



EQT | EXETER



Rue de Dieppe

Strasbourg, FR

Building Size: 28,015 SM

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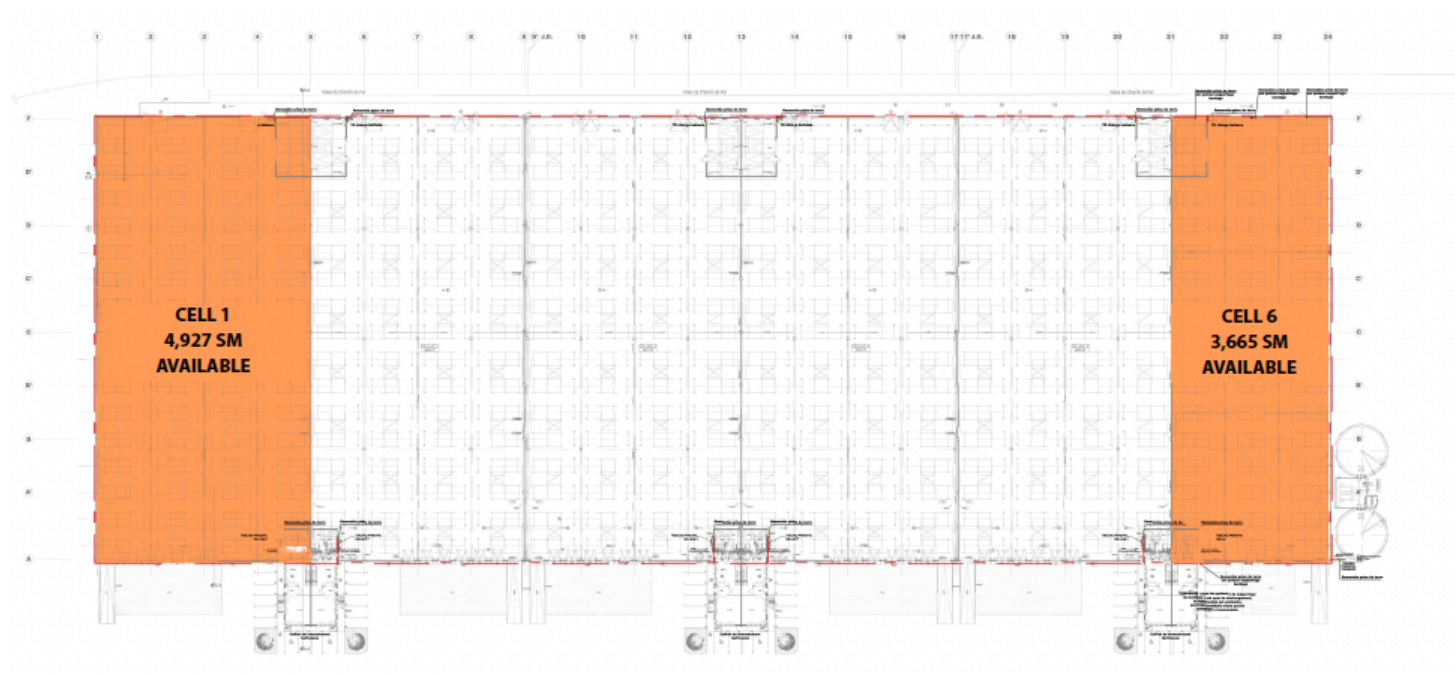
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Building Specifications

- Industrial space
- 28,015 SM total building size
- **Fully Leased**
- 275 m x 100 m dimensions
- 681 SM of office space
- Built in 2008
- 10.5 m clear height
- 5T PSM floor load
- 33 dock doors
- 6 drive-in doors
- 25 car parking spaces

Additional Information

ICPE: 1510 (A), 1530 (A), 2662 (A), 2663-2 (A), 2910-a (NC), 2925 (DC), 4510.2 (DC)

