



# Paris - Gretz Armainvilliers I

Gretz-Armainvilliers, France


**BUILDING SIZE: 60,788 SM**

**AVAILABILITY: 60,788 SM**



## PROPERTY SPECIFICATIONS

Warehouse	39,719 SM
Mezzanine	16,132 SM
Office	4,937 SM
Total Surface (LFA)	60,788 SM
Dimensions	220 m x 255 m
Clear Height	14 m
Slab Resistance	5T PSM
Dock Leveller Doors / Drive-in- Doors	60 / -
Truck Yard Depth	35 m
Truck / Car Parking	62 / 210
ICPE	1510-1 (A), 1530-2 (E), 1532.1 (D), 2925 (D), 4331.3 (DC), 2920 (NC), 4320 (NC), 4321 (NC), 4510 (D), 4511 (NC), 2662 (E), 2663 (E)

  
Paris:  
37 km / 35 min

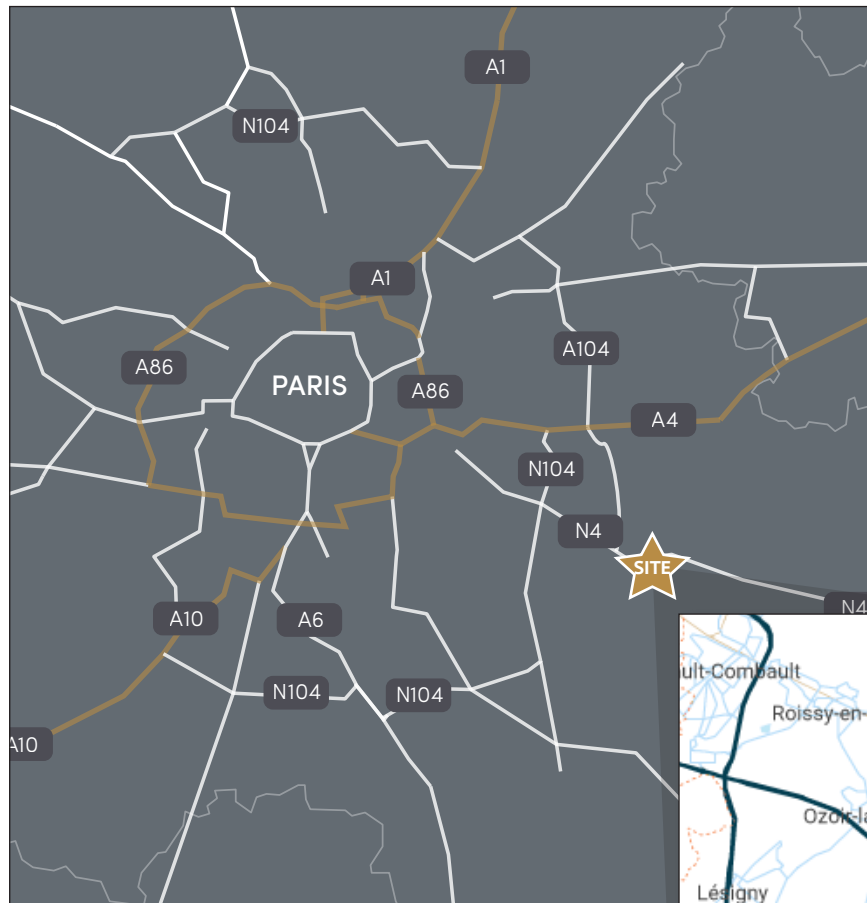
  
Paris Orly Airport:  
40 km / 40 min

  
Paris CDG Airport:  
42 km / 45 min

  
Gennevilliers Port:  
55 km / 60 min

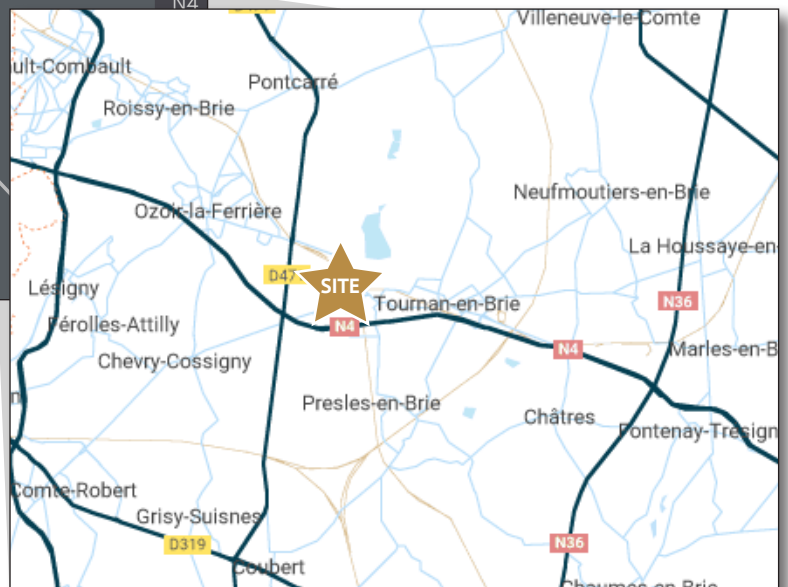


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## LOCATION:

