

MARSEILLE



La Corderie
du Vieux-Port

+
CS
corsalis
+

LA CORDERIE DU VIEUX - PORT MARSEILLE



LOCATED ON THE DOORSTEP OF THE 7TH AND 1ST ARRONDISSEMENTS IN THE SAINT-VICTOR / OPÉRA DISTRICT.

LA CORDERIE IS A SELF-CONTAINED BUILDING JUST 200 METRES FROM MARSEILLE'S ICONIC CENTRE, THE VIEUX-PORT.

THIS PRIME LOCATION IN THE HEART OF MARSEILLE OFFERS 2,100m² OVER TWO LEVELS.



KEY INFO

MARSEILLE'S ICONIC CENTRE



2 100 m²

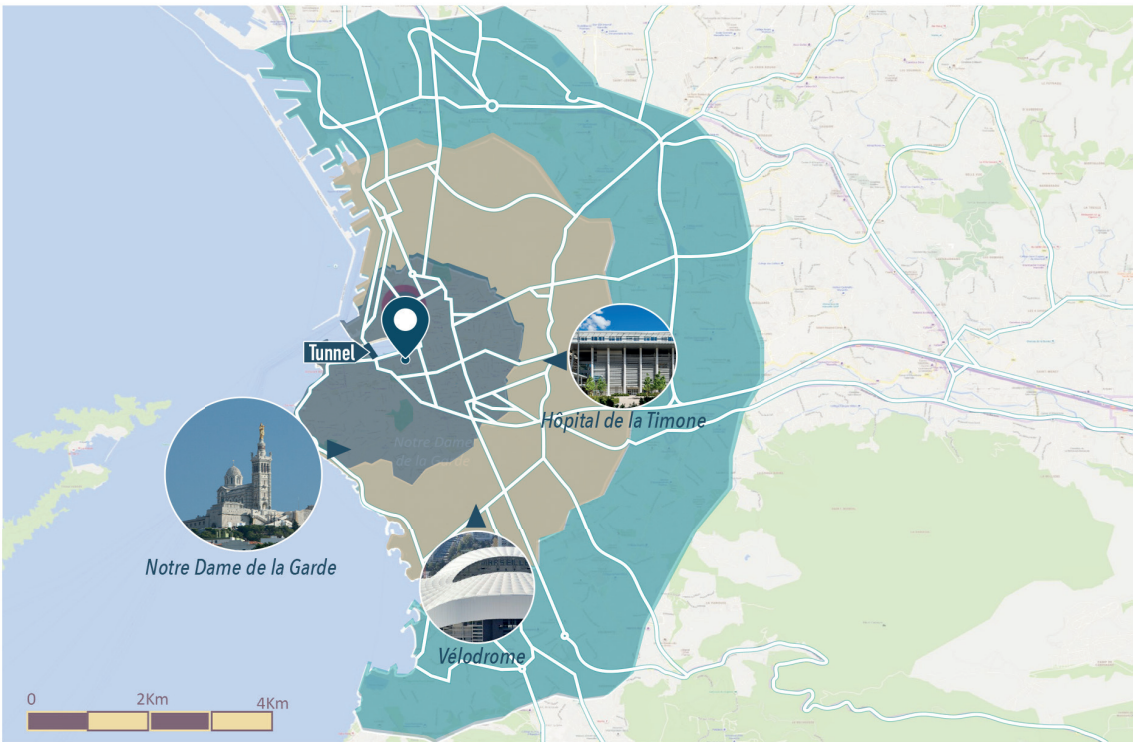


SAINT-VICTOR /
OPÉRA



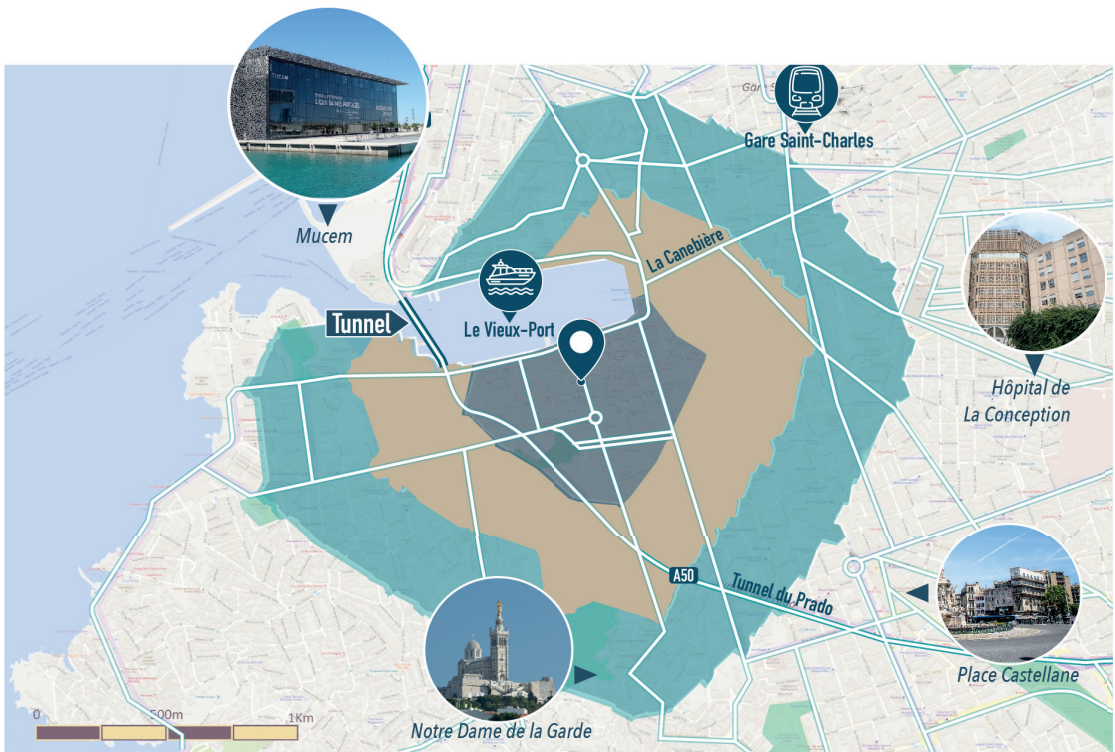

MORE THAN 175,000
HOUSEHOLDS LIVING
LESS THAN 20 MINUTES
FROM THE SITE


4,000 SHOPS
LOCATED WITHIN
30 MINUTES



DISTANCE BY CARGO BIKE

Color	Time
Dark Blue	10 MIN
Light Blue	20 MIN
Teal	30 MIN



DISTANCE ON FOOT

Color	Time
Dark Blue	5 MIN
Light Blue	10 MIN
Teal	15 MIN




MORE THAN 75,000
INHABITANTS WITHIN
A 15-MINUTE WALK


1,400 SHOPS
LOCATED WITHIN
A 15-MINUTE WALK

2,100m2 IN THE HEART OF MARSEILLE WITH TOTAL ACCESSIBILITY

DIRECT ACCESS TO THE STREET



FAST ACCESS TO MOTORWAYS AND PUBLIC TRANSPORT



A55 VIA THE VIEUX-PORT TUNNEL	A50 VIA THE PRADO-CARÉNAGE TUNNEL	M1 VIEUX-PORT	M1 ESTRANGIN	BUS - STATION FORT NOTRE-DAME
1.5km	2.5km	500 m	800 m	20 m

41

49

55

60

61

80

518

521

540

TWO SELF-CONTAINED LEVELS OF 1,000m² EACH,
GEARED TOWARDS BUSINESS AND DISTRIBUTION

