



## COMPANY PROFILE

**CORSALIS Logistics real Estate**  
16, rue Dumont d'Urville - 75116 Paris  
[www.corsalis.com](http://www.corsalis.com)

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**CORSALIS** is a young real estate company dedicated to urban logistics, developing spaces in France and Italy for players in urban distribution and last-mile logistics.

Corsalis buys disused or unused premises in the heart of cities, renovates them completely and then rents them on a turnkey basis to urban distribution, logistics and delivery operators.

These small surfaces -generally between 1,000 and 5,000sqm- enable operators to set up goods flows using soft mobility (electric vehicles, cargo bike, on foot, etc.), and to integrate directly into their premises activities that were often car-

ried out outside on the streets and sidewalks (loading/unloading of goods and parking areas).

These urban premises reduce the carbon footprint of deliveries -to end customers and retailers- while easing traffic congestion in the local area.

After just 3 years of operation, Corsalis has become a key player in the urban logistics real estate market, and is now building on this expertise to develop projects in partnership with property owners and investors.

In 2022, Altarea Group, a leader in urban transformation in France, became a shareholder in Corsalis.

# ACHIEVEMENTS AND PROJECTS IN PROGRESS

## La Manufacture de Reuilly, Paris 4 500sqm, 2022



**A former commercial space unoccupied** for many years, has been meticulously renovated and transformed into a modern, efficient urban distribution tool.

**The new space has been leased to La-BelleVie**, an online food grocery pure player. From La Manufacture de Reuilly, light vehicles and scooters are used for deliveries throughout Paris.

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## La Filature de Saint-Quentin, Lille 2 350sqm, 2023



**A historic metallurgical plant**, which, after having become commercial premises, could no longer find any users and has

undergone a thorough renovation which is due to be completed in the first half of 2023. Leasing in progress.

**La Corderie du Vieux-Port, Marseille**  
**2 100sqm, 2023**



**A parking garage in the heart of the Vieux-Port**, which after acquisition was transformed into a space to house urban distribution activities, with all loading and

unloading of merchandise internalized. It also includes parking spaces and 10 IRVE charging stations. Leasing in progress.

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**Il Molino di Tor Cervara, Roma (Italie)**  
**16 600sqm, 2023**



**An old warehouse, abandoned** for ten years or so, located in the heart of Roma, was extensively renovated in partnership with the Carlyle Group. After 2 years of work, the space has become a modern faci-

lity, serving logistics and transport operators who need to deliver to the city of Roma. Leasing in progress.

## THE FOUNDERS



### Rémi GOLEGER

A graduate of the Institut Européen de Logistique with a degree in International Project Management from ESCP Paris, he has 20 years' experience in supply chain and industrial real estate in the food retail sector, having managed the real estate department of one of Europe's largest supply chain transformation plans (Caravelle program for Carrefour Group).

Throughout his career, he has managed over 40 logistics building development or restructuring operations in Europe, covering more than 3 million sqm.

*« Redeveloping the city within itself is not just a mantra, it's also a way of meshing city centers with urban distribution spaces, by advocating the rehabilitation and reconversion of abandoned buildings to provide concrete, rapid and sustainable solutions to the common challenge of easing the flow of goods through our neighborhoods. »*

### Fabio COPPO

A graduate of Milan's L. Bocconi University and the holder of a Master's degree in Business Administration from Milan's MIP-Polytechnic, he is a qualified member of the RICS.

His professional career includes roles in finance and corporate strategy, and he has led real estate transactions worth over 2 billion euros. He created and managed the Cargo company for Carrefour Group, which developed over 1 million sqm of logistics warehouses in 4 years.

*« We can't really think about improving the quality of life in cities without rethinking how to use unoccupied buildings. In fact, the best way to build low-carbon... is to renovate existing abandoned buildings. »*



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