

A STRATEGIC LOGISTICS

GATEWAY TO SOUTHERN EUROPE

AND THE MEDITERRANEAN



# P3 SAINT MARTIN DE CRAU

ADDRESS

ZA du Pavé - Lieudit Fraysse RN7  
26270 Saulce-sur-Rhône  
France

COMMERCIAL CONTACT

Lucile Manciet  
[lucile.manciet@p3parks.com](mailto:lucile.manciet@p3parks.com)  
+33 (0) 679 933 845

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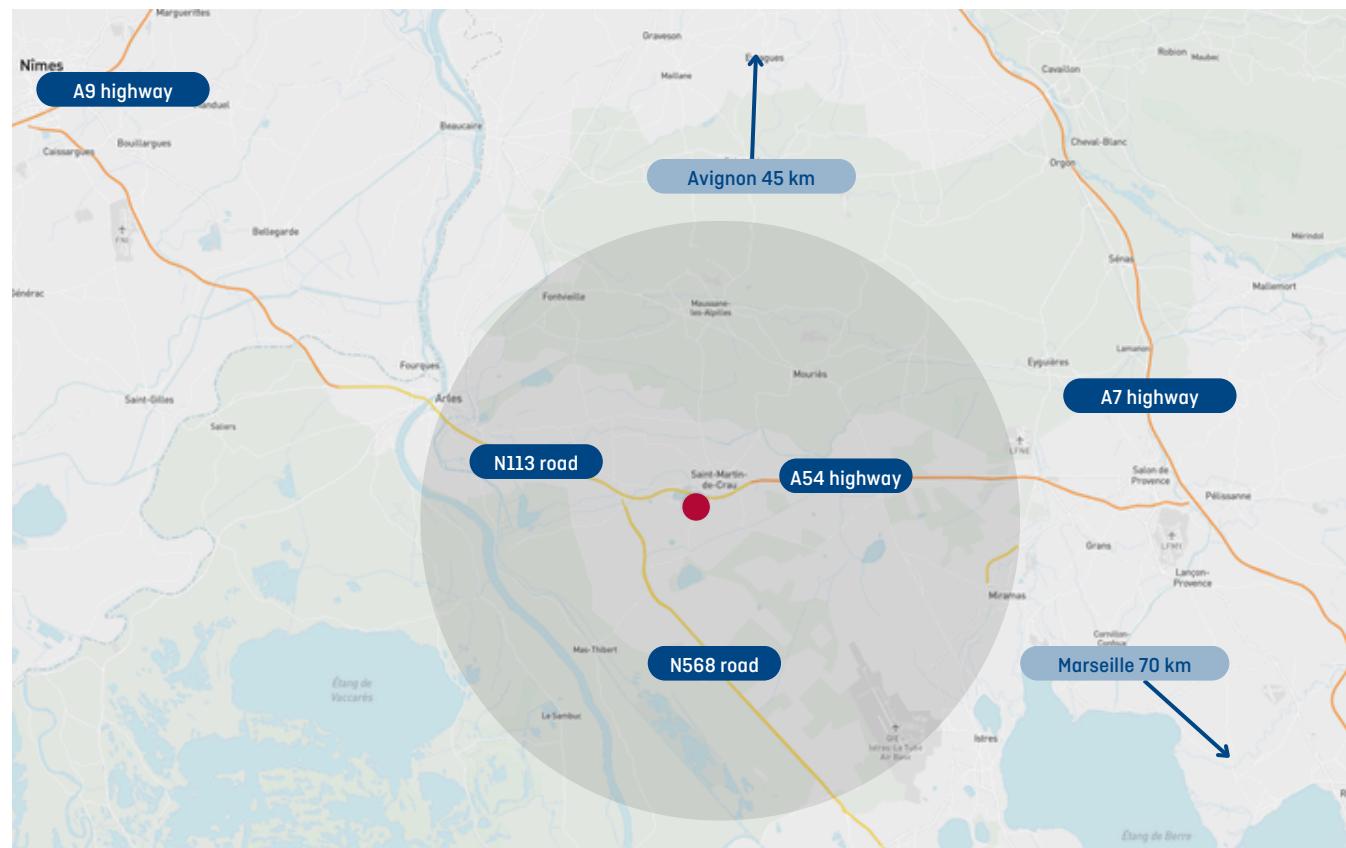
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## OVERVIEW

**Ideally located between Marseille and Spain, with direct access to the A54 motorway and close proximity to the major ports of Fos-sur-Mer and Marseille, Saint-Martin-de-Crau is a key logistics hub for distribution across Southern France, Spain, and Italy.**

The site also offers rail connectivity, a mature logistics ecosystem, and a network of established operators. Within a stable and experienced local workforce, P3 delivers modern, sustainable, and flexible facilities designed to meet high-performance operational standards. Saint-Martin-de-Crau is the ideal choice for companies looking to optimise maritime and overland flows throughout the Mediterranean region. A strategic asset for building a robust international supply chain.



