

LOCATED ALONG THE A43 MOTORWAY
IN THE LOGISTICS ZONE
OF SAINT-QUENTIN-FALLAVIER



P3 SAINT QUENTIN FALLAVIER

ADDRESS

19 rue de Bretagne,
38070 Saint-Quentin-Fallavier,
France

COMMERCIAL CONTACT

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

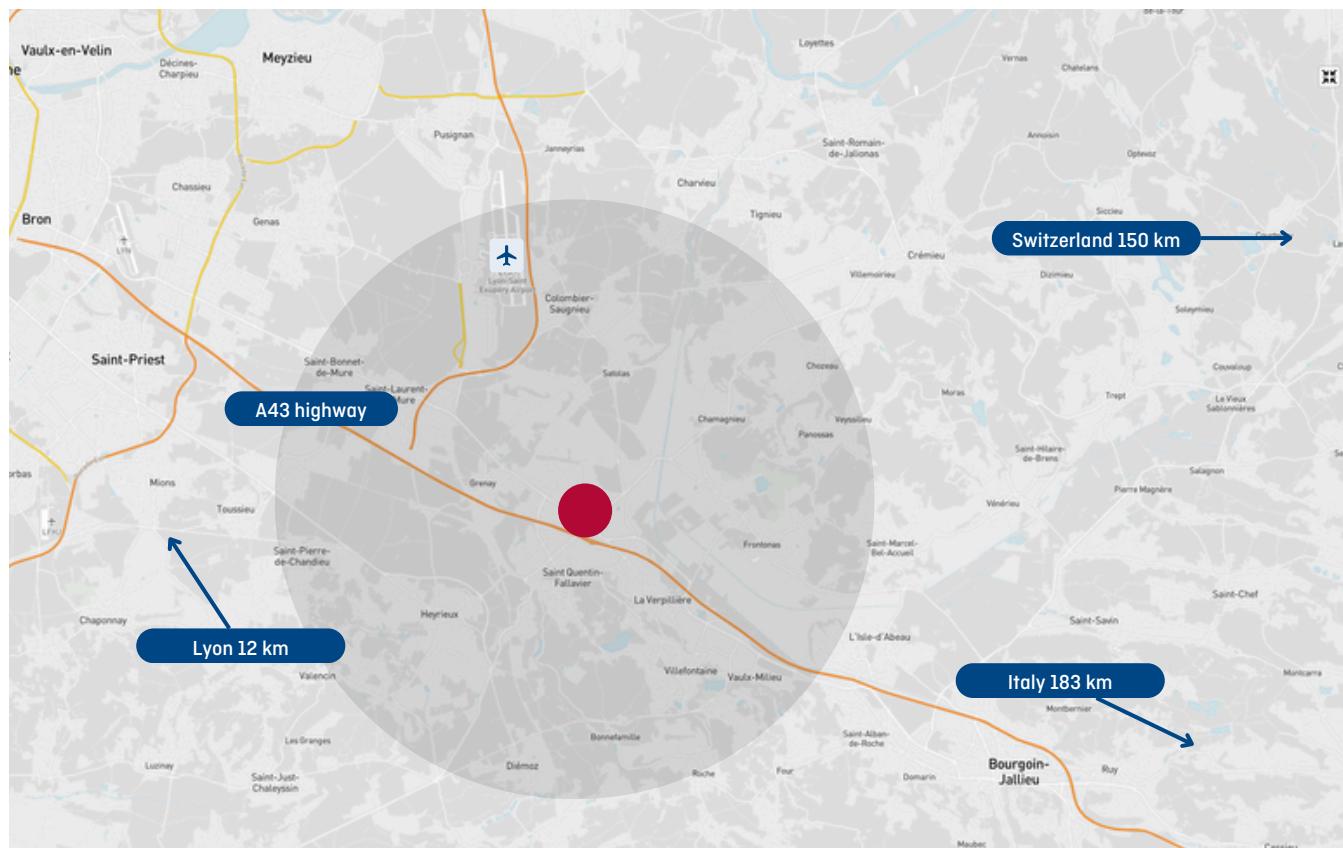
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For current information please contact Lucile Manciet.



Ideally located in the Rhône-Alpes region, the Saint-Quentin-Fallavier logistics zone is at the heart of French logistics.

The zone is part of the urban area of Lyon, the regional capital, which is just 25 kilometers away. The logistics business benefits from the A43 interchange linking Lyon to Chambéry and the gateway to Italy. The proximity of Lyon-Saint-Exupéry airport and its TGV station is also a major advantage for companies based in St-Quentin-Fallavier.

