



Toulouse - Escalquens I

Escalquens, France

BUILDING SIZE: 6,888 SM

AVAILABILITY: 6,888 SM

PROPERTY SPECIFICATIONS

Total Surface (LFA)	6,888 SM
<i>Including Warehouse</i>	5,755 SM
<i>Including Office</i>	1,133 SM
Dimensions	45 m x 123 m
Clear Height	7.5 m
Slab Resistance	2.5T PSM
Dock Leveller Doors / Drive-in- Doors	7 / 3
Truck Yard Depth	32 m
Truck / Car Parking	- / 64
ICPE	1510 (E)



A61 Motorway:
6 min / 5 km



Toulouse Airport:
22 min / 24 km

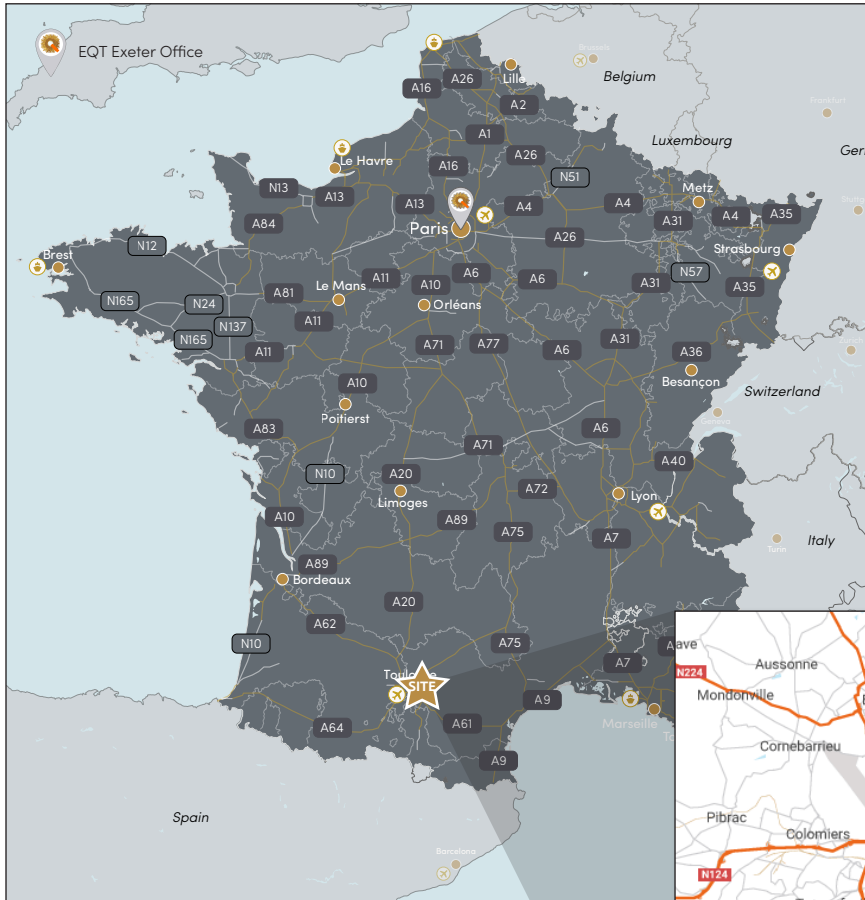


A64 Motorway:
14 min / 15 km



Available from
Q2 2024

RUE DE L'HERS, ESCALQUENS



LOCATION:

- » The property is located close to Toulouse, the most populated city south west of France
- » The city is world-renowned for being home to the main companies and subcontractors operating in the aeronautics industry



DISTANCES:



- » A61 Motorway: 6 min / 5 km
- » A64 Motorway: 14 min / 15 km
- » A62 Motorway: 16 min / 20 km



- » Port of Bordeaux: 2 hr 30 min / 260 km
- » Port of Marseille: 3 hr 20 min / 340 km



