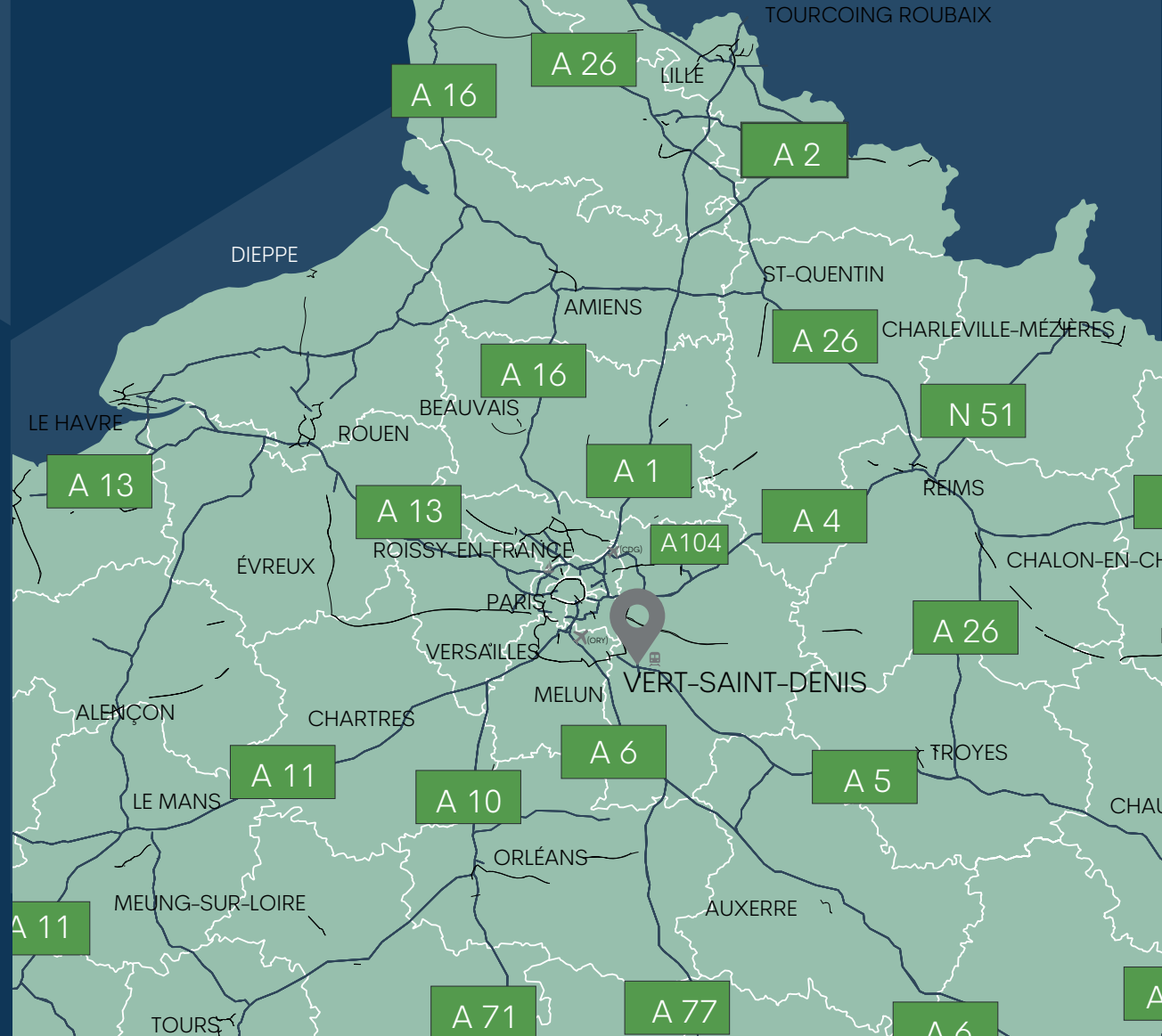




Castignac is the joint venture between BT Immo and Brookfield. This investment and asset management company primarily operates in the French logistics market, with a real estate asset portfolio valued at approximately 1 billion euros. Specializing in the identification and execution of high-value investment 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
A5	5	5 mins

	Miles	Time
Paris-Orly Airport (ORY)	30	30 mins
Paris-Charles de Gaulle Airport (CDG)	50	45 mins

	Miles	Time
Cesson Train Station (RER D)	3	5 mins

	Miles	Time
Port of Gennevilliers	50	50 mins

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