

CS  
corsalis

INDIGO

# PARIS

LE PRESOIR  
DE BERCY



LE PRESOIR  
DE BERCY



# IN PARIS, AN URBAN LOGISTICS SPACE

## IN THE CENTER OF THE BERCY DISTRICT

### IN THE HEART OF PARIS

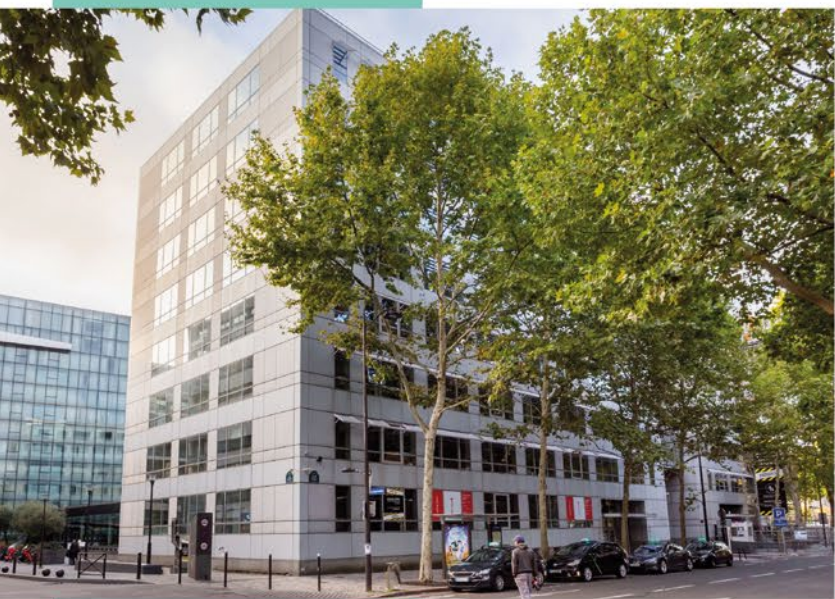
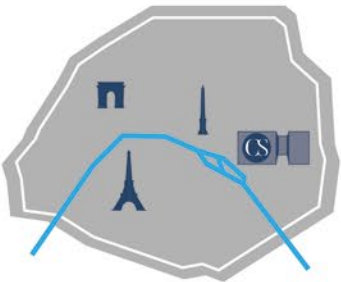
- 3 km from Place de la Nation
- 100 m from Quai de Bercy

### DIRECT ACCESS TO THE RING ROAD

- 5 km from Porte de Vincennes
- 7 km from Porte de Bagnole
- 12 km from Rungis Market

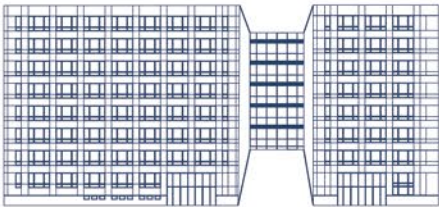
### NEAR MAJOR HIGHWAYS

- 900 m from l'A4
- 6 km from l'A86
- 4 km from l'A6



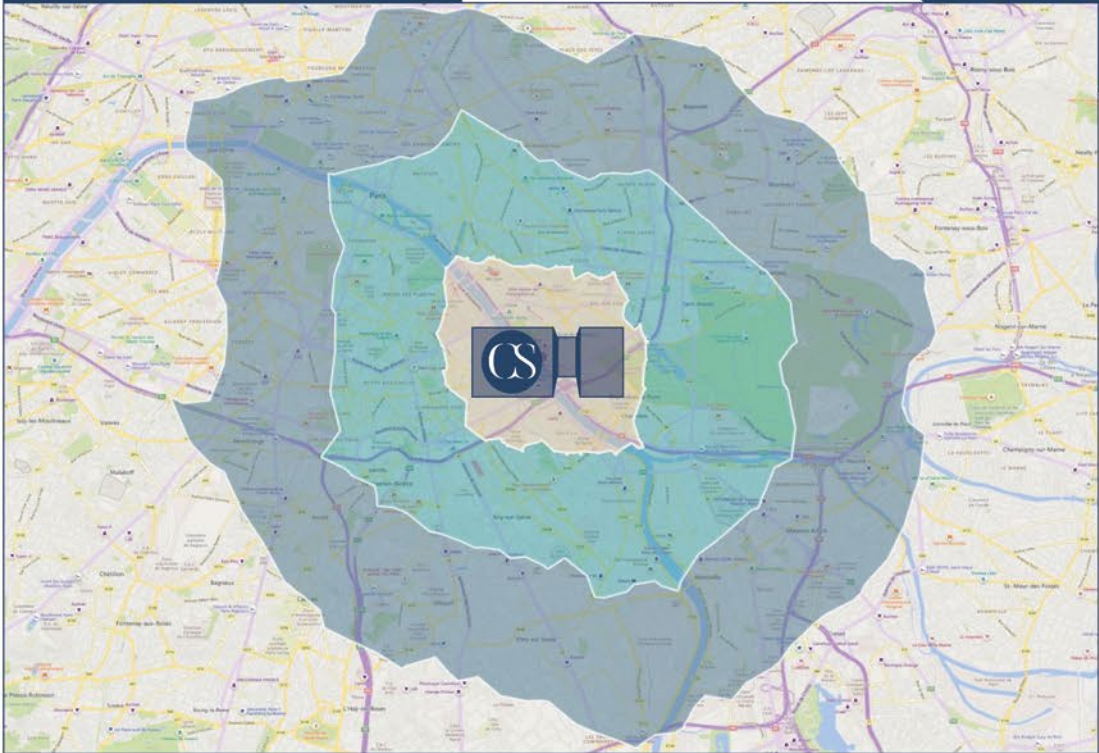
**m<sup>2</sup> 1 430 sqm**  
**M Cour St Émilien**

