

# AVIGNON

LIGHT INDUSTRIAL BUILDING

297A Rue du Petit Mas

Building A



WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT ↗ WAREHOUSE FOR RENT

Warehouse	5,578 m <sup>2</sup>
Offices	673 m <sup>2</sup>
Additional storage	231 m <sup>2</sup>



FOR GROWTH ↗ SPACE FOR GROWTH ↗

# Warehouse + office

Avignon

Recently renovated light industrial building ideally suited for distribution or light manufacturing.

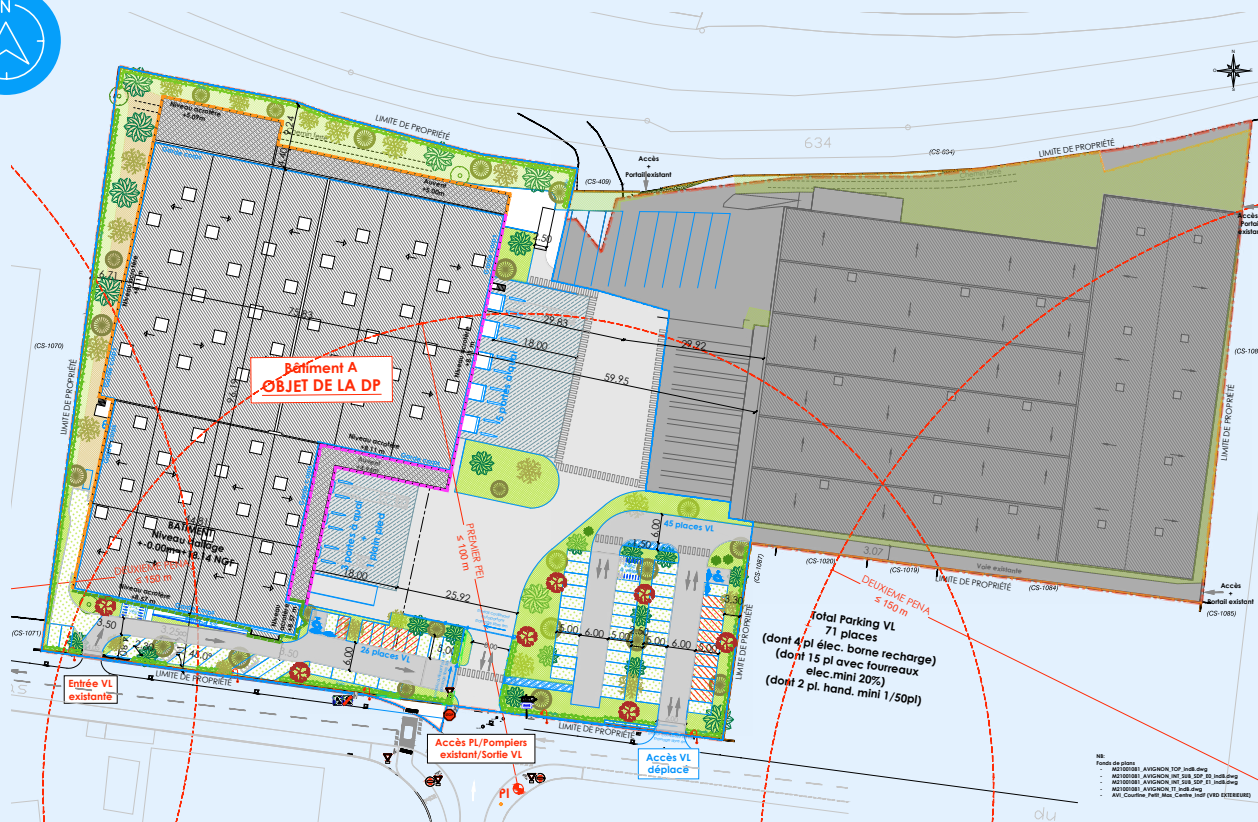
Avignon

Warehouse: **€95/m²**

Offices: **€120/m²**

Additional storage: **€50/m²**









# Building Specs

## Warehouse

- Surface area: **5,578 m<sup>2</sup>**
- Free height: **approx. 7 m**
- Structure: **Steel**
- Lighting: **LED**
- Loading docks: **8**
- Sectional gates: **1** (Optional: Ground-level access with a ramp)