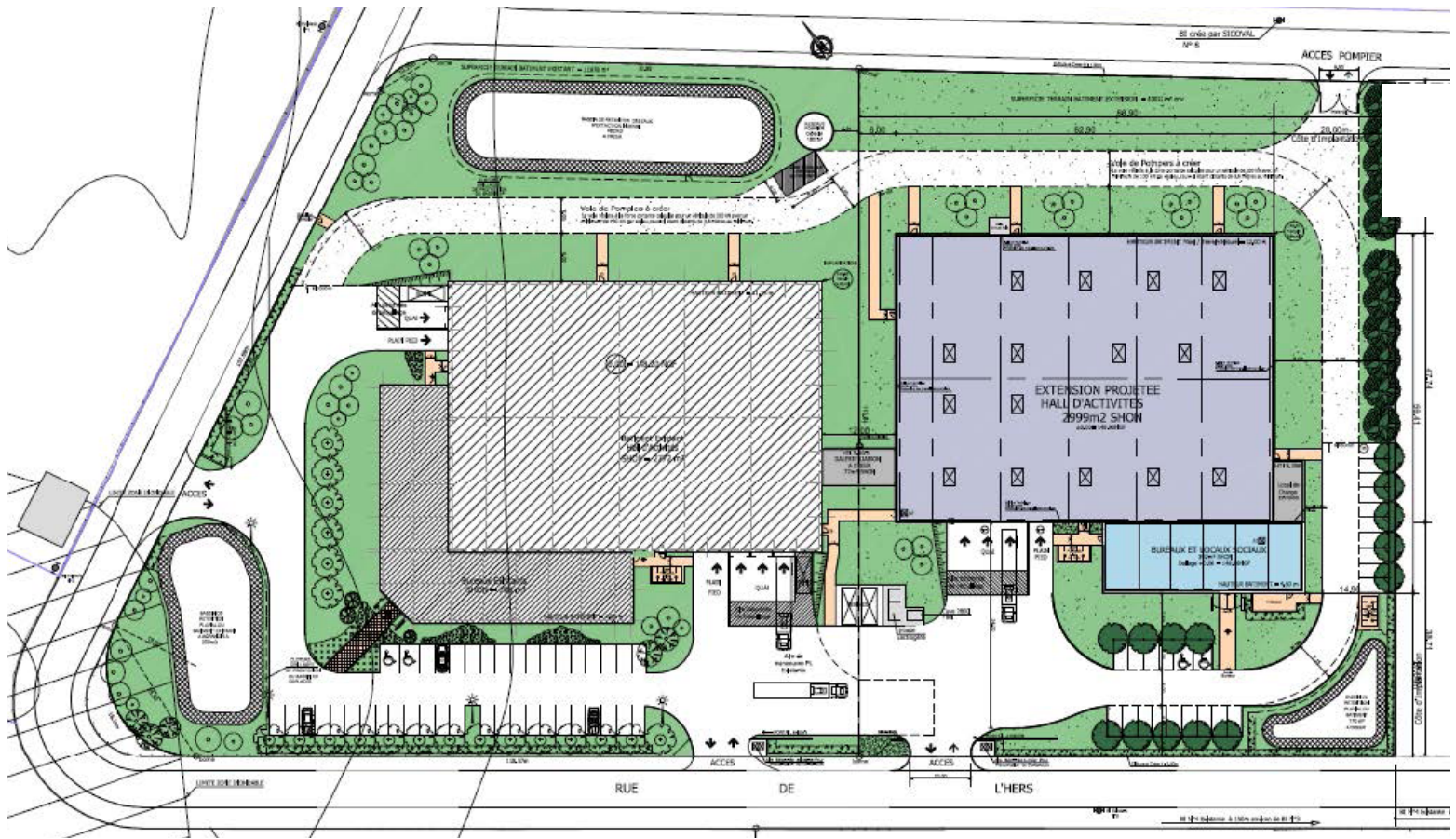
- » Toulouse Airport : 22 min / 24 km
- » Bordeaux Airport: 2 hr 20 min / 260 km

MORE INFORMATION

- » It is ideally positioned for quick access to the A61 motorway allowing an easy journey to south-east of France and to quickly bypass Toulouse

RUE DE L'HERS, ESCALQUENS

SITE PLAN:



Non-binding document