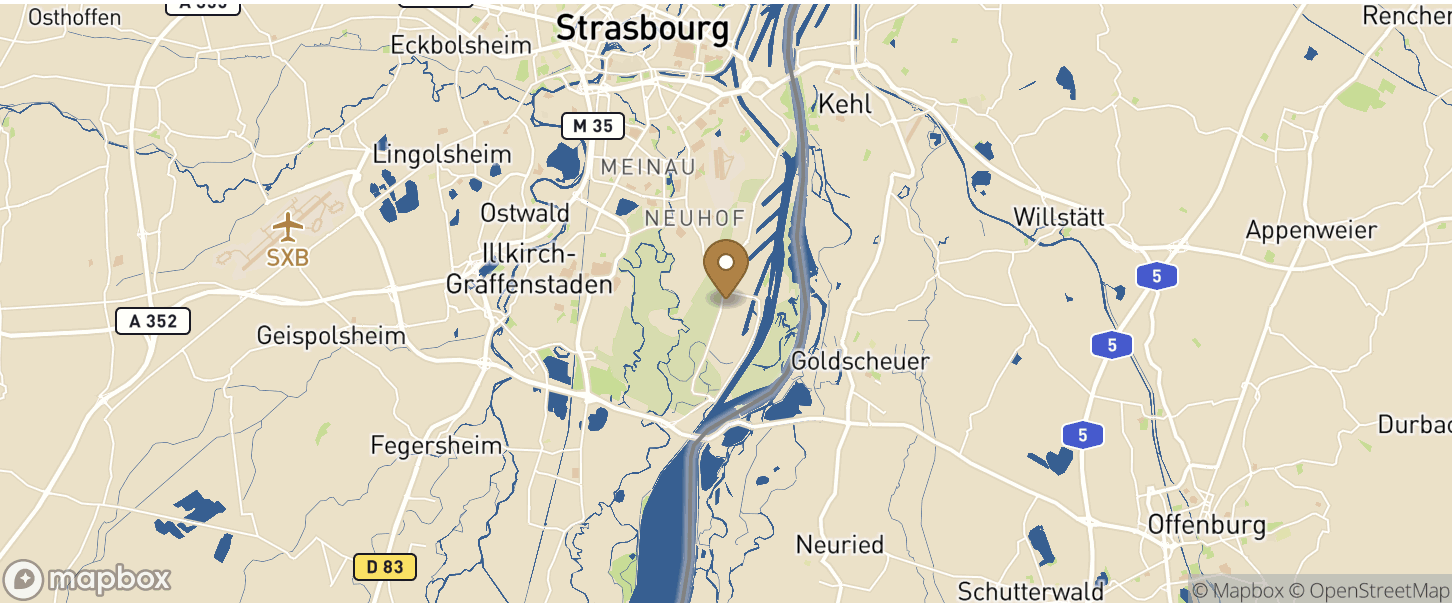


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Location



Location Commentary

- The Property is located in Strasbourg, a two-hour drive away from Stuttgart and ideally located to serve both national and cross-border locations due to its proximity to the major A4 and E25 motorways
- Due to its easy access to the port to the North (7 km) and the N353 ring road to the South (5 km), Strasbourg acts as a hub for occupiers across the logistics, manufacturing and agri-food distribution markets
- The Rhine creates a connection to Rotterdam, which contributes to making the location ideal for logistics and distribution occupiers
- The city, situated at the border with Germany, has a population of 800,000 people

Transportation

Transit

Bus, Alexandre Dumas	11 min walk	0.9 km
Rail, Ronchin	13 min walk	1.1 km

N353 Ring Road	8 min drive	4.8 km
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Motorway

E25	15 min drive	9.7 km
A4	20 min drive	11.3 km

Seaport

Independent Port of Strasbourg	6 min drive	3.2 km
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Airport

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Strasbourg Airport	18 min drive	19.3 km
Stuttgart Airport Busterminal	120 min drive	159.3 km