

AVAILABILITY: 15 MONTHS POST-AGREEMENT



LOGISTICS BUILDING

# SEGRO LOGISTICS CENTRE MONTARGIS

ROUTE FORESTIÈRE  
45210 FERRIÈRES-EN-GÂTINAIS

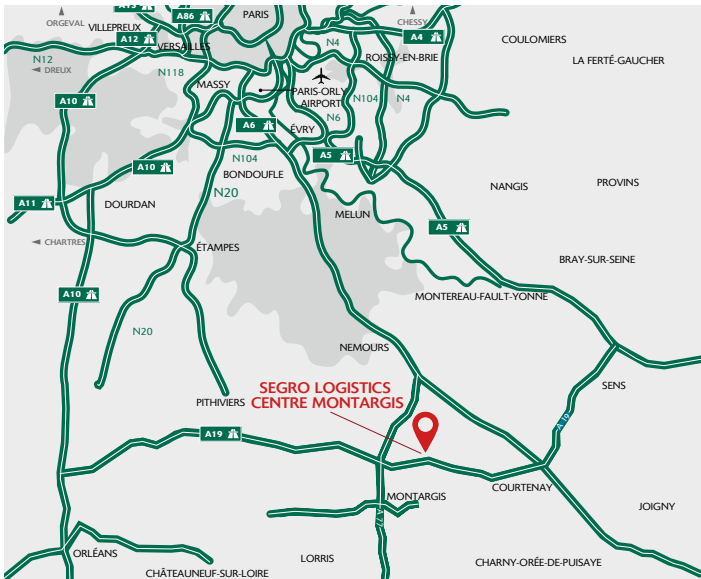


121,000 sq m logistics building

Single building – potential to divide from 24,000 sq m

Direct access to the A19 motorway and N7 national road

Close proximity to the A6 and A77 motorways



## DESCRIPTION

The SEGRO Montargis Logistics Centre is a logistics facility of approximately 121,000 sq m, which can be divided from 24,000 sq m, located in the southern part of the Île-de-France region.

It is strategically located in the region, with direct access to the A19 motorway and the N7 national road, as well as quick access to the A6 and A77 motorways.

The site features high-quality architecture and incorporates the latest construction techniques and materials, resulting in strong energy performance, as demonstrated by its BREEAM 'Excellent' certification.

This energy efficiency benefits both the local community and the occupiers, while a number of on-site amenities provide a pleasant working environment for employees, including dedicated office access, parking, electric vehicle charging points, and landscaped green spaces.



- 1 hour from Paris
- 1 hour from Orléans - Ferrières



- A19 and N7
- Close to A6 and A77



- 1 hour from Paris-Orly airport



## SPECIFICATIONS

- High-quality architectural design
- 1 building (10 units, which can be divided from 24 000 sq m)
- BREEAM 'Excellent'

### EXTERIOR:

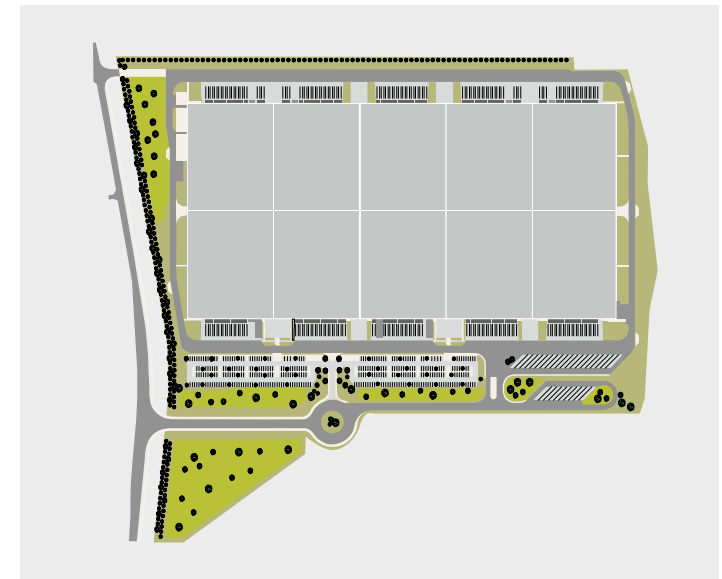
- Depth of courtyards: 35 m
- Heavy roadway for manoeuvring area, parking and traffic
- 38 car parks for HGVs
- 350 car parks for LVs, including 86 equipped with electricity outlet for charging vehicles and 7 PRM spaces
- Photovoltaic panels on the roof
- Motorised gates and barrier gates
- Two-wheels shelters
- Landscaped areas

### ACTIVITY:

- Clearance height: 14,7 m minimum
- Floor load: 5 T/sq m
- 128 dock-level doors: 10 to 14 per unit
- 12 level accesses: 1 to 2 per unit

### OFFICES:

- Independent entrances
- Air-conditioned offices



## AREA

	Storage (sq m)	Offices / Social premises (sq m)	Technical rooms (sq m)	Total (sq m)
<b>Building</b>	116,421	3,892	1,200	<b>121,513</b>

### CONTACT

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