### ACCESSIBILITÉ DU SITE



In the heart of Paris, in the east of the city, Corsalis has renovated and transformed a space with high ceilings, accessible to heavy goods vehicles.

### CARGO BIKE ISOCHRONES



10mn  
20mn  
30mn

JOURNEY TIME  
By cargo bike &  
utility vehicle

10mn  
20mn  
30mn

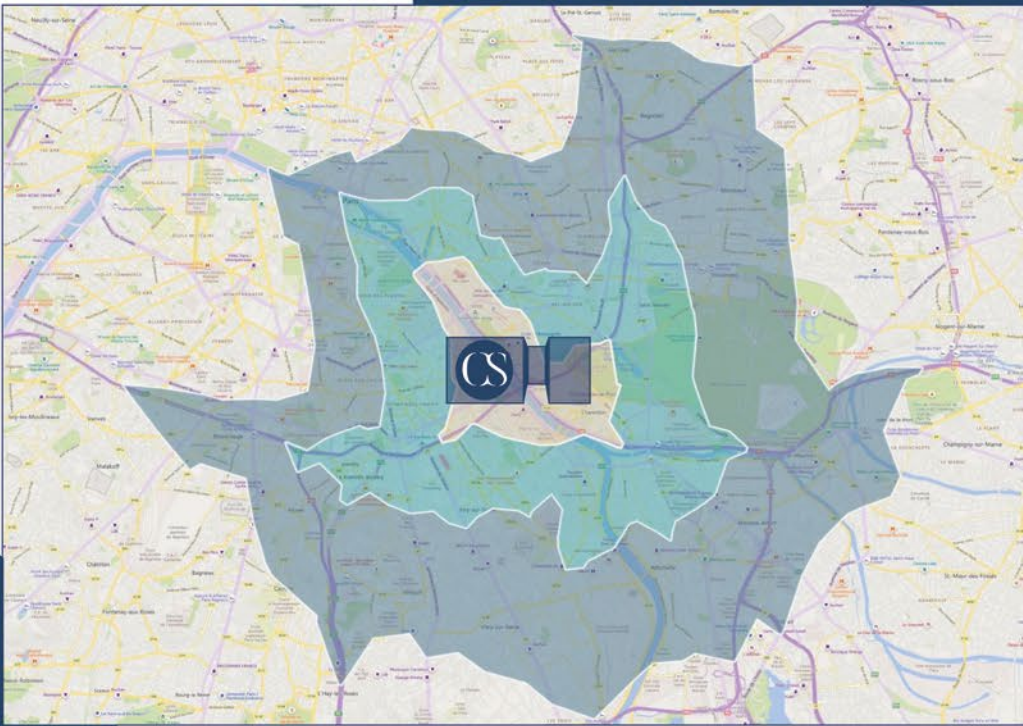


More than **5,500 selling points** are only 20 minutes away by utility vehicle.

Nearly **1.5 millions people** live less than 20 minutes away by bike.