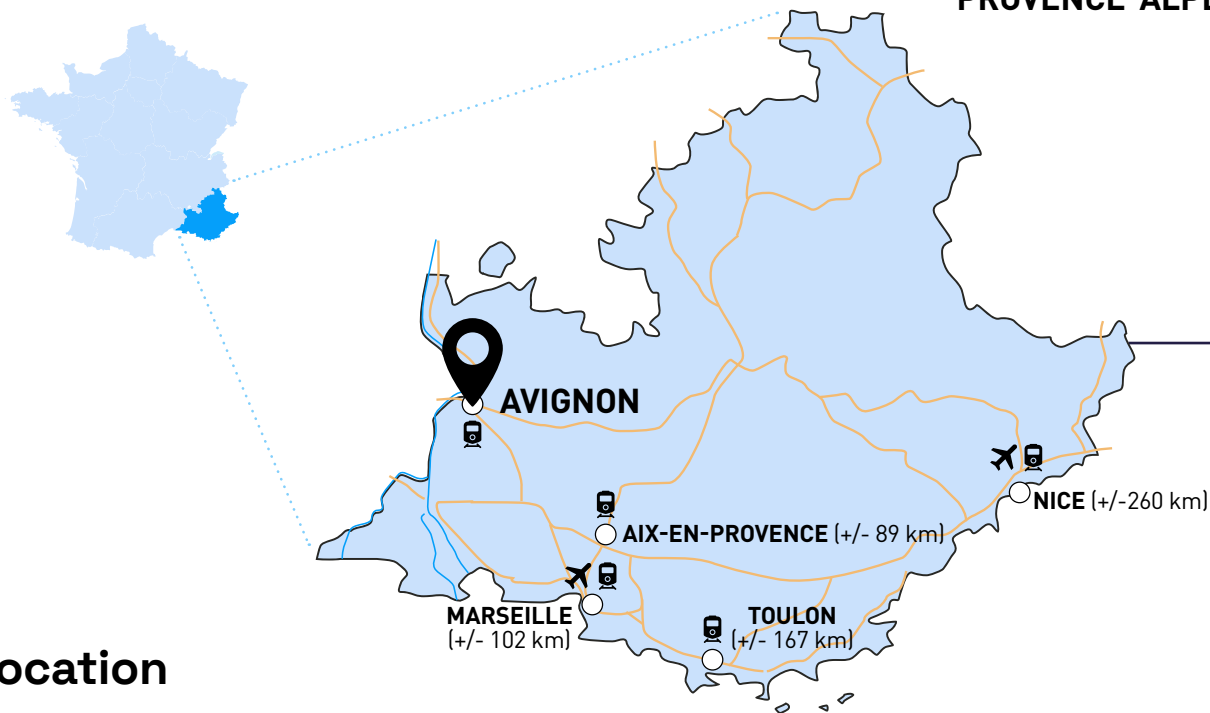
# Building Specs

## Office

- Surface area: **673 m<sup>2</sup>**
- Parking spaces: **26**
- Lighting: **LED**
- **Heat pumps**



## PROVENCE-ALPES-CÔTE D'AZUR



## Location

Offering excellent accessibility, the property's strategic location provides direct access to the **N100, A7** and **A9 highways**, and is just 5 minutes from the TGV station.





# A sustainability-led property



## Onsite PV Installation

Fitted with PV installations, Montea's logistics properties generate local green energy and reduce CO<sub>2</sub> emissions. **Tenants are offered this energy at a discounted rate.**



## Lighting

**LED lighting** with motion sensors.



## Materials

As part of its commitment to the transition towards a **Circular Economy**, Montea is constantly assessing the market to ensure it uses the latest, **most innovative materials** that are easy to repair, dismantle, reuse and recycle.



## Heating

Heat pumps for offices.

**Air treatment:** ventilation and dual-flow air handling unit.

**Emission:** VRF system (Variable Refrigerant Flow) 2-pipe system.





Contact



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**France** 🇫🇷

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