

DUNKIRK LOGISTICS PARK

Class A logistics solutions in a prime location at the port of Dunkirk in northern France



From 8,250m²

Your logistics hub in Europe



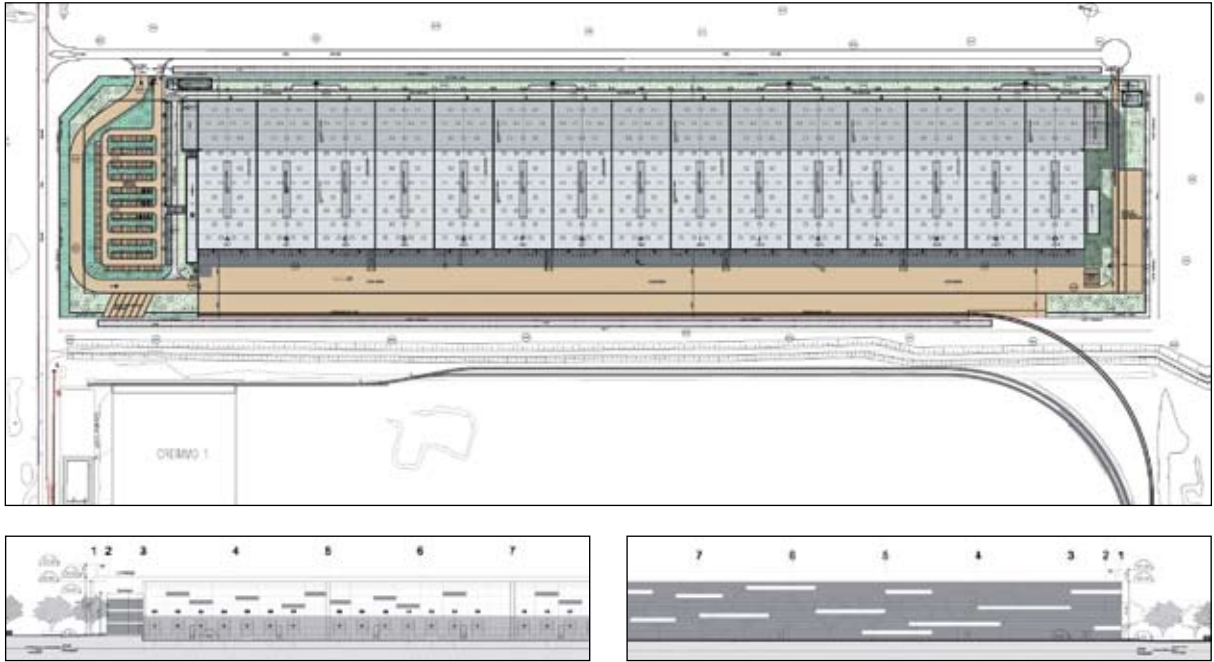
Industrial Securities Europe

YOUR PAN EUROPEAN LOGISTICS PARTNER



A GEOVIA LOGISTICS PLATFORM

Dunkirk Logistics Park



Building (m²)	Divisions	
90,550	1 x 90,550m² or	October 2008 to March 2009
	3 x 24,100m² + 1 x 8,250m²	

Approved ICPE sections
IPCE sections 1432, 1510, 1530, 2662 and 2663.

Specification

- State-of-the-art warehouses and offices
- Offices according to client's requirements
- Usable eaves height 10.6m
- Floor loading 5 tonnes per m²
- Building structure allows stock piling up to 6 pallets high
- Built according to logistic Grade A technical international standards
- Construction in accordance with an environmental quality charter (QEB)
- Structure: wood beams and concrete pillars
- Excellent re-use of rainwater
- Fire protection network system
- Optimum use of natural light
- Loading docks: 1 per 1,000m²
- Turning platform for trucks: 35m
- 20,000m² truck park

- Gas
- Electricity
- Private junction to dry-port railways and French railway system: 800 linear metres
- Warehouses comply with ICPE standards

Location benefits

- Ideally located at Dunkirk with its large employment pool
- Easy access to highway network and Eurotunnel terminal
- Directly connected to the continental heavy freight railway network
- Favourable tax climate
- Professional tax exemption
- International team of real estate consultants at your disposal





Table of Distances

46km -	Channel Tunnel
146km -	Brussels
170km -	London
291km -	Paris

BUILDER :



ISE Developments is part of the ISE Group, a private property company specialising in the acquisition of logistics warehousing. The company is a leading developer of bespoke distribution facilities with a pan-European network of properties. It has formed a joint venture with Urban Real Estate and together they have created the concept of Geovia, a brand that stands for quality sustainable logistics platforms in strategic locations across Europe.

ISE Developments

Kansallis House
1, place de L'Etoile
L -1479
Luxembourg
+352 24 69 99

www.industrial-securities.eu
info@industrial-securities.eu



From Paris: Take the A1 Paris highway out of town until you reach Sarcelles, then follow the A25 until you arrive at Dunkirk.

From London: Follow the M20 motorway until you reach the Eurotunnel terminal. On leaving the train in Calais take the A16 and exit at junction 31.

Notice is given that the information contained in this brochure and the opinions provided are intended to be for general guidance purposes only and do not constitute, nor constitute part of, an offer or contract. All such information and opinions are given in good faith and are believed to be correct but should not be relied upon as statements or representations of fact.

The reader should be aware of the codes of leasing practice that exist in the various European jurisdictions and it is strongly recommended that you seek professional advice from a qualified surveyor, solicitor or notary before agreeing or signing a business tenancy agreement.



Geovia is a trademark for developments that comply with the specifications of the QEB (Qualité Environnementale des Bâtiments) and aims to harmonise the relationship between construction and environment.
www.geovia.fr

www.dunkirk-logistics-park.eu