EQT | EXETER



Paris - Gretz I

Gretz-Armainvilliers, France

Building Size: 60,323 SM | 47,824 SM of Industrial Space Available

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Building Specifications





- Industrial space available
- 60,323 SM total building size
- 47,824 SM available size
- 60,788 SM of warehouse space
- 16,132 SM of mezzanine space
- 4,937 SM of office space
- 220 m x 255 m dimensions
- Renovated in 2023
- 15.1 m to 16.0 m clear height
- 4.5T/m2 floor load
- 35.0 m truck court depth
- 60 dock doors
- 1 drive-in doors
- 287 car parking spaces

Additional Information

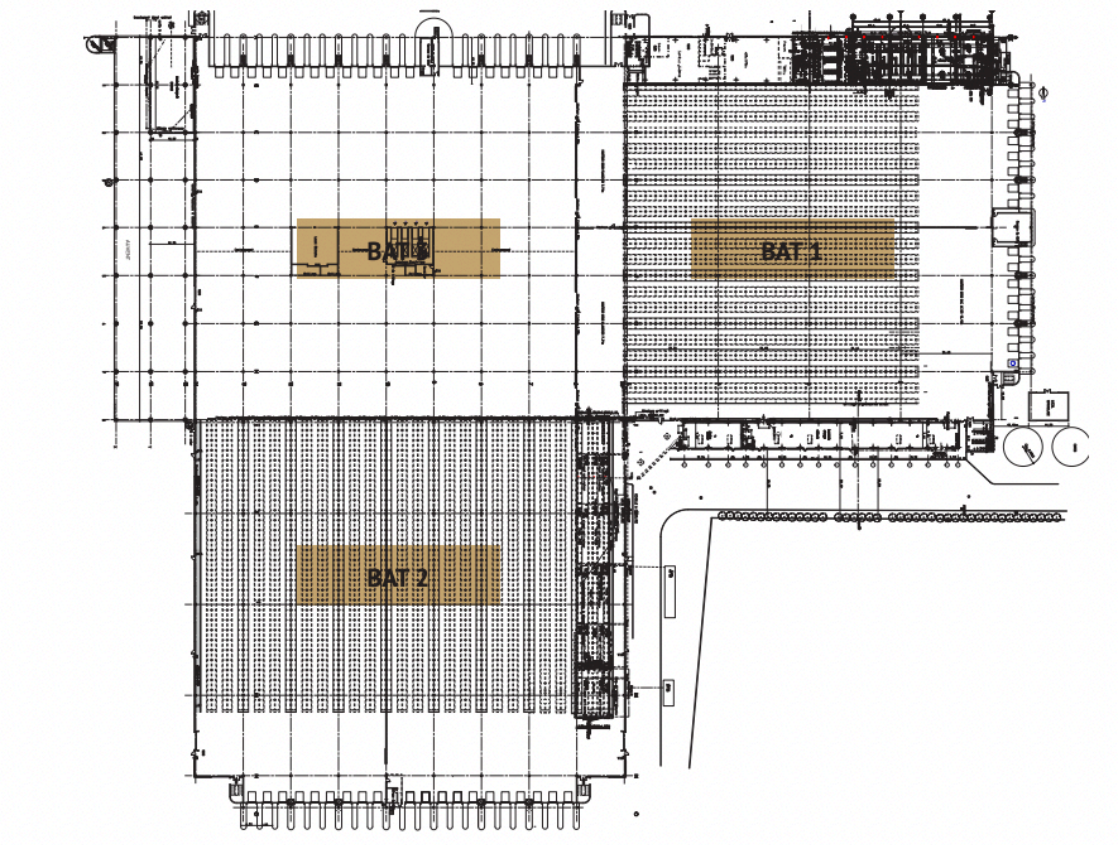
- ICPE: 1510-1 (A), 1530-2 (E), 1532.1 (D), 2925 (D), 4331.3 (DC), 2920 (NC), 4320 (NC), 4321 (NC), 4510 (D), 4511 (NC), 2662 (E), 2663 (E)
- **Available from Q3 2024** following renovation works including roof replacement, new heating system, full office retrofit and full sprinkler replacement
- High-quality Class A building
- 60,788 SM (incl. 4,937 SM of office space and 16,132 SM of mezzanine in the cell 3)
- Just 42km South of Paris Charles de Gaulle Airport and 40km East of Orly Airport

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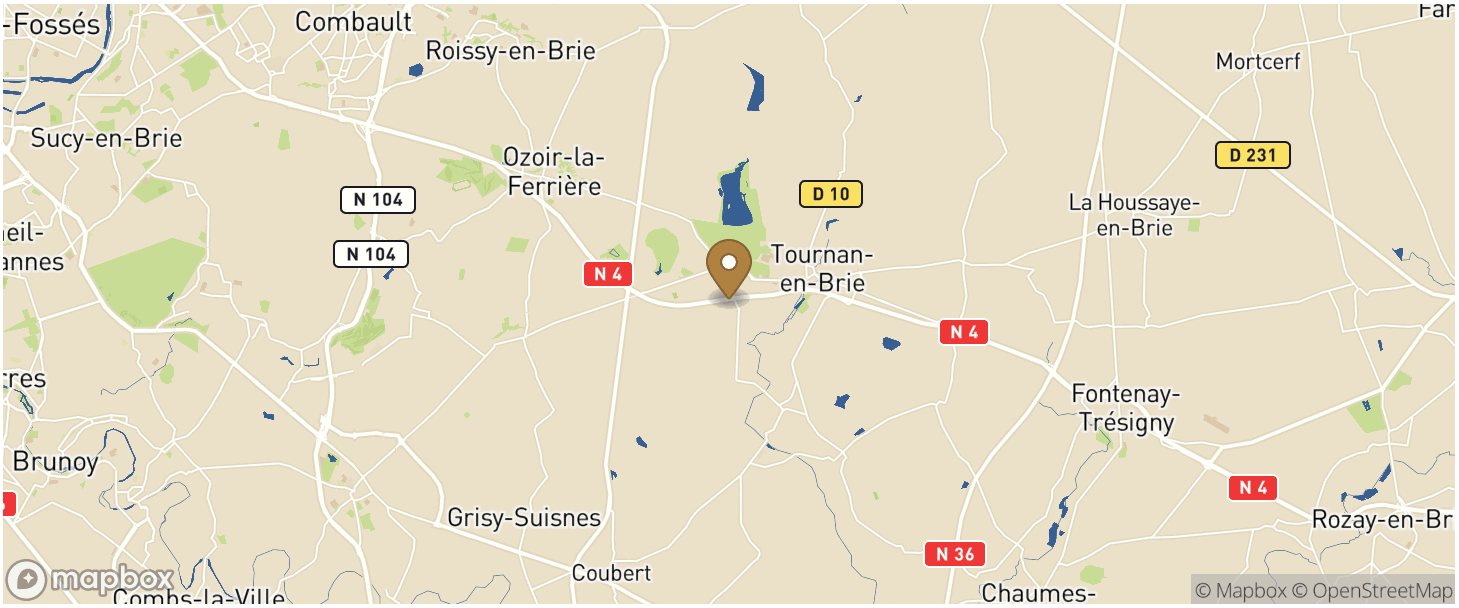
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Location



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Location Commentary

- 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

Transportation

Transit		
Bus, HLM	3 min walk	0.2 km
Bus	9 min walk	0.7 km
Motorway		
N4	1 min drive	0.8 km
A4	15 min drive	16.1 km
Airport		
Paris Charles de Gaulle Airport	35 min drive	43.5 km
Orly Airport	40 min drive	75.6 km

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