The diversity of activities on offer is a major asset for this site, and a number of big names have chosen to locate their premises in Saint-Quentin-Fallavier, including DHL, XPO, Yusen, Kuehne und Nagel, etc.



DISTANCES TO MAJOR CITIES

A43 highway	2 mins	2 km
Lyon Airport	15 mins	12 km
Lyon (FR)	25 mins	25 km
Valence (FR)	1 hour 5 mins	105 km
Switzerland	1 hour 35 mins	150 km
Italy	1 hour 50 mins	183 km



LOCAL ACCESS

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.



Airport: 12km



Parking



Train station: 3km



EV charging station: 2km

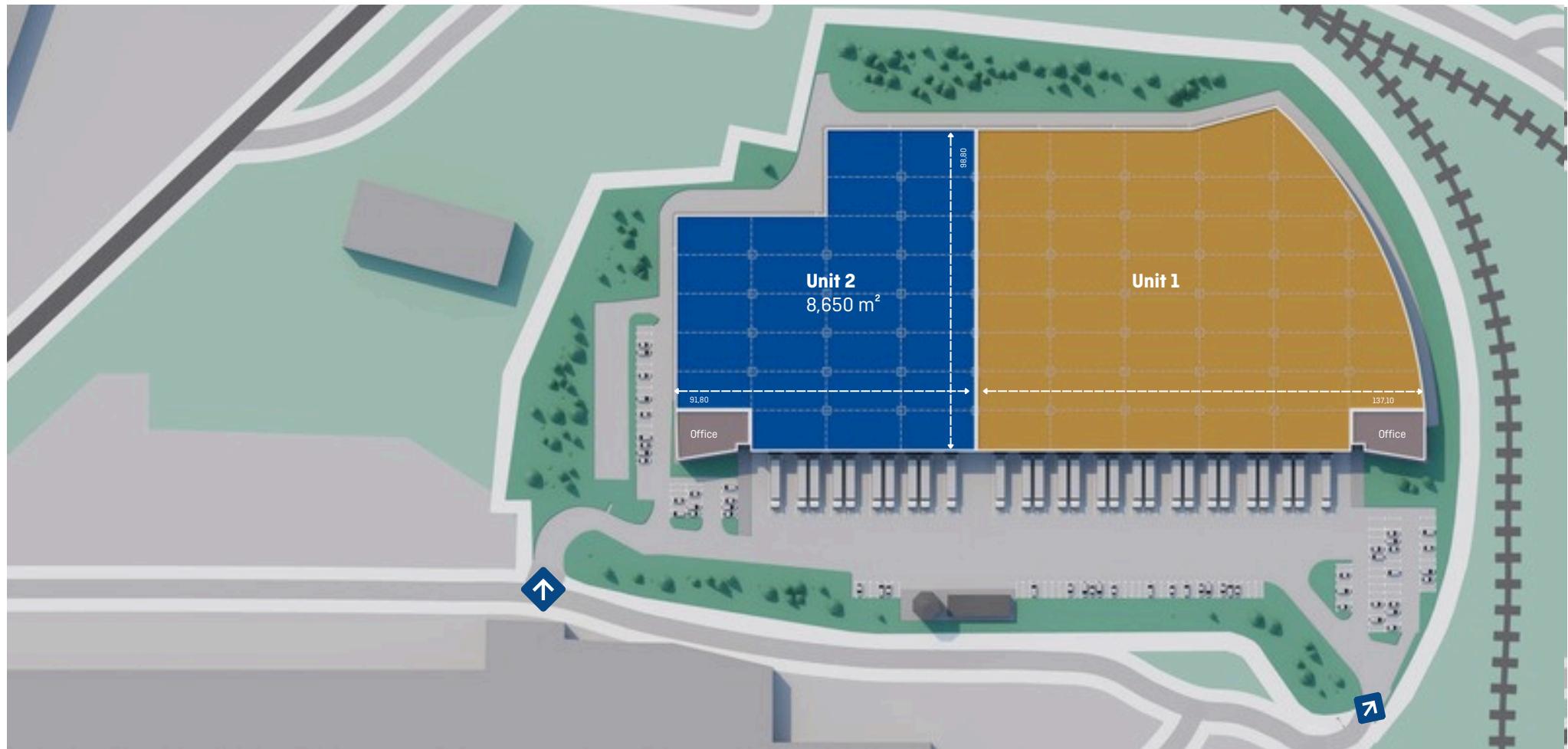


Main entrance



Get directions

AVAILABLE SPACE



Unit	Warehouse (m ²)	Office (m ²)	Mezzanine (m ²)
2	7,730	601	318
Total	7,730	601	318

