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Strasbourg – Strasbourg II

Strasbourg, France

Building Size: 29,476 SM | 13,956 SM of Industrial Space Available

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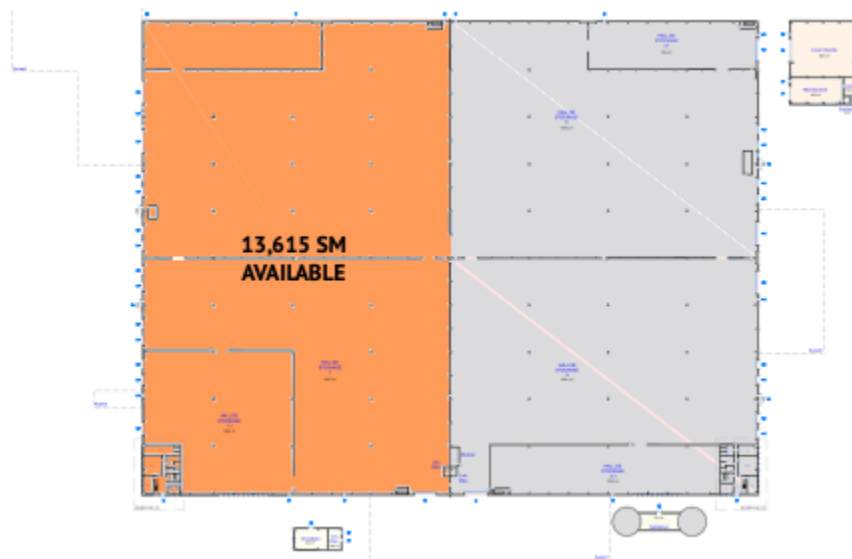
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Building Specifications

- Industrial space available
- 29,476 SM total building size
- 13,956 SM available size
- 190 m x 140 m dimensions
- 940 SM of office space
- 10.0 m to 11.5 m clear height
- 35.0 m truck court depth
- 18 dock doors
- 8 drive-in doors
- 80 car parking spaces

Additional Information

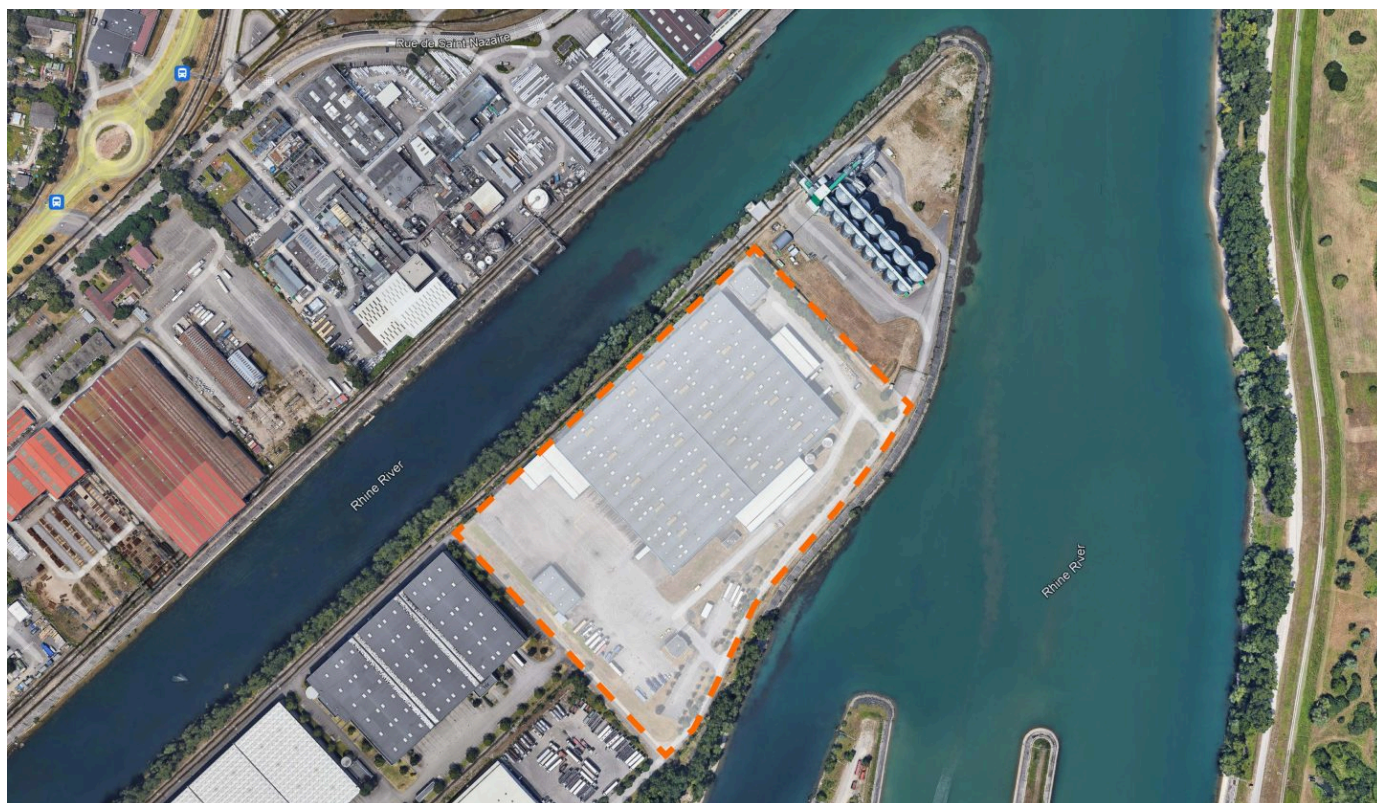
ICPE: 1510 (A), 1530 (D), 1412.2 (DC), 2662.2 (D), 2663.2 (D), 2910.a (DC), 2925 (DC)



