

LOCATED ALONG THE A7 MOTORWAY
BETWEEN LYON AND VALENCE



P3 SAINT RAMBERT D'ALBON

ADDRESS

20-22 route des Fouillouses,
26140 Saint Rambert d'Albon,
France

COMMERCIAL CONTACT

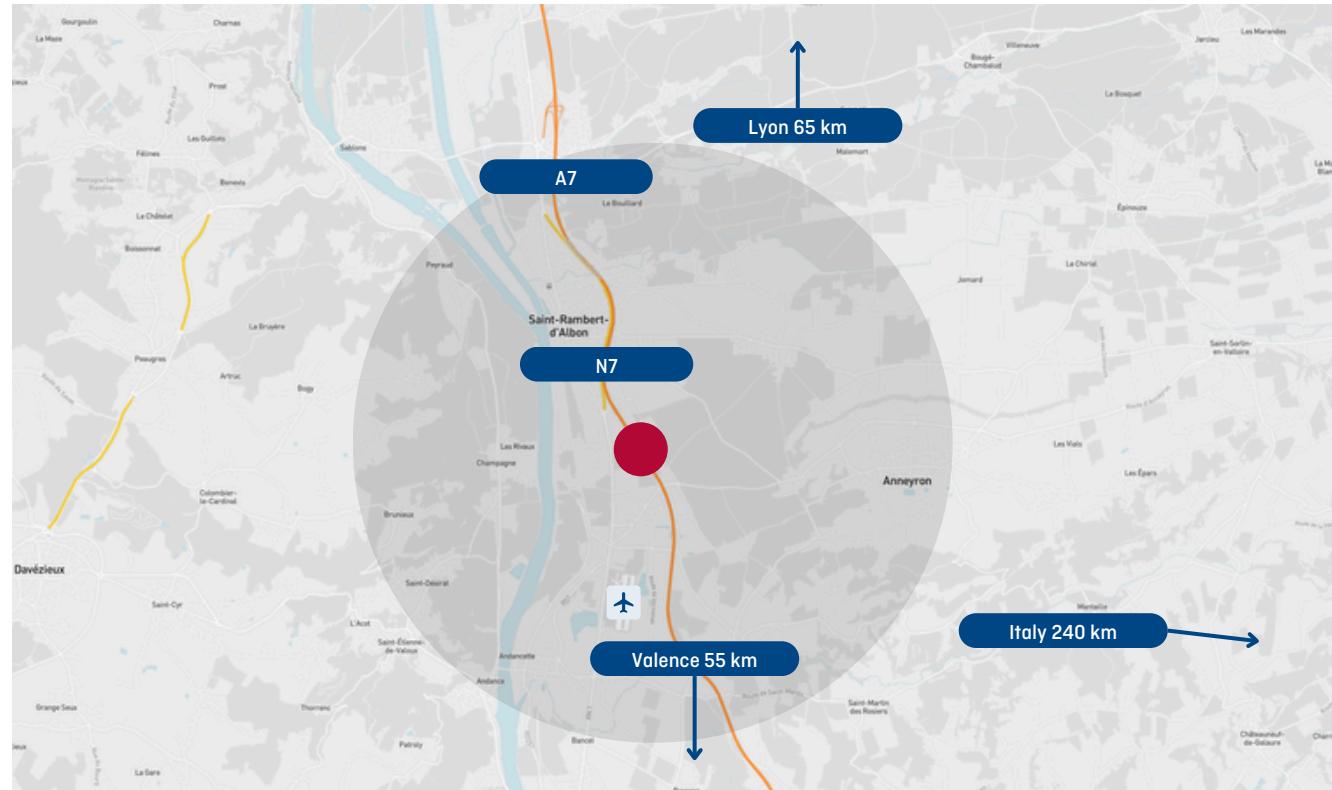
Lucile Manciet
lucile.manciet@p3parks.com
+33 (0) 679 933 845

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All information in this document is valid on this date.
For current information please contact P3 Team.

OVERVIEW

Located between Lyon and Valence, the asset is adjacent to the A7 motorway and benefits from excellent visibility.

The A7 motorway can be accessed via exit 12, 6 km from the park. The asset also benefits from direct access to Route Nationale 7 (2x2 lanes), an alternative route to the A7.



DISTANCES TO MAJOR CITIES AND ACCESS

N7 road	2 mins	2 km
A7 highway	6 mins	6 km
Valence (FR)	45 mins	55 km
Lyon (FR)	55 mins	65 km
Lyon Airport	65 mins	75 km
Switzerland	1 hour 45 mins	200 km
Italy	2 hours 20 mins	240 km



LOCAL ACCESS

P3 Saint Rambert d'Albon is a 22,130 m² divisible warehouse with a configuration for two tenants: double access, separate flow and meters.

In the "La Fouillouse Ouest" industrial estate, along the A7, 65 km south of Lyon and 55 km north of Valence.

The area is an established logistics market with major logistics operators occupying space nearby, including DPD, Bert, XPO.



