

REALTERM

To Let | Cross-dock facility
Gignac-la-Nerthe, France



Available for Lease | Q2 2024

3,548 sq m

Cross-Dock Facility

Disponible à la location | T2 2024

Messagerie de 3.548 m²

GPS: 43.37996330544432, 5.203607447529925

OPPORTUNITÉ

OPPORTUNITY

Cross-dock facility available at the gateway to Marseille, near Marignane
Messagerie disponible aux portes de Marseille, à proximité de Marignane

BREEAM VERY GOOD
AMBITION

L'AMBITION DE
CERTIFICATION BREEAM
"VERY GOOD"

STANDARD PARCEL
SERVICES FACILITY

MESSAGERIE STANDARD

EXCELLENT
LOCATION NEXT TO
MARIGNANE

EXCELLENTE LOCALISATION À
PROXIMITÉ IMMEDIATE DE
MARIGNANE

IMMEDIATE
PROXIMITY TO A55
AND A7 HIGHWAYS

PROXIMITÉ IMMEDIATE DES
AUTOROUTES A55 ET A7

AVAILABLE FROM
Q2 2024

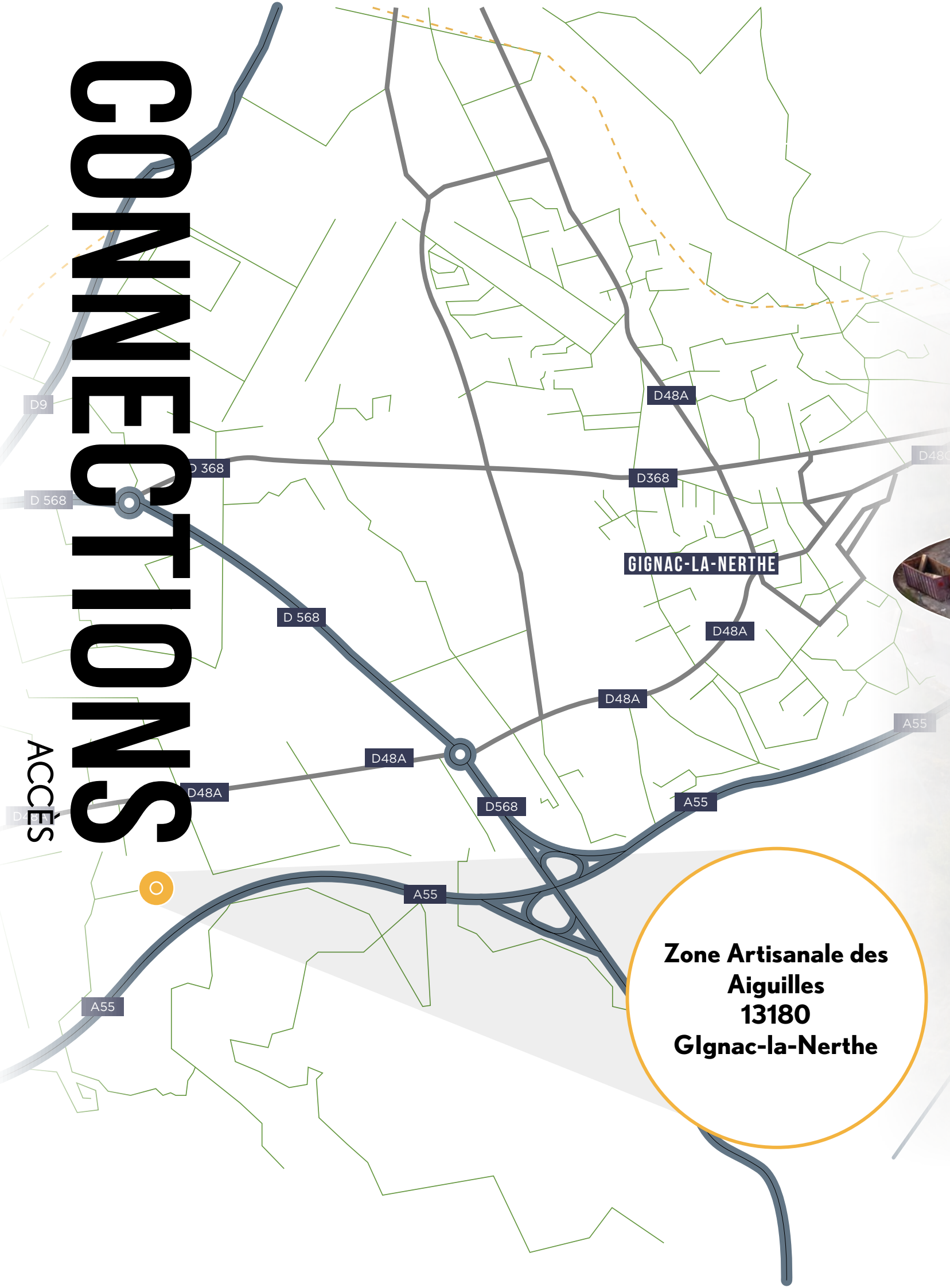
DISPONIBLE À PARTIR DU
T2 2024

