

20,019 M² AVAILABLE & DIVISIBLE
SOUTH OF VALENCE



P3 SAULCE SUR RHÔNE



ADDRESS

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

COMMERCIAL CONTACT

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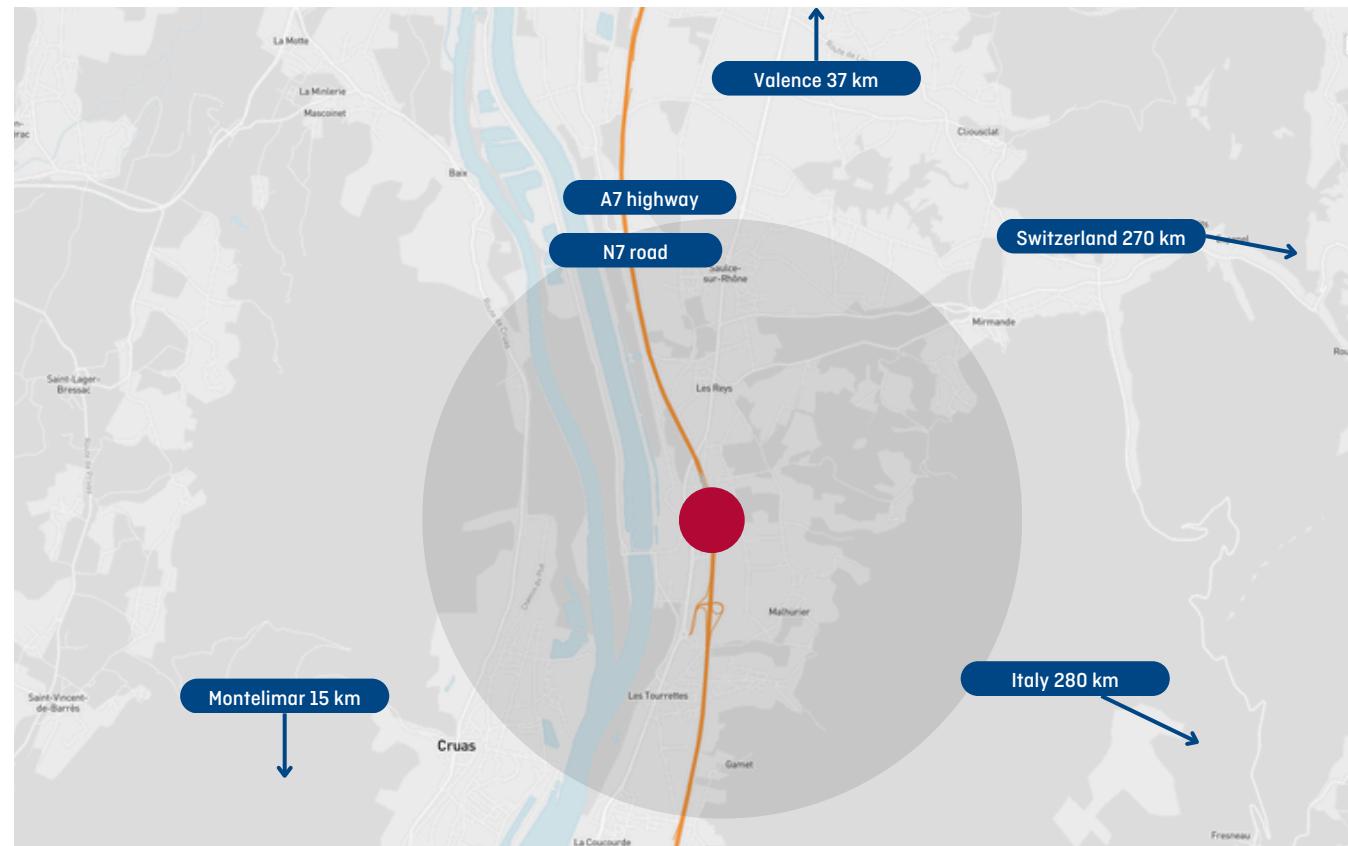
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All information in this document is valid on this date.
For current information please contact Lucile Manciet.

P3 Saunce sur Rhône is located south of Valence (37km) and north of Montélimar (15km).

The perfect location for accessing Southern Europe: Lyon (1h20) - Geneva (2h45) - Marseille (1h50) - Turin (4h00) - Milan (5h15) - Barcelona (4h50).

The A7 motorway (Lyon-Marseille) is one of the main routes between the north and south of France.

The asset also benefits from direct access to Route Nationale 7 (2x2 lanes), an alternative route to the A7.