Airport: 75km



Parking



Train station: 3,4km



EV charging station

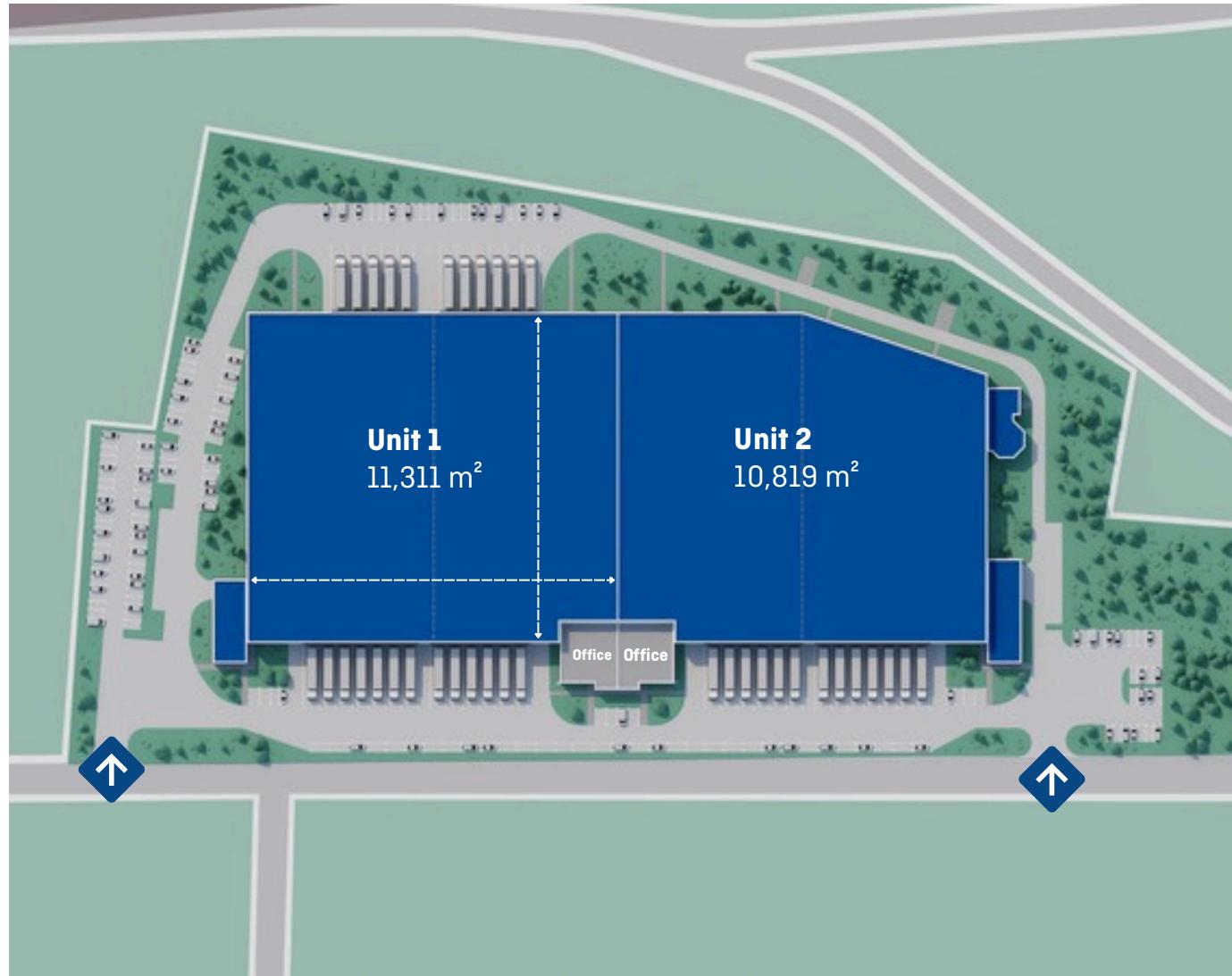


Main entrance



AVAILABLE SPACE

Unit	Warehouse (m ²)	Office (m ²)	Total	Docks
DC 1	10,695	616	11,311	24/1
DC 2	10,200	618	10,819	13/1
Total	20,895	1,234	22,130	37/2



TECHNICAL SPECIFICATIONS

BUILDING CLASS A

- Site surface area (m²): 47,721
- GLA (m²): 22,130
- Warehouse: 20,289 m² divisible into 2 units
- Offices: 1,234 m²
- Other: 607 m²
- Clear height: 10.5 m
- Type of construction Concrete / Steel
- Loading doors (platform/level) 37 / 2
- Floor load capacity: 5t / m²
- Truck yard depth (m) 32
- Parking spaces for cars 184
- Parking spaces for trailers 1
- Bituminous membrane roofing system
- APSAD sprinkler system with ESFR heads



SUSTAINABLE PERFORMANCE

B

DPE ENERGY

A

DPE GES

GTB



AVAILABILITIES



P3 SAULCE SUR RHÔNE COUNTRY

GLA 25,180 m² | ANCHOR TENANT: Gerflor SAS

P3 Saulce sur Rhône is strategically positioned 37 km south of Valence and 15 km north of Montélimar, offering excellent visibility and accessibility between the N7 trunk road and the A7 motorway, just 2 km from exit 17. The A7 (Lyon–Marseille) serves as a key route connecting northern and southern France, making the site ideal for access to Southern Europe.



