

AVAILABLE: 12 MONTHS AFTER AGREEMENT

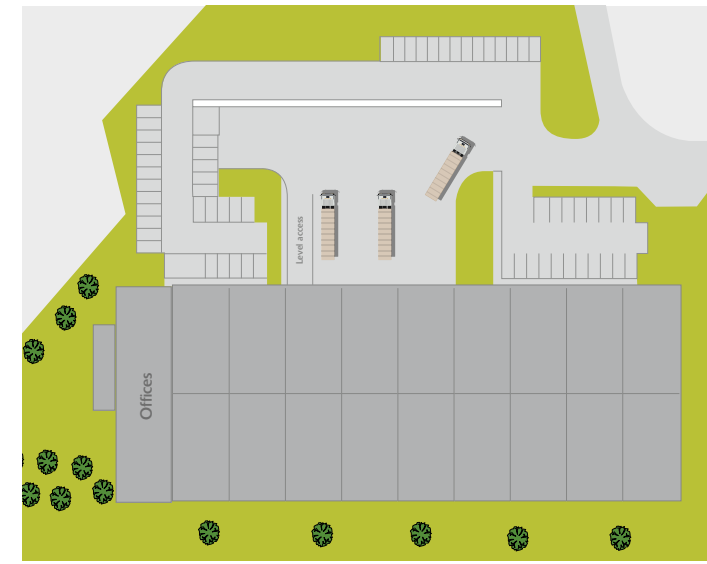
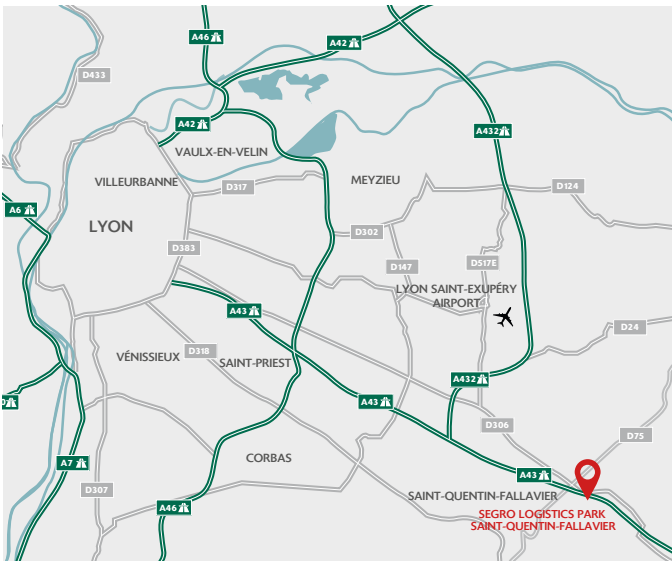
SEGRO LOGISTICS PARK SAINT-QUENTIN-FALLAVIER

40 RUE DE MALACOMBE
38070 SAINT-QUENTIN-FALLAVIER



5,121 sq m logistics building
Located in the heart of France's leading logistics hub

Immediate access to the A43 motorway, 35 minutes from Lyon
and 15 minutes from Lyon Saint-Exupéry Airport









OVERVIEW

Located in the heart of the Chesnes business park, France's leading logistics zone, 35 km from Lyon and 15 km from Lyon Saint-Exupéry airport, on a 20-hectare site, SEGRO Logistics Park Saint-Quentin-Fallavier is an urban distribution and logistics development of approximately 90,000 sq m set on a 20-hectare site.

The scheme offers high-quality architectural design and reflects SEGRO's strong environmental commitments, achieving BREEAM "Excellent" certification and BiodiverCity Life label, awarded for the first time to an operational logistics site.

SEGRO Logistics Park Saint-Quentin-Fallavier is the result of the successful redevelopment of a former brownfield site into a modern and sustainable logistics complex. The development comprises four buildings: buildings A, B and C were let prior to completion, while the final building (building D), offering 5,121 sq m, is currently available for lease.

-  • 35 minutes from Lyon
-  • Direct access to the A43
-  • Close to the A432 and A46 (Eastern Ring Road)
-  • 15 minutes from Lyon Saint-Exupéry train station
-  • 35 minutes from Lyon Part-Dieu train station
-  • 15 minutes from Lyon Saint-Exupéry airport

SPECIFICATIONS

- High-quality architectural design
- One building of 5,121 sq m
- BREEAM 'Excellent' certification
- BiodiverCity Life label

EXTERNAL AREAS:

- 35 m loading yard depth
- Heavy-duty roadways for truck manoeuvring and circulation
- 1 outdoor car park with 60 car parking spaces, fenced and with access to the offices
- Fully enclosed site with motorised gate and access barriers
- Landscaped green spaces

WAREHOUSE:

- Clear height: minimum 8 m (7.5 m under haunches)
- Floor load capacity: 3.5 t/sq m (warehouse areas) and 2 t/ sq m (technical rooms)
- Dock areas on a 18 m reinforced concrete slab
- Sloped and counter-sloped dock zones for loading and unloading operations
- 5 dock doors: height 1.15 m and dimensions 2.8 x 3 m
- 1 level-access door: sectional door 4 x 4.5 m
- Dock equipment: dock levellers, sectional doors, retractable lip dock shelters, buffers, wheel guides, LED lighting
- EV charging capability available

OFFICES:

- Independent entrances
- Air-conditioned office space

AVAILABLE AREAS

	Building
Warehouse	4,185 sq m
Offices	706 sq m
Technical room	230 sq m
Total	5,121 sq m

CONTACT

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