### DISTANCES TO MAJOR CITIES

A54 highway	2 mins	2 km
N113 road	1 mins	500 m
N568 road	2 mins	2 km
Marseille container port	30 mins	37 km
Marseille Fos	30 mins	35 km
Marseille	55 mins	70 km
Avignon	35 mins	45 km
Nîmes	35 mins	45 km
Lyon	2 hours 55 mins	275 km
Italy	2 hours 55 mins	275 km



## LOCAL ACCESS

**P3 Saint-Martin-de-Crau is located 35 km from the container terminal of Marseille Fos Sea Port. The location is one of the key logistics zones in the south of France. The building is self-contained, with 3 cells of 6,000 m<sup>2</sup> each. Access to this site is via the A54/N113 (exit 11) as well as A55/N568.**



Airport



Parking



Train station



EV charging station



Main entrance



Get directions

## AVAILABLE SPACE

Unit	Warehouse (m <sup>2</sup> )	Office (m <sup>2</sup> )	Technical area (m <sup>2</sup> )	Guardhouse (m <sup>2</sup> )
Unit 1	5,864	-	-	-
Unit 2	5,925	453	-	-
Unit 3	6,008	453	-	-
<b>Total</b>	<b>17,797</b>	<b>906</b>	<b>92</b>	<b>42</b>



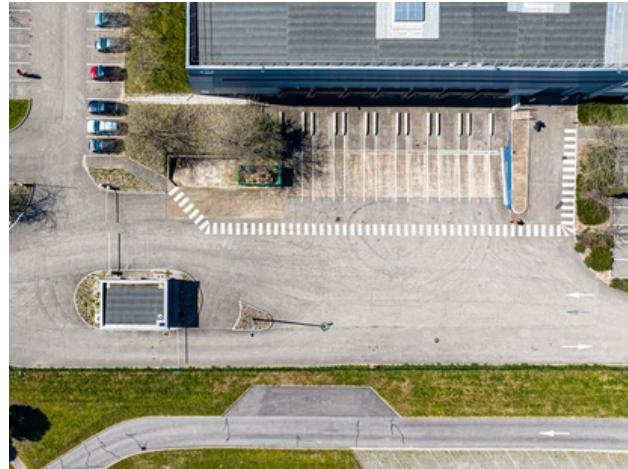
## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- 3 units of 6,000 sqm each with accompanying office space
- 1 gatehouse at the site entrance
- 3 charging rooms of 80 sqm – one for each unit
- Hauteur libre : 9.5m
- Dallage: 5T/m<sup>2</sup>
- Portes à quai: 21 (7 by cells)
- Accès plain-pied: 2
- Parking VL: 89
- Parking PL: 24
- Cour camion: 32-39m
- Structure béton
- Toiture souple bac acier isolée multicouche
- Insulated double-skin façade
- Chaudière à gaz (Aérothermes eau chaude)
- ICPE: 1510-1(A), 1530-1(A), 2662-a(A), 2663-a(A), 2920-a (A)



## SUSTAINABLE PERFORMANCE



**A**

GES

**A**

EPC

## AVAILABILITIES



P3 SAINT QUENTIN

COUNTRY

GLA 22,000 m<sup>2</sup>

P3 Saint Quentin is a 22,000 m<sup>2</sup> warehouse comprising 2 cells located in the historic industrial zone of Saint-Quentin-Fallavier, alongside the A43 motorway, 25 km south-east of Lyon.



P3 SAINT RAMBERT

COUNTRY

GLA 22,130 m<sup>2</sup>

P3 Saint Rambert d'Albon is strategically located between Lyon and Valence, offering prime visibility along the A7 motorway. Situated in the industrial area of "La Fouillouse Ouest," the park lies 65 km south of Lyon and 55 km north of Valence, within an established logistics market home to major operators like DPD and XPO.



P3 LAON

COUNTRY

GLA 136,000 m<sup>2</sup>

P3 Laon offers up to 136,000 m<sup>2</sup> of space for logistics and industrial operations, featuring a 96,000 m<sup>2</sup> divisible XXL platform and two additional buildings of 19,000 m<sup>2</sup> and 21,000 m<sup>2</sup>. The complex is designed to accommodate various ICPE classifications, including SEVESO low threshold for specific lots, and is targeting BREEAM Excellent certification, ensuring high environmental and operational standards.



P3 BRETIGNY

COUNTRY

GLA 28,138 m<sup>2</sup>

P3 Brétigny offers a high-quality logistics infrastructure tailored to the diverse needs of modern businesses with its visibility from road D19. The site is ideally connected to major road networks, including exit 7 of the A6 and the A10, ensuring optimal accessibility.



P3 SANT FRUITOS

COUNTRY

GLA 33,448 m<sup>2</sup>

Situated 6 km from Manresa and 60 km from Barcelona, P3 Sant Fruitós de Bages offers excellent connectivity via the C-16 and C-25 motorways. With proximity to the ZAL Port de Barcelona and Port of Tarragona, this park is well-suited for logistics operations, benefiting from its visibility and strategic location.