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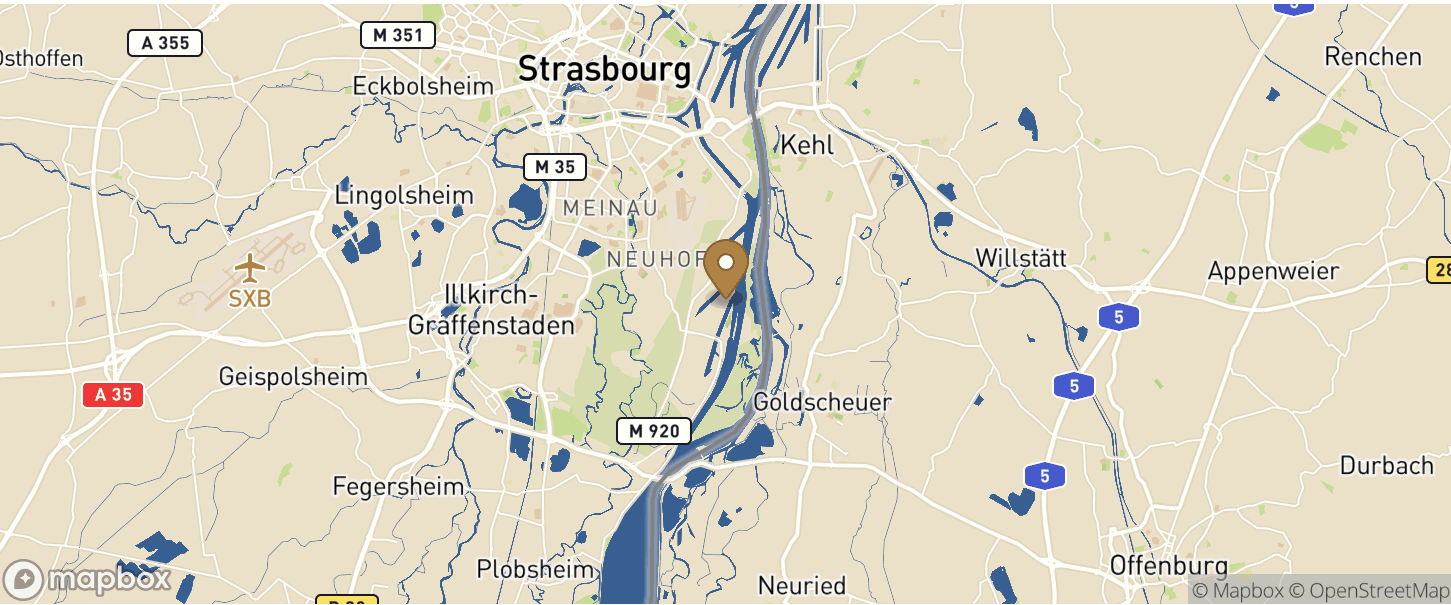


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Location



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
- The city, situated at the border with Germany, has a population of 800,000 people
- 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

Transportation

Transit

Bus, Rochefort	11 min walk	0.9 km
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N353	8 min drive	4.8 km
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Motorway

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

Independent Port of Strasbourg	6 min drive	2.9 km
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Airport

Strasbourg Airport	18 min drive	19.3 km
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Stuttgart Airport

120 min drive

159.3 km