- » The asset is just 40 km away from Paris city center through immediate access to the two-lane motorway N4, which also connects the park to the A4 highway (Strasbourg – BeNeLux)
- » The Property boasts ideal locational and physical attributes with a 2022 full building refurbishment



## DISTANCES:



- » 40 km south-east of Paris with immediate access to the N4 national road allowing quick access to:
  - » N104 national road (3rd ring road of Paris)
  - » A4 highway (Paris to Metz to Strasbourg)
  - » A5 highway (Paris to Troyes)



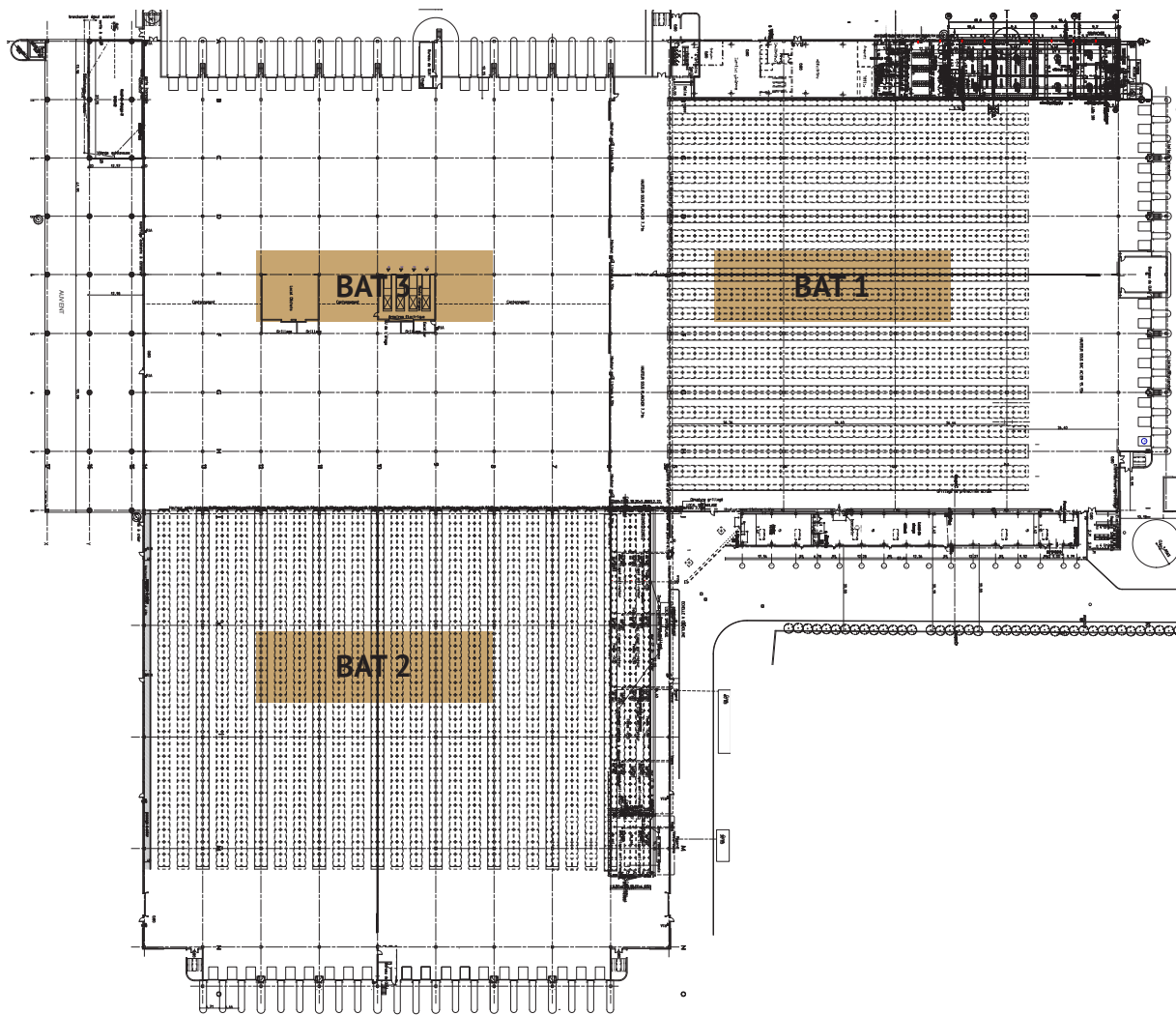
- » 42 km South of Paris Charles de Gaulle Airport
- » 40 km East of Orly Airport

## MORE INFORMATION:

- » 60,788 SM (incl. 4,937 SM of office space and 16,132 SM of mezzanine in the cell 3)
- » **Available immediately** following renovation works including roof replacement, new heating system, full office retro fit and full sprinkler replacement

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## SITE PLAN:



Non-binding document



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