BUILDING ACCESS

ACCESSIBILITÉ



**Zone Artisanale des
Aiguilles
13180
Gignac-la-Nerthe**



CONNECTIONS
ACCÈS

Location

The property is located within the commune of Gignac-la-Nerthe, close by Marseille and in the direct vicinity of Marignane Airport. Located on the French Corridor, within the activity zone called “Zone Artisanale des Aiguilles”, the property benefits from excellent road and motorway accessibility.

Localisation

L’actif est situé sur la commune de Gignac-la-Nerthe, à côté de Marseille, à proximité immédiate de l’aéroport de Marignane. Situé sur la dorsale, au sein de la Zone Artisanale des Aiguilles. Il bénéficie d’une excellente accessibilité routière et autoroutière.



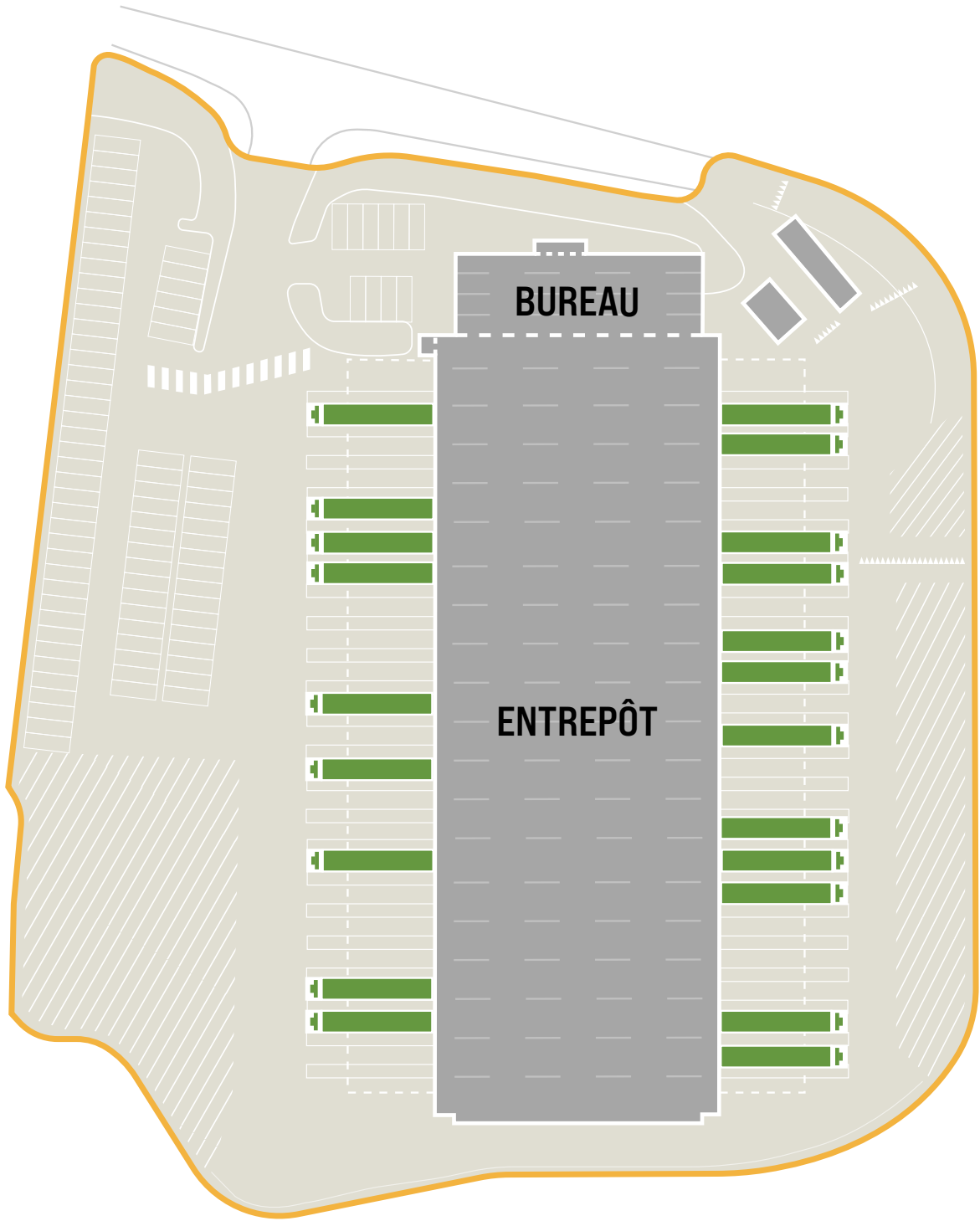
	DISTANCE
Marseille Provence Airport (MRS)	10 km
Lyon-Saint Exupéry Airport (LYS)	280 km