P3 BRETIGNY COUNTRY

GLA 28,138 m²

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 LAON COUNTRY

GLA 136,000 m²

P3 Laon offers up to 136,000 m² of space for logistics and industrial operations, featuring a 96,000 m² divisible XXL platform and two additional buildings of 19,000 m² and 21,000 m². 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 SAINT QUENTIN COUNTRY

GLA 22,000 m²

P3 Saint Quentin is a 22,000 m² 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 SANT FRUITOS COUNTRY

GLA 33,448 m²

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 m²

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 m² of assets under management and land bank of 3.2 million m² 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

10.3 mil. m² 11

GROSS LETTABLE AREA

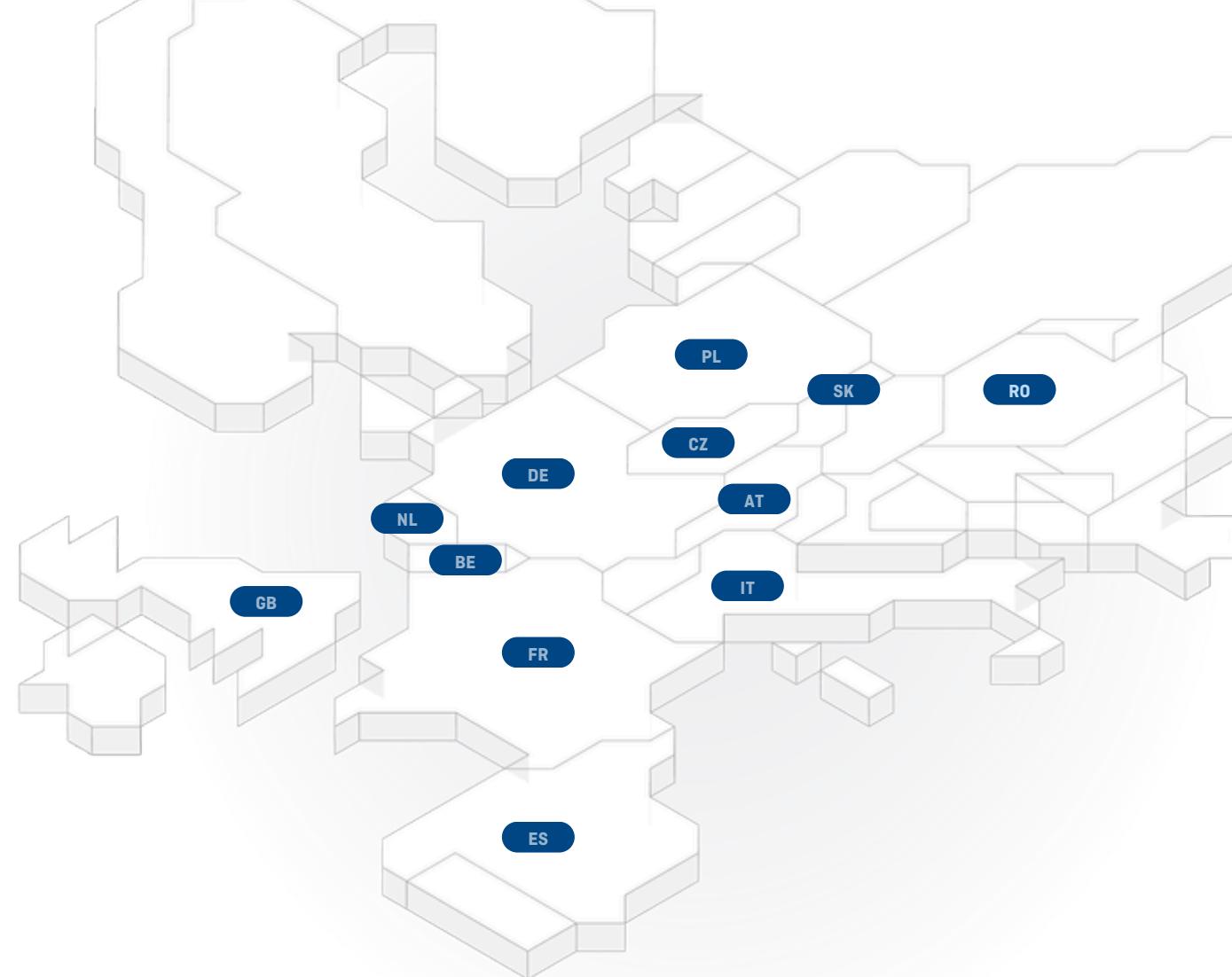
COUNTRIES

3.2 mil. m²

LANDBANK FOR DEVELOPMENT

470 +

CUSTOMERS



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

BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT



Lucile Manciet

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COUNTRY OFFICE



P3 Logistic Parks SAS

2 Rue de Clichy
75009 Paris, France
info@p3parks.com

P3Parks.com