### UTILITY VEHICLE ISOCHRONES





1 400 sqm OF MODULAR SURFACE AREA

ACCESSIBLE TO ALL KINDS OF VEHICLES

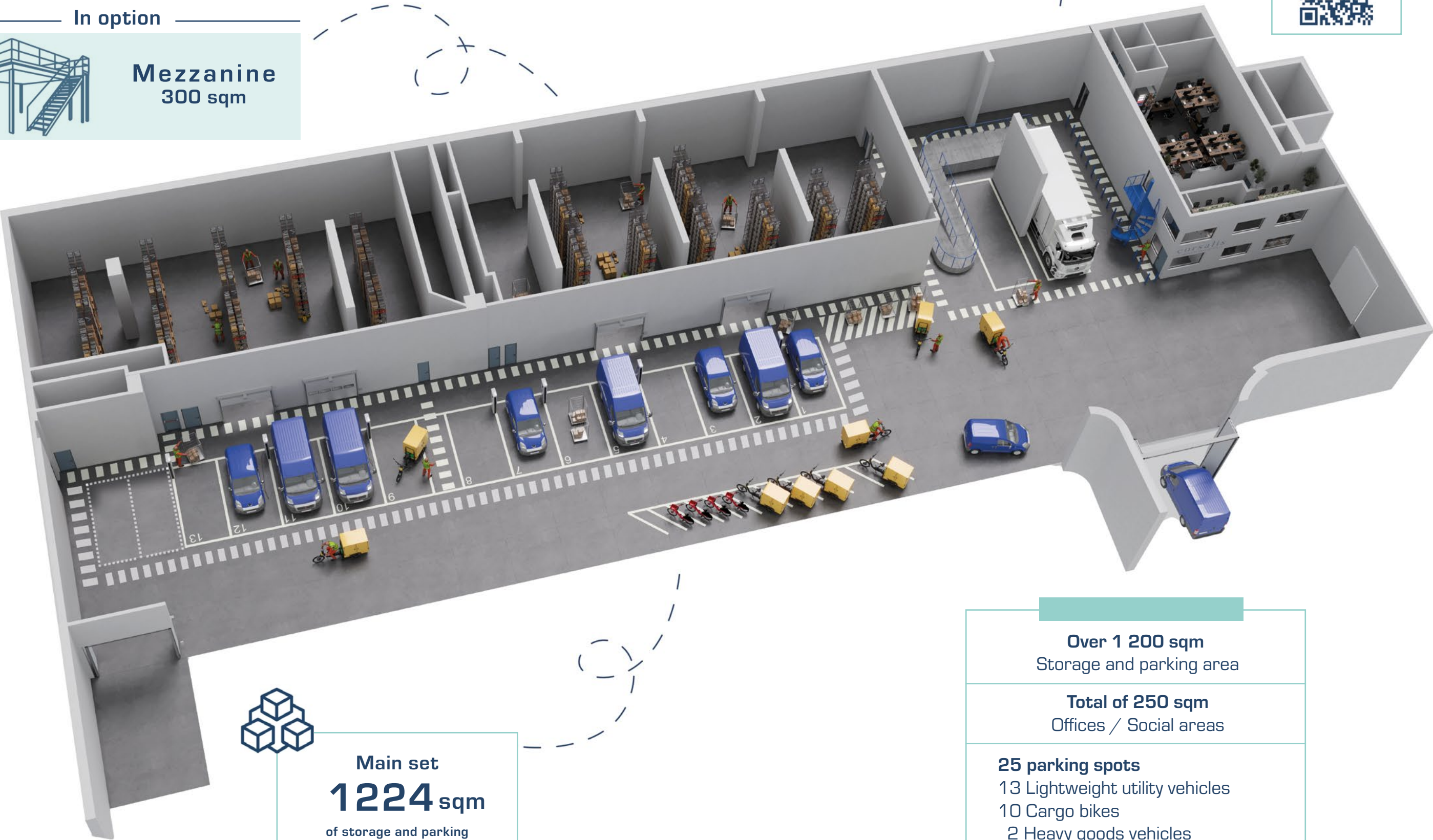
Heavy goods vehicles, lightweight utility vehicles, cargo bikes

In option



Mezzanine  
300 sqm

FOR A VIRTUAL  
TOUR, SCAN  
THIS QR CODE



Main set  
**1224 sqm**  
of storage and parking

Over 1 200 sqm  
Storage and parking area

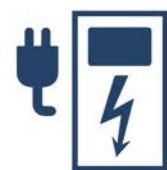
Total of 250 sqm  
Offices / Social areas

25 parking spots  
13 Lightweight utility vehicles  
10 Cargo bikes  
2 Heavy goods vehicles