P3 LIVORNO

COUNTRY

GLA 71,000 m<sup>2</sup>

Situated in Collesalvetti near Livorno, P3 Livorno offers direct access to the Fi-Pi-Li freeway and is just 4 minutes from the A12 Highway. With road and rail connectivity to the Port of Livorno under construction, the site is perfectly located for logistics, being close to Livorno (8 minutes), Pisa (16 minutes), and Florence (45 minutes).

**P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m<sup>2</sup> of assets under management and land bank of 3.2 million m<sup>2</sup> for further development**

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit [www.p3parks.com](http://www.p3parks.com)

**10.3 mil. m<sup>2</sup> 11**

GROSS LETTABLE AREA

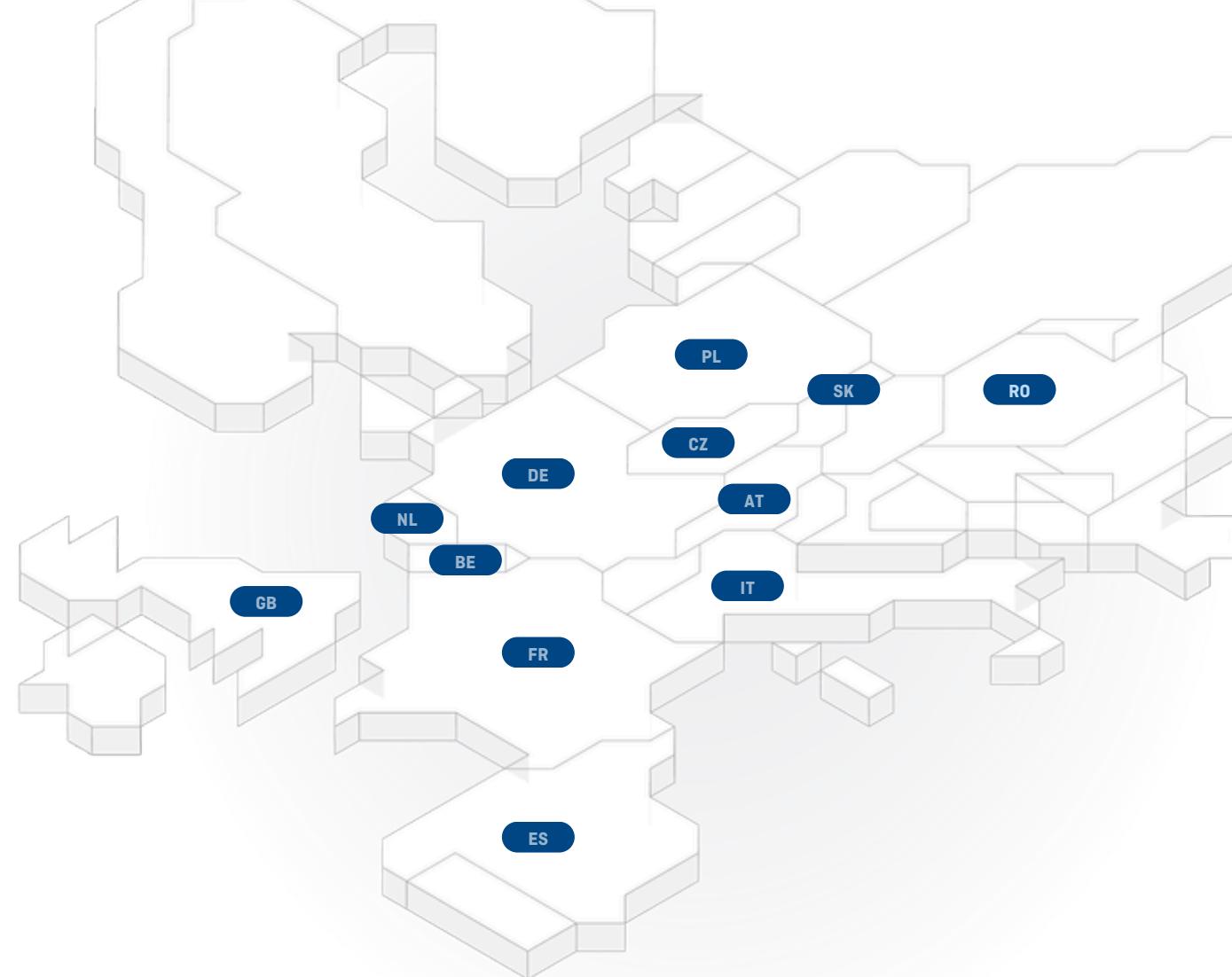
**3.2 mil. m<sup>2</sup>**

LANDBANK FOR DEVELOPMENT

COUNTRIES

**470 +**

CUSTOMERS



**OWNER — P3 — INVESTOR  
DEVELOPER — P3 — MANAGER**

BUSINESS MODEL

# SPACE TO CREATE

## COMMERCIAL CONTACT



**Lucile Manciet**  
[lucile.manciet@p3parks.com](mailto:lucile.manciet@p3parks.com)  
+33 (0) 679 933 845

## COUNTRY OFFICE



**P3 Logistic Parks SAS**  
2 Rue de Clichy  
75009 Paris, France  
[info@p3parks.com](mailto:info@p3parks.com)

**P3Parks.com**

