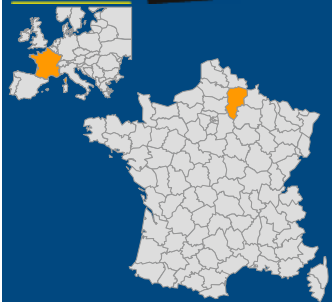




INVESTMENT OPPORTUNITY IN LAON



in an industrial building offering ideal working conditions for industrial and logistics activities

A 20,000 sqm building with useful height up to 16 meters and full fire protection (fire sprinkler system)





Adapted to various industrial or logistics activities

High level of equipment : warehouse, restaurant, car parks, office space...

Located between Paris and the Benelux and capable of servicing international businesses, with direct access to the European highways network

An industrial site adapted to diverse activities

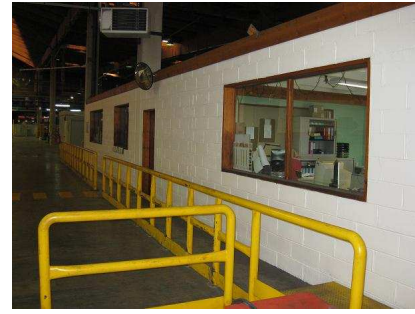


-  Main building : 16,340 sqm, useful height from 5 to 16 meters
-  Warehouse : 2 060 sqm, useful height from 8 to 13 meters
-  Office space : 1,150 sqm (2 levels)
-  Restaurant and social areas
- Utility buildings (electricity, gas, fire sprinklers water tank...)

General presentation

A 16,340 sqm industrial building

- Useful height from 5 to 16 meters
- Full fire protection (fire sprinkler system)
- High floor load capacity
- Equipped with doors enabling truck access



A 2,060 sqm warehouse

- Useful height from 5 to 16 meters
- 3 automatic doors
- Large truck turnaround area
- Fire protective water curtain



Direct access to highways

2 km from A26 / N2 highways :

- Paris (140 km),
- Reims (50 km)
- Lille (150 km)

Ideal working conditions

- Natural gas heating systems
- 4 transformers of 630 to 1000 kVA each
- Office space : 1,150 m² (2 levels)
- Restaurant and social areas



Located between Paris and Benelux, Aisne is an international region

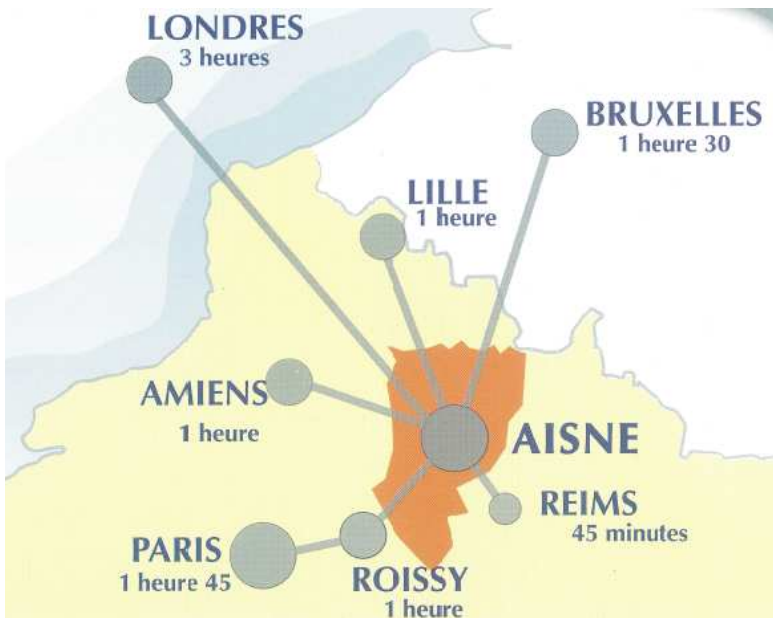
A strategic location at the heart of the European market

Well positioned to service international and local markets (approx. 30 million consumers in a 200 km radius)

In a 2 hour radius : Lille and Northern France, Brussels, Paris region...

Ideal infrastructures to achieve investment project

- Good road infrastructure for West/East and North/South freight with the option to by-pass Paris
- Close to CDG airport and high-speed train (TGV) station
- The rail network around Paris enables freight transportation across Europe
- Close to Le Havre and Antwerp seaports
- Connection to the European Canal Network



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For further information about this opportunity (complete technical presentation, visit...) :

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