



Paris - Saint-Michel-sur-Orge I

Paris, France

BUILDING SIZE: 42,622 SM

AVAILABILITY: 42,622 SM



PROPERTY SPECIFICATIONS

| | |
|---------------------------------------|-----------------------------------|
| Warehouse | 41,608 SM |
| Office | 1,014 SM |
| Total Surface (LFA) | 42,622 SM |
| Dimensions | 235 m x 188 m |
| Clear Height | 10.5 m |
| Slab Resistance | 5T/PSM |
| Dock Leveller Doors / Drive-in- Doors | 41 / 1 |
| Truck Yard Depth | 35 m |
| Truck / Car Parking | - / 175 |
| ICPE | 1510A, 1511E, 1530E, 2662E, 2663E |



N104 motorway:
1.5 km / 3 min



Orly Airport:
18 km / 20 min

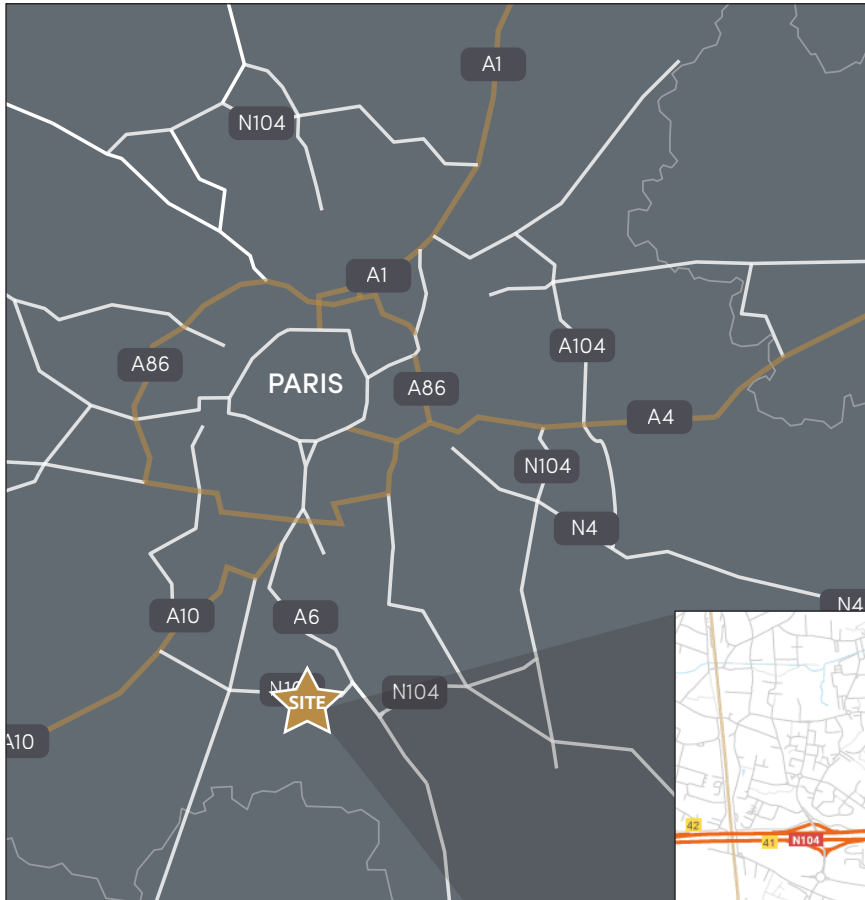


30 minutes to
central Paris via the
RER rail network



A 6 motorway:
8 km / 10 min

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LOCATION:

- » The property is strategically located in the primary logistics corridor of southern Paris, at Exit 41 of the N104 'Francilienne' outer loop road
- » Situated within the Sainte-Geneviève-Bois Business Park, it benefits from being in one of the most established logistics hubs in the Paris market, with direct frontage onto the key outer ring road, the N104



DISTANCES:



- » N104 motorway: 1.5 km / 3 min
- » A 6 motorway: 8 km / 10 min
- » A 10 motorway: 12.5 km / 20 min
- » Central Paris: 36 km / 30 min