█ Available space
█ Leased space
█ Offices
█ Under construction

Building grade A

- 8,650 m² Available
- Loading docks: 13
- Ground-level doors: 1
- Car parking: 75
- Truck parking: 5
- Truck court depth : 35 m
- Authorization to operate: 1510, 2663, 2910
- Clear height: 10 m
- Ground resistance of 5T/m².
- Building Management System
- LED lighting
- Load room



SUSTAINABLE PERFORMANCE

A

EPC ENERGY

A

EPC CO₂

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 SAINT RAMBERT D'ALBON 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

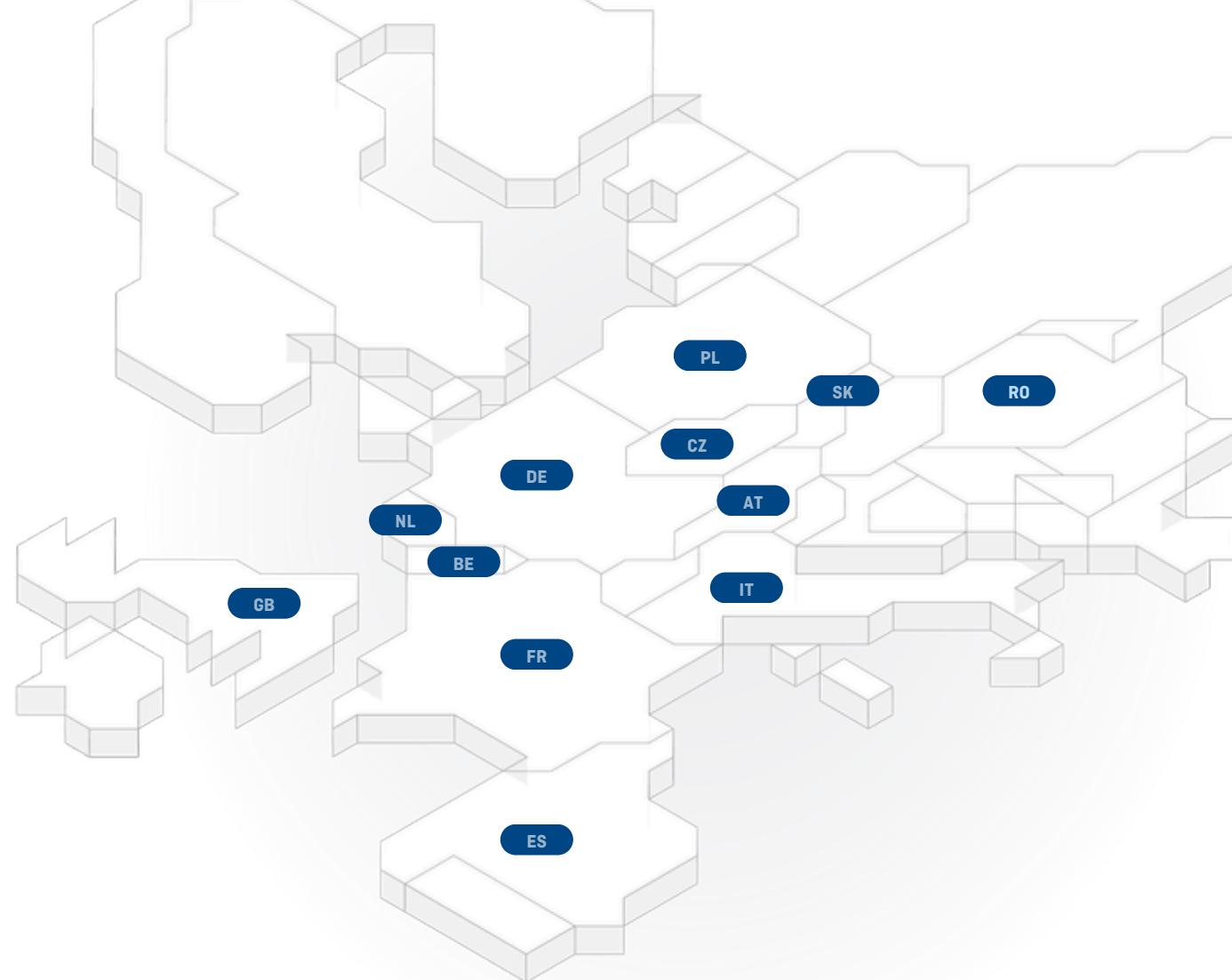
3.2 mil. m²

LANDBANK FOR DEVELOPMENT

COUNTRIES

470 +

CUSTOMERS



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

BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT



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lucile.manciet@p3parks.com
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COUNTRY OFFICE



P3 Logistic Parks SAS
2 Rue de Clichy
75009 Paris, France
info@p3parks.com

P3Parks.com

