

NEWLY BUILT Q3 2024



Lille - Leers III

France - Lille

BUILDING SIZE: 22,144 SM

AVAILABILITY: 22,144 SM

PROPERTY SPECIFICATIONS



Total Surface (LFA)	22,144 SM
<i>Including Warehouse</i>	20,264 SM
<i>Including Loading Rooms</i>	425 SM
<i>Including Office</i>	794 SM
<i>Including Mezzanine suitable for extension into offices</i>	451 SM
<i>Including Technical Rooms</i>	210 SM
Clear Height	11.45 m
Slab Resistance	5T PSM
Dock Leveller Doors / Drive-in- Doors	20 / 2
Truck Yard Depth	35 m
Truck / Car Parking	- / 50
EV Parking	5



Situated in the Lille metropolitan area



Lille Airport : 20 min / 20 km

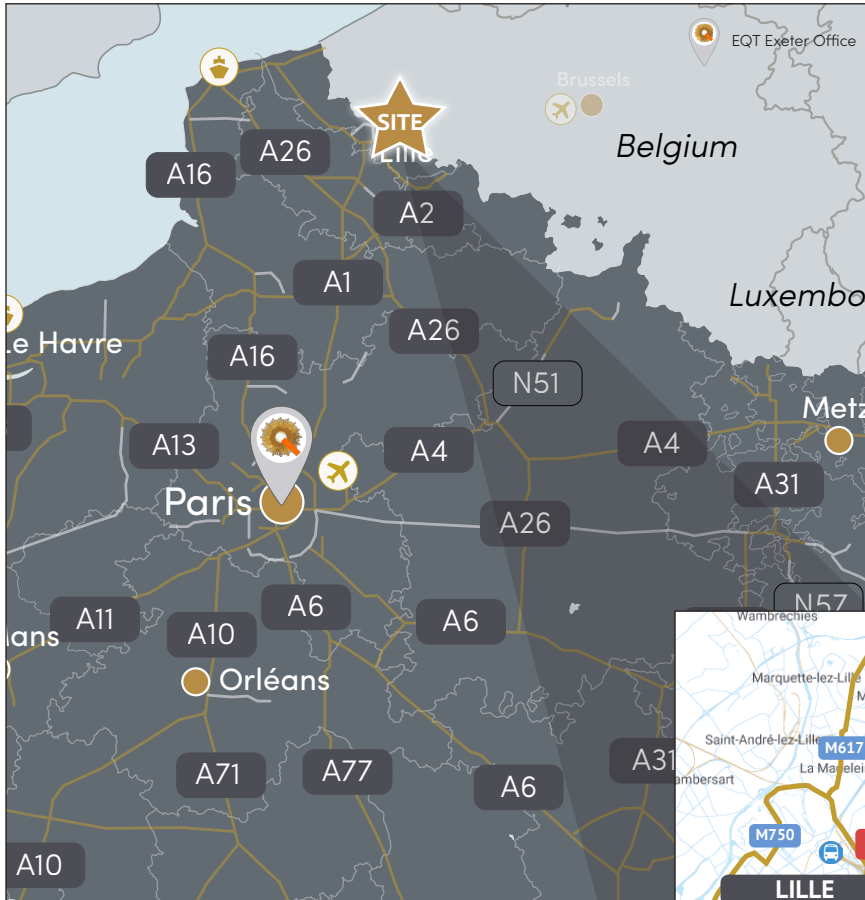


A1 Highway: 20 min / 16 km



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LOCATION:

- » The Property is located in the Northeast Lille sub-market of Leers
- » Leers services major industrial and logistics hubs in the Northern part of France
- » It is ideally positioned for quick access to the A1 highway which efficiently connects Lille to Paris



DISTANCES:



- » M700 Departmental Road : 5 min / 2 km
- » A22 highway: 15 min / 12 km
- » A1 Highway: 20 min / 16 km
- » Lille Metropolitan : 20 min / 20 km
- » Brussels : 1 hr 10 min / 110 km
- » Paris : 2 hr / 200 km



- » Port of Calais : 1 hr 30 min / 130 km
- » Port of Antwerp : 1 hr 30 min / 120km



- » Lille Airport : 20 min / 20 km
- » Paris CDG Airport : 2 hr / 200 km

MORE INFORMATION

- » The Property is located in an existing logistics dominated neighborhood as it is well connected with opportune distances to airports, ports, primary highways, as well as bordering Belgium
- » Built with a collective self-consumption model for our photovoltaic plant, enabling seamless adaption to evolving tenant needs and offering greater energy flexibility

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SITE PLAN:



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