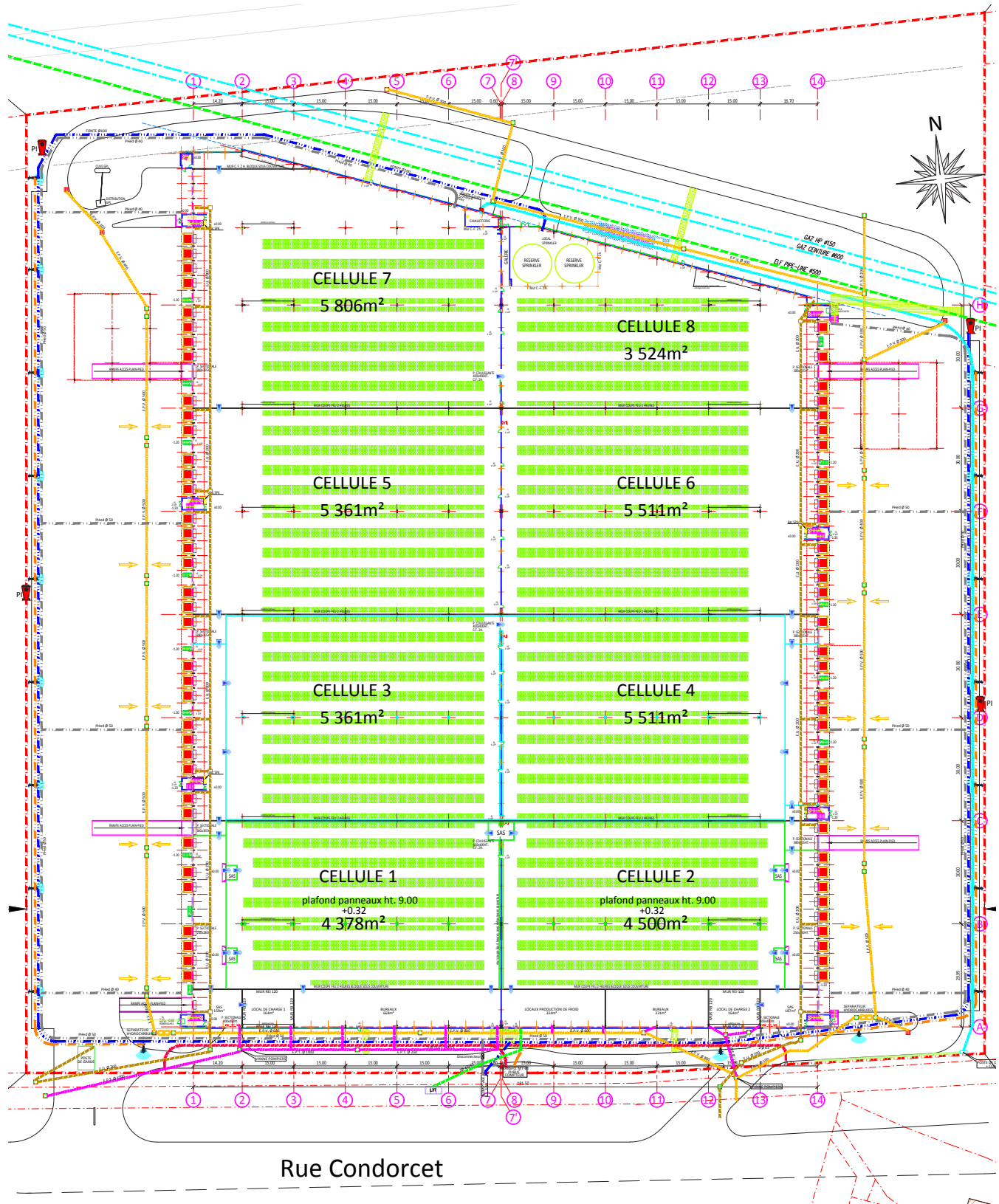
- » Orly Airport: 18 km / 20 min
- » Paris Charles de Gaulle Airport: 66 km / 50 min

MORE INFORMATION:

- » The property is just 30 minutes from central Paris via the RER rail network, 20 minutes from Orly Airport and 40 minutes from Paris Charles de Gaulle Airport
- » This prime location ensures quick access to all forms of transportation, making it ideal for logistics and distribution operations

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SITE PLAN:



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