



EQT | EXETER



Chemin des Vignes

Bressolles, FR

Building Size: 65,879 SM | 65,879 SM of Logistics Space Available

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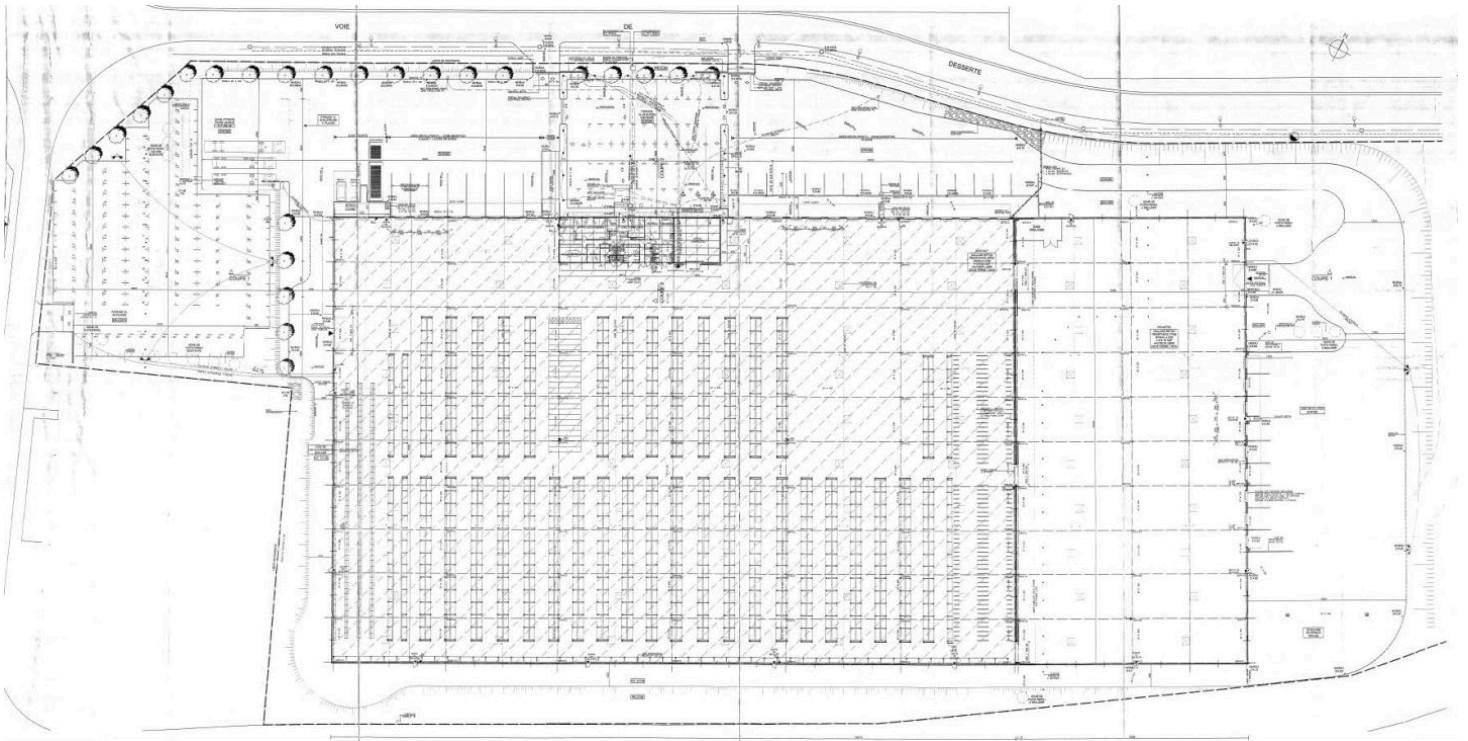
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Building Specifications

- Logistics space available
- 65,879 SM total building size
- 65,879 SM available size
- Available Q3-22
- 200 m x 101 m column spacing
- 1,243 SM of office space
- 2.4 m clear height
- 200 m x 101 m column spacing
- 5T PSM floor load
- 98,4252 truck court depth
- 2 drive-in doors
- 80 car parking spaces

Additional Information

ICPE: 1510-2B (E)



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Location



Location Commentary

- The Property sits immediately adjacent to the A42 highway and in close proximity to the A432 highway (the new Lyon outer ring road) and the A6 (connecting Paris to the South East of France)
- Lyon's city center is a 25-minute drive from the Property, and the airport is located 20 minutes away
- The Property is strategically positioned to the East of Lyon in a prime distribution location benefiting from numerous transport links and access to a large pool of affordable labour
- The Property is located in the region of Lyon, France's second-largest logistics hub

Access

CITY	POPULATION	KM	DRIVE TIME
Lyon	522,969	29	0 h 36 m
Geneva	201,818	125	1 h 26 m
Turin	870,952	317	3 h 44 m
Montpellier	295,542	330	3 h 49 m
Marseille	870,731	342	3 h 46 m
Nice	342,669	498	5 h 17 m

Transportation

Transit

Bus, OPAC

12 min walk

1.0 km

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Motorway

A432 5 min drive 6.4 km

Tunnels

Mont-Blanc Tunnel 120 min drive 201.2 km

Frejus Tunnel 150 min drive 220.5 km

Seaport

Port of Lyon Edouard Herriot 29 min drive 33.8 km

Port of Fos-sur-Mer 215 min drive 333.1 km

Airports

Lyon-Saint Exupéry Airport 20 min drive 22.5 km

Genève Airport 83 min drive 127.1 km



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