	DISTANCE
Port of Marseille-Fos	25 km
Port-Saint-Louis-du-Rhône	65 km
Port of la Seyne-sur-Mer	90 km
Port of Toulon	100 km

	DISTANCE
Marseille	16 km
Aix-en-Provence	38 km
Avignon	85 km
Toulon	110 km
Montpellier	150 km

PROPERTY

BÂTIMENT



BUILDING / BÂTIMENT	SURFACE (SQ M)/UNIT (M²)
Warehouse / Messagerie	3,241
Offices and social premises / Bureaux et locaux sociaux	307
Dock doors / Portes de quai	45
Drive-in door / Portes de plain-pied	1
Car parking spaces / Parking VL	72
Truck parking spaces / Parking PL	9

Specifications

The property comprises a functional cross-dock facility totalling to 3,548 square meters on a fully secured site of approximately 19,119 square meters site. The property provides the following specification and services:

Caractérisques

Le site comprend un entrepôt indépendant avec des bureaux à l'extrémité nord s'étendant sur 3.548 m². Il occupe un site entièrement sécurisé d'environ 19.119 m². La site offre les spécifications et les services suivants:

EXTERNAL / EXTERIEUR :



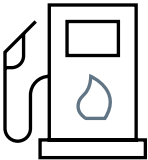
PLOT OF LAND OF 19,119 SQ M WITH 72 CAR PARKING SPACES AND 9 TRUCK PARKING SPACES

ASSIETTE FONCIÈRE DE 19.119 M² AVEC 72 PLACES VL ET 9 PLACES PL



45 DOCKS AND LEVELLERS AND ONE DRIVE-IN DOOR

45 QUAIS NIVELEURS ET UNE RAMPE D'ACCÈS



GAS STATION ON SITE

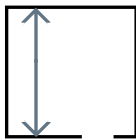
STATION-SERVICE SUR PLACE



LED LIGHTING SYSTEM

ECLAIRAGE LED

WAREHOUSE / ENTREPÔT :



30 METERS OF WAREHOUSE DEPTH

30 M DE PROFONDEUR DE DALLE



APPROXIMATELY 6 METERS OF CLEAR HEIGHT

APPROXIMATIVEMENT 6 MÈTRES DE HAUTEUR LIBRE



5 TONNES / SQ M OF FLOOR LOADING

5T/M2 DE CAPACITÉ AU SOL



LED LIGHTING SYSTEM

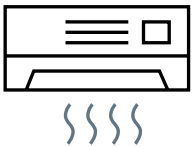
ECLAIRAGE LED

OFFICE / BUREAU :



EXCELLENT OFFICE RATIO (8.7%)

EXCELLENT RATIO DE BUREAUX (8.7%)



AIR CONDITIONING UNIT

CLIMATISATION



LED LIGHTING SYSTEM

ECLAIRAGE LED



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