BUSINESS AND
PARKING

1,815 m²

OFFICES

250 m²

RETAIL
OUTLET

35 m²

GROUND
FLOOR



1ST
FLOOR



- 1 ACCESS RAMPS TO GROUND & 1ST FLOORS
- 2 LOADING & UNLOADING
- 3 CARGO BIKE & LCV PARKING
- 4 BUSINESS UNIT

- 5 ANCILLARY AREAS
- 6 OFFICES
- 7 RETAIL OUTLET

A SELF-CONTAINED, MODULAR BUILDING PERFECTLY SUITED TO ITS ENVIRONMENT



SINGLE- OR
MULTI-USER
ACTIVITY



SOFT MOBILITY
SOLUTIONS
AND CLEAN VEHICLES



RETAIL SPACE
OPEN
ONTO THE STREET



USER COMFORT
AND
EFFICIENT OPERATION



CONTROLLED DEVELOPMENT
THANKS TO
FULLY-ENCLOSED ACTIVITY

2 100 m²
**TOTAL
SURFACE AREA**

GROUND FLOOR



1ST FLOOR



Two parking solutions for sustainable mobility

**24 PARKING
SPACES INCLUDING
10 WITH
CHARGING
TERMINALS**

OR

**14 PARKING
SPACES FOR
CARGO BIKES**

**95
PARKING SPACES
FOR
CARGO BIKES**

**BUSINESS UNITS
CONNECTED TO
PARKING /
LOADING /
UNLOADING AREAS**

**CLEARANCE HEIGHT
UP TO
2.95m**

The site is accessible
to all models of
compact, standard,
or large-volume
LCVs

BUSINESS UNIT



All bicycles are registered designs of the VUF © brand



LA CORDERIE DU VIEUX-PORT: A PROJECT BY CORSALIS Logistics Real Estate

CORSALIS is a real estate firm specialised in urban logistics and distribution. Our priority is to meet end users' requirements and design premises with a low environmental and societal impact on the urban fabric.