DISTANCES TO MAJOR CITIES

A7 highway	2 mins	2 km
N7 road	2 mins	2 km
Montelimar (FR)	15 mins	15 km
Valence (FR)	40 mins	37 km
Lyon Airports	1 hour 30 mins	90 km
Marseille Airport	1 hour 30 min	90 km
Switzerland	3 hours 5 mins	270 km
Italy	3 hours 10 mins	280 km



LOCAL ACCESS

P3 Saulce sur Rhône offers 20,019 m² of warehouse space divided into two independent lots (offices and loading area) with direct access to the N7 and A7 motorways and uninterrupted visibility from the motorway.



Airport: 90km



Parking



Train station: 2km



EV charging station 0,4km

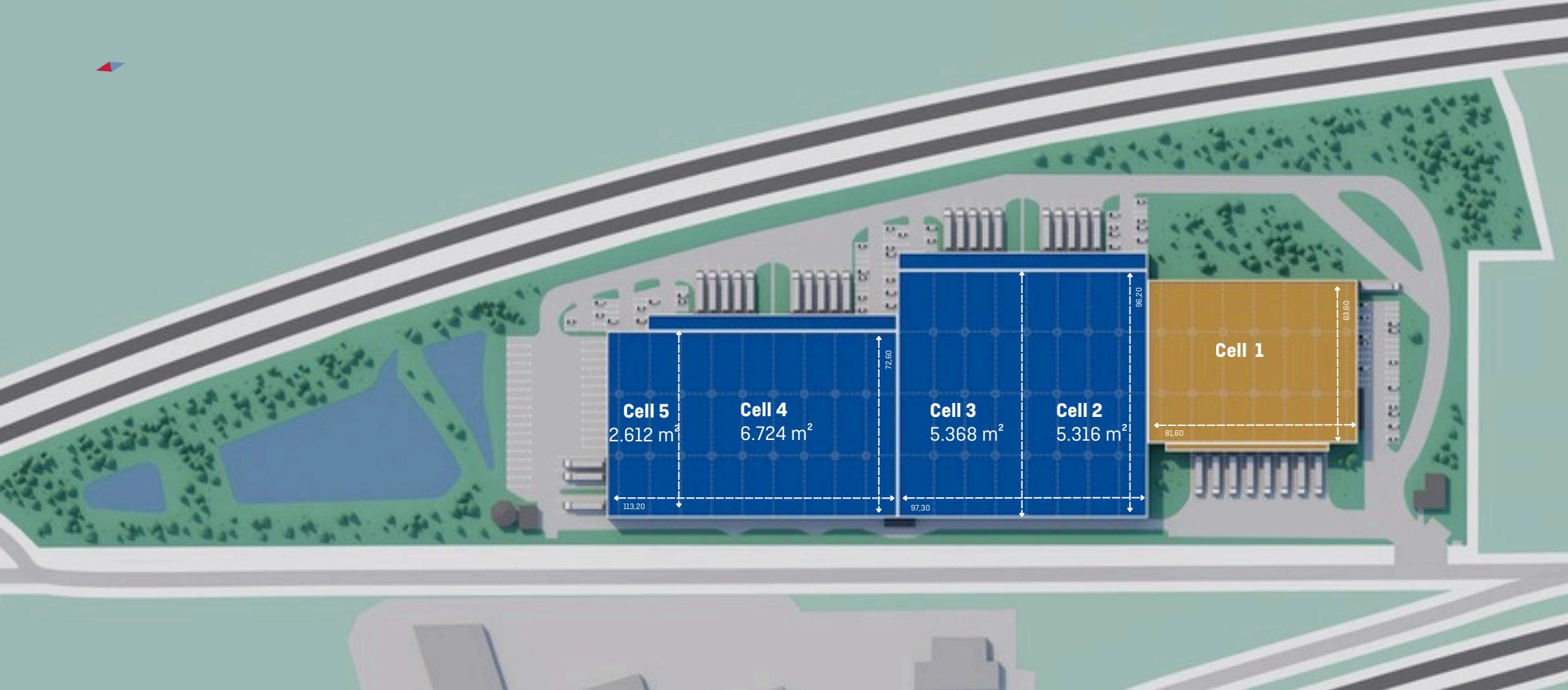


Main entrance



Get directions

AVAILABLE SURFACES



Cellule	Warehouse (m ²)	Offices (m ²)	Docks/Level
2	4.952	364	5
3	4.876	492	4/1
4	6.213	511	10
5	2.400	212	2/1
Total	18.440	1.579	21/2

