

Aulnay DC 25

6 401 sqm



Availability : Immediate

Garonor Ouest
93600 Aulnay-sous-Bois

PARK

PROLOGIS PARK AULNAY is composed of 2 buildings with a total area of 25 496 m². It is located in the Garonor industrial park in Aulnay-Sous-Bois, close to the A1 and A3 autoroutes near the airports Roissy Charles de Gaulle and Le Bourget.



BUILDING

Commissioned in 2000, Prologis Aulnay DC 25 is a messaging dock with a total surface area of 16,824 sqm. With around 190 dock doors, this site enjoys a remarkable location, in front of the A1 motorway with exceptional visibility. Cell 3 of 6401 sqm is currently available

ACCESS

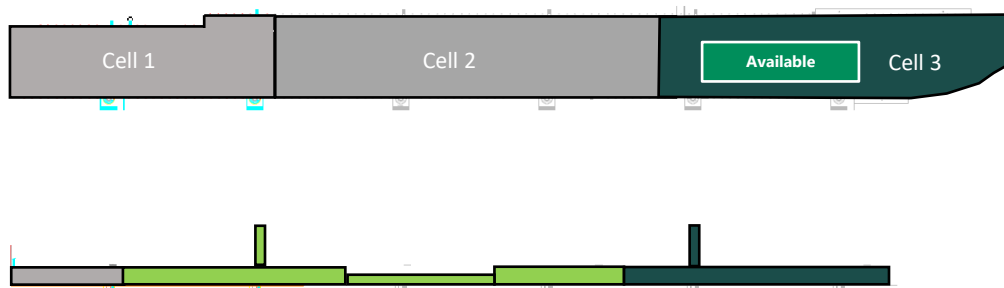
- Direct access from autoroutes A1,A3
- Nearby: A104 et N2
- Close to Roissy CDG and Le Bourget airports

OPERATING PERMITS

Other possible operating permits

6 401 sqm

Availability : Immediate



PROLOGIS AULNAY DC 25

Cell 3	
Warehouse	5270
Offices ground floor	371
Mezzanine	679
Mezzanine technical rooms	49
Technical rooms	32
Total available (sqm)	6 401

TECHNICAL SPECIFICATIONS

Drive in doors	oui
Truck court	28 m
Dock high doors	176
Clear height	7,4 m
Auto parking space	129
Floor slab resistance	5t/m ²
Lighting type	LED

LEASING TERMS

Annual rent 2020	130 €/sqm excl. taxes & fees
Service fees 2020	7,48€/sqm (insurance included, excluding private contracts, excluding provisions for variable consumption)
Property Tax TF 2020	10.87€/ sqm excl. taxes
TABIF/TASS 2020	1,87€/ sqm excl. taxes
Property management fees	3% of annual rent excluding taxes and fees
Guarantee	3 months bank guarantee (including taxes and charges)

CONDITIONS TO BE FULFILLED

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

François Comaïta
 VP, Head of Leasing France
 fcomaïta@prologis.com
 +33 (0)1 48 14 54 12