

MARSEILLE



La Corderie du Vieux-Port

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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.

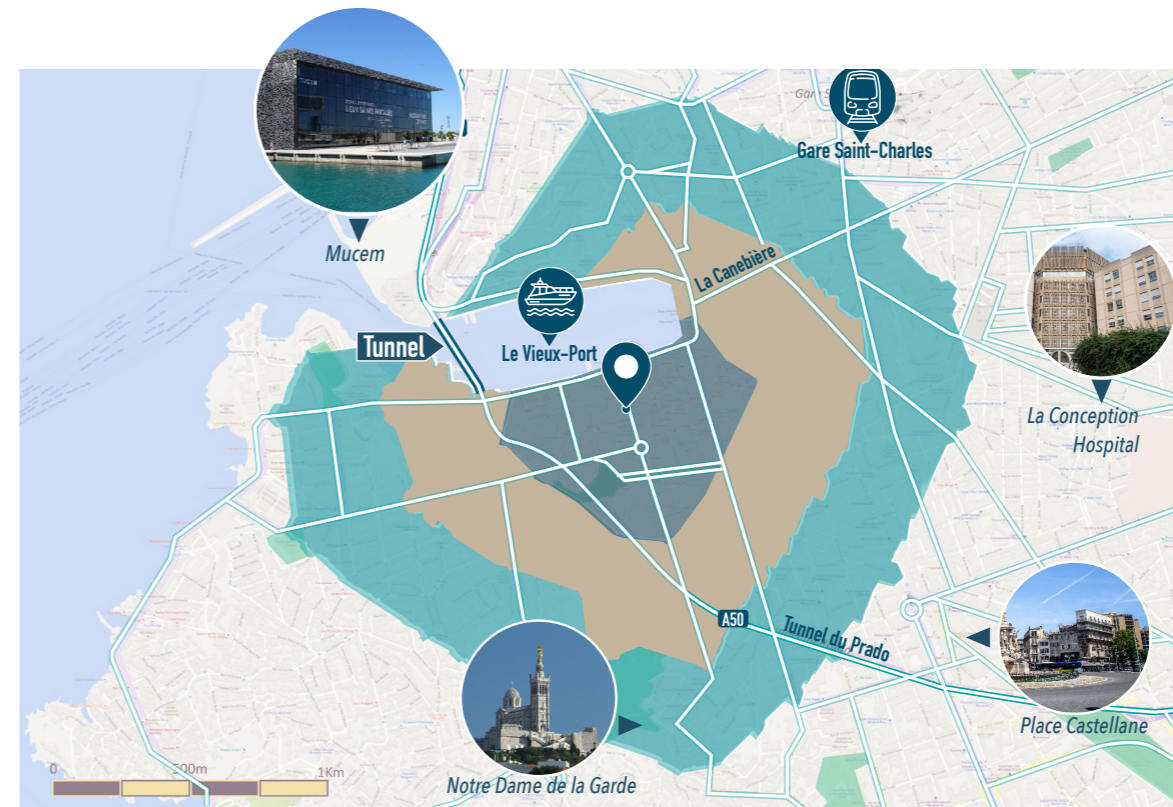
KEY INFO



2,100m²



SAINT-VICTOR / OPÉRA



DISTANCE ON FOOT

5 MIN

10 MIN

15 MIN



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



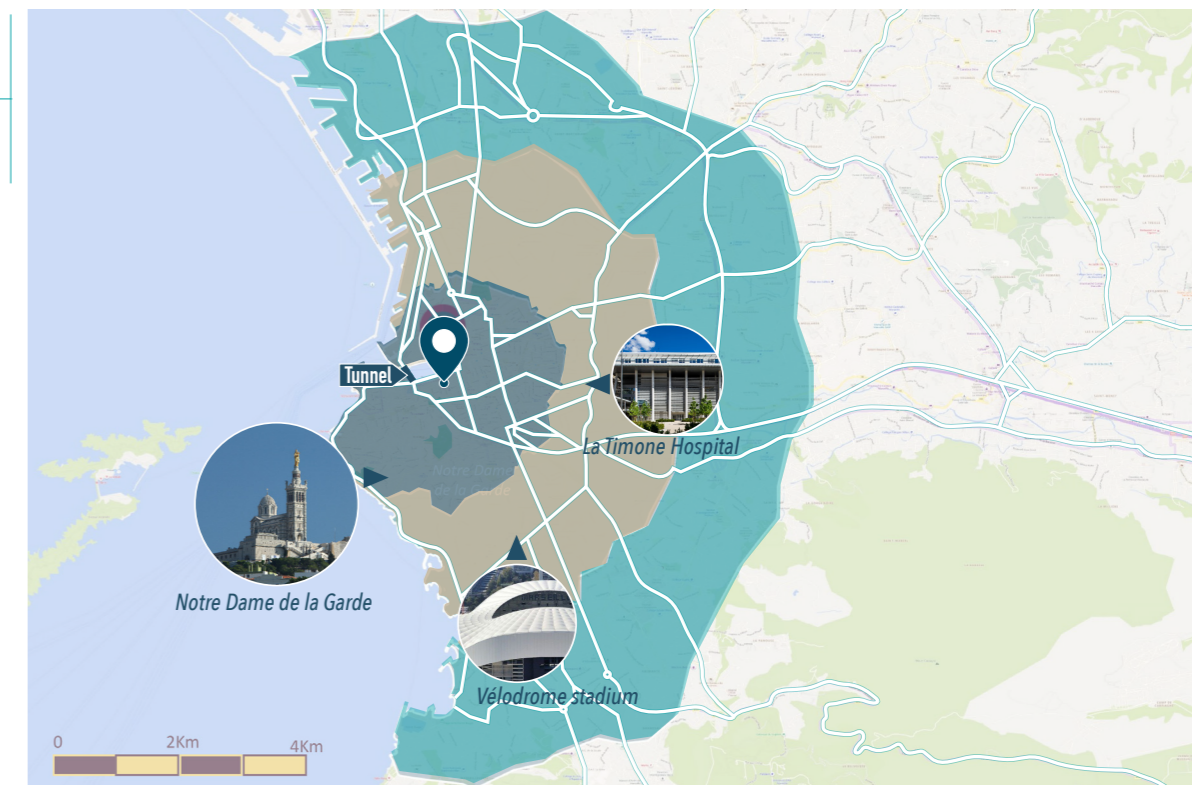
1,400 SHOPS LOCATED WITHIN A 15-MINUTE WALK



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



4,000 SHOPS LOCATED WITHIN 30 MINUTES



DISTANCE BY CARGO BIKE

10 MIN

20 MIN

30 MIN

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

1.5km

A50
VIA THE
PRADO-CARÉPAGE
TUNNEL

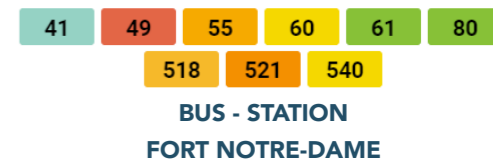
2.5km

M1
VIEUX-PORT

500m

M1
ESTRANGIN

800m



20m

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

BUSINESS AND PARKING
1,815 m²

OFFICES
250m²

RETAIL OUTLET
35m²

GROUND FLOOR

1ST FLOOR



1 ACCESS RAMPS TO GROUND AND 1ST FLOORS

2 LOADING & UNLOADING

3 CARGO BIKE AND LCV PARKING

4 BUSINESS UNIT

5 ANCILLARY AREAS

6 OFFICES

7 RETAIL OUTLET

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

2,100m²
TOTAL
SURFACE AREA

24 PARKING SPACES INCLUDING 10 WITH CHARGING TERMINALS

95 PARKING SPACES FOR CARGO BIKES

OR

14 PARKING SPACES FOR CARGO BIKES

BUSINESS UNITS CONNECTED TO PARKING / LOADING / UNLOADING AREAS

CLEARANCE HEIGHT UP TO 2.95m² COMPATIBLE WITH LCV AND LV TRAFFIC

1ST FLOOR



OFFICES



250m² OF OFFICE SPACE

GROUND FLOOR



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



**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.