

# IVRY DC1

Surface : 12 746 sqm

Availability : December 10, 2022



## THE BUILDING

Excellent visibility 5 minutes from the ring road, an exceptional, multi-level building on the outskirts of Paris. Divisible from 2000 to 10,000 m<sup>2</sup>, the Ivry DC1 site lends itself to numerous storage, messaging and activity uses.



36 rue François Mitterrand,  
94200 IVRY-SUR-SEINE



Train station RER C/Metro 14 "Bibliothèque François Mitterrand"



15 min from Paris



30 min from the airport Paris-Charles de Gaulle

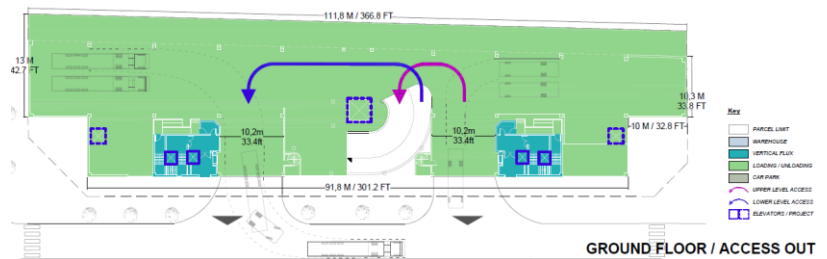
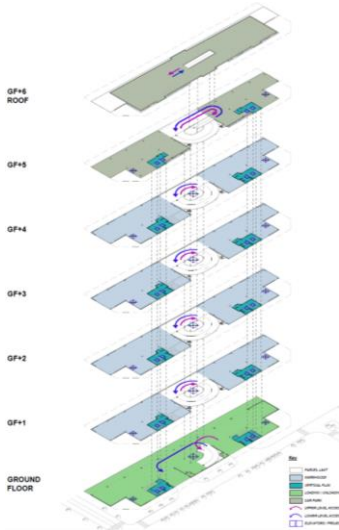


Direct access A86

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## PROLOGIS IVRY DC1

	Left	Shared	Right
Ground floor	60	1535	302
GF + 1	853.5	200	778.5
GF + 2	854.5	200	777.5
GF + 3	854.5	200	777.5
GF + 4	857.5	197	777.5
GF + 5	864	194	786
GF + 6	-	1677	
<b>Total Available</b> 12746 sqm	<b>4344</b>	<b>4203</b>	<b>4199</b>

## TECHNICAL SPECIFICATIONS

Clearance height	3,8m
Floor slab resistance	1T/m <sup>2</sup>
Lighting	LED

## CONDITIONS PRECEDENT

Availability of the area

Agreement of the European credit committee of Prologis group

Production of accounting elements of the Tenant certifying its solvency with a minimum of 3 years of practice.

## LEASING TERMS

Annual Rent 2021	Consult us
Service fees 2021	2,25€/sqm excl. taxes & fees
Property tax TF/TABIF TASS 2021	5,67€/m <sup>2</sup> sqm excl. taxes & fees
Property management fees	3% of annual rent excluding taxes and fees
Guarantee	3 months bank guarantee (including taxes and charges)


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## SERVICES DESIGNED FOR YOU

With **Prologis Essentials Marketplace** we offer you services and equipment to start your business quickly



### FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach- and pallet trucks, from our world-class partners.




### RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



**FAST AND  
FLUID  
LOGISTICS**



### LED LIGHTING

Efficient and reliable - upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



### PROLOGIS SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



[prologis.fr/  
prologis-essentials](https://prologis.fr/prologis-essentials)

## YOUR DEDICATED TEAM

As part of the continuous improvement of our services, we have developed the **Customer Experience Team** to always better meet your needs.



**François Comaita**  
Leasing Officer  
06 79 36 32 51



**Yannis Benbaouali**  
Capital Deployment, Manager  
06 82 27 91 90



**Raffi Collot**  
Real Estate & Customer  
Experience, Manager



REAL ESTATE



ENVIRONMENT



CONSTRUCTION



COORDINATION



FACILITY  
MANAGER