A FACILITY WITH SPACE FOR STORAGE, ACTIVITY  
AND DELIVERY



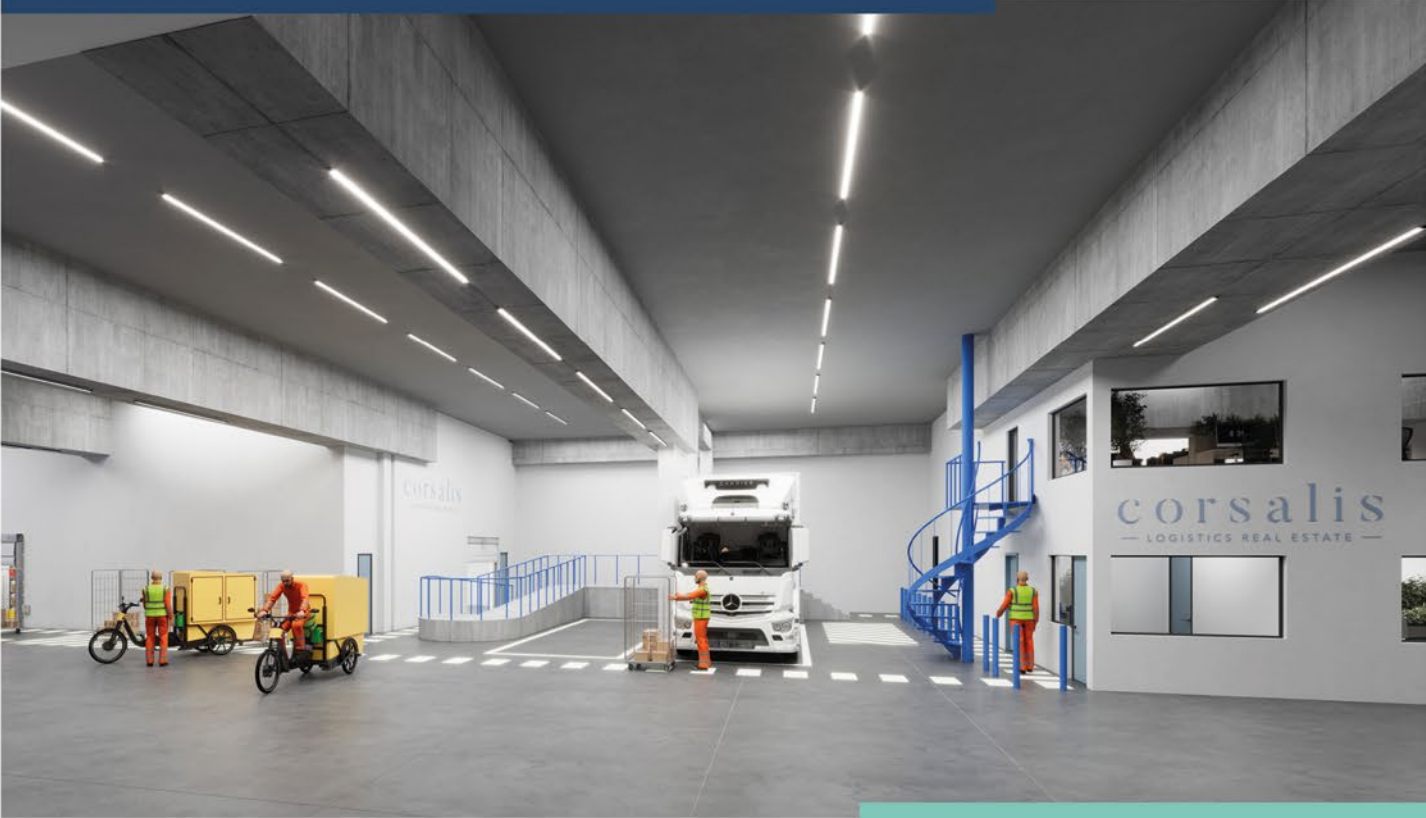
Entry template at: **4,40 m**

Free height below the slab up to: **6 m**

Charging points: **13**

Slab resistance: **2 t** per sqm

Onloading indoor area with 2 docks



Parking area for LUV and cargo bikes





**CORSALIS** is a real estate firm dedicated to urban logistics, which develops spaces aimed at stakeholders involved in urban distribution and last mile logistics in France and Italy.

These urban facilities lower the carbon impact of deliveries - for end clients and retailers - while also reducing traffic in the area in question.

In 2022, Altarea Group, leader in urban transformation in France, acquired a stake in Corsalis.



INDIGO is an international leader in parking and personal mobility. This French group employs 9,500 people in 9 countries and 500 cities. INDIGO is the only international operator to offer all kinds of parking: multi-storey car parks, private shared parking and on-street parking.

The group manages 2,600 parking facilities (1.4 million parking spots) and over 2,100 km of paid street parking, all around the world.

In France, more than 195 cities place their trust in the expertise and know-how of the INDIGO group's engineers and operators.

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