█ Available space
█ Leased space
█ Offices
█ Under construction

Building grade A

- Plot: 65 025 m²
- Divisible from 2 612 m²
- Dock level doors: 21
- Single-storey doors: 2
- Car parking: 93
- Truck parking: 28
- Truck yard: 33m
- Authorisation to operate: 1510, 2663.2, 2925
- Clear height: 11.50 m
- Ground resistance of 5T/m²
- Building management system
- LED lighting
- 3 load rooms: 1 for each lot



SUSTAINABLE PERFORMANCE

B

EPC ENERGY

A

EPC CO²



GTB

AVAILABILITIES



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 SAINT RAMBERT

COUNTRY

GLA 22,130 m²

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 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 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 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

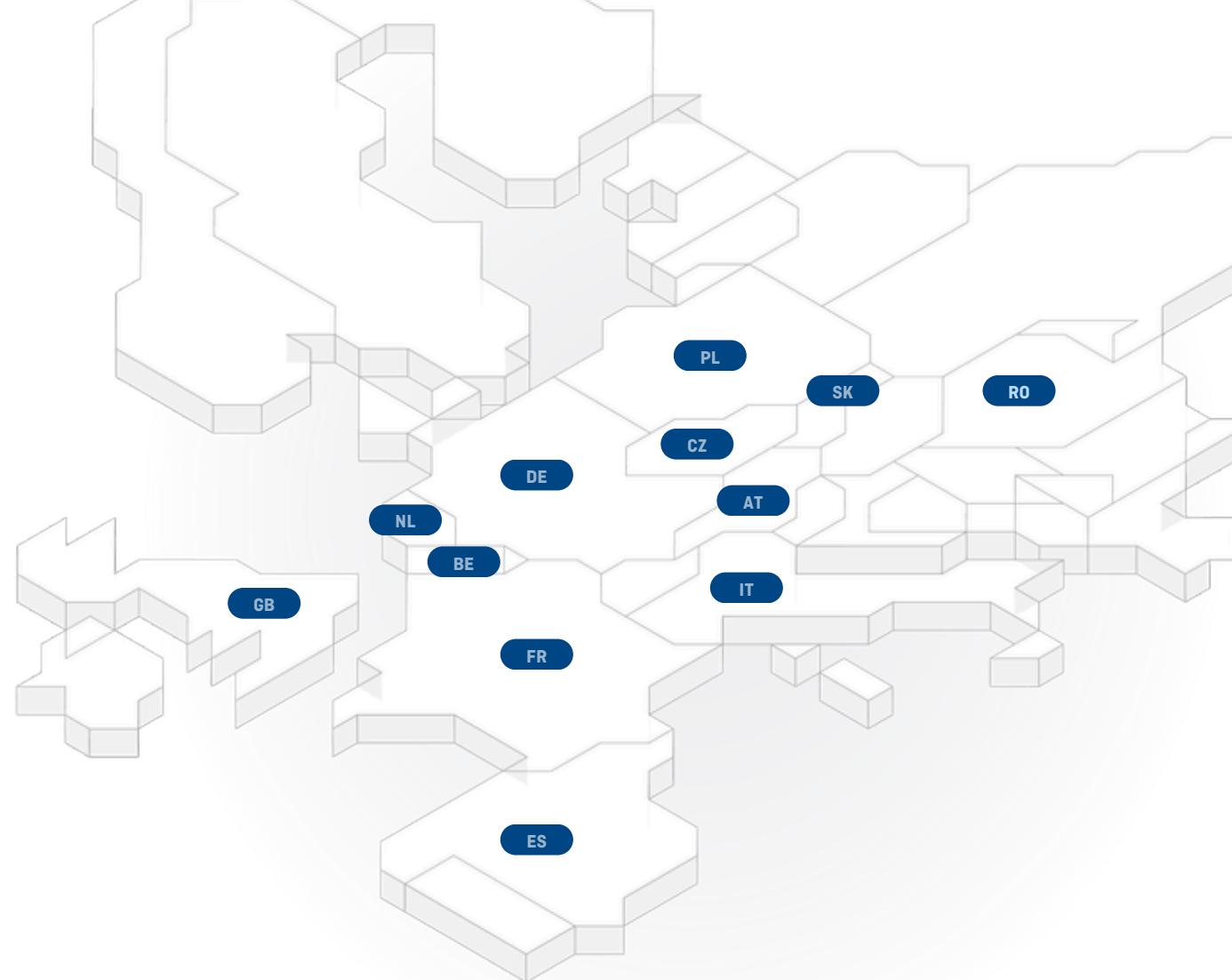
3.2 mil. m²

LANDBANK FOR DEVELOPMENT

COUNTRIES

470 +

CUSTOMERS



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

BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT



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COUNTRY OFFICE



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