

2 CELLS OF 9,461.12 SQM AVAILABLE

IN A WAREHOUSE OF 28,447.90 SQM

LOCATED IN THE SOUTH OF PARIS



# P3 BRETIGNY

## ADDRESS

2-4, rue de Bourgogne  
91220 Brétigny-sur-Orge  
France

## COMMERCIAL CONTACT

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

Issued: 28. 02. 2025

All information in this document is valid on this date.  
For current information please contact commercial team.

## OVERVIEW

**Located just 40 km south of Paris, P3 Brétigny benefits from a strategic location.**

The site is ideally connected to major road networks, including exit 7 of the A6 and the A10, ensuring optimal accessibility.



### DISTANCES TO MAJOR CITIES

N104 road	9 mins	7 km
A10 highway	18 mins	21 km
A6 highway	12 mins	11 km
Paris	40 mins	40 km
Fontainebleau	55 mins	50 km
Orléans	1 hour 30 mins	120 km
Paris Orly	30 mins	20 km





## LOCAL ACCESS

### **P3 Brétigny offers a high-quality logistics infrastructure tailored to the diverse needs of modern businesses with its visibility from road D19.**

- 2 cells of 9,461.12 sqm available in a warehouse of 28,447.90 sqm located in the south of Paris
- Availability on 1st July 2025
- Short distance to motorways A6 and A10
- Operating permit : 1510



Airport : 20 km



Train station: 2 km



Bus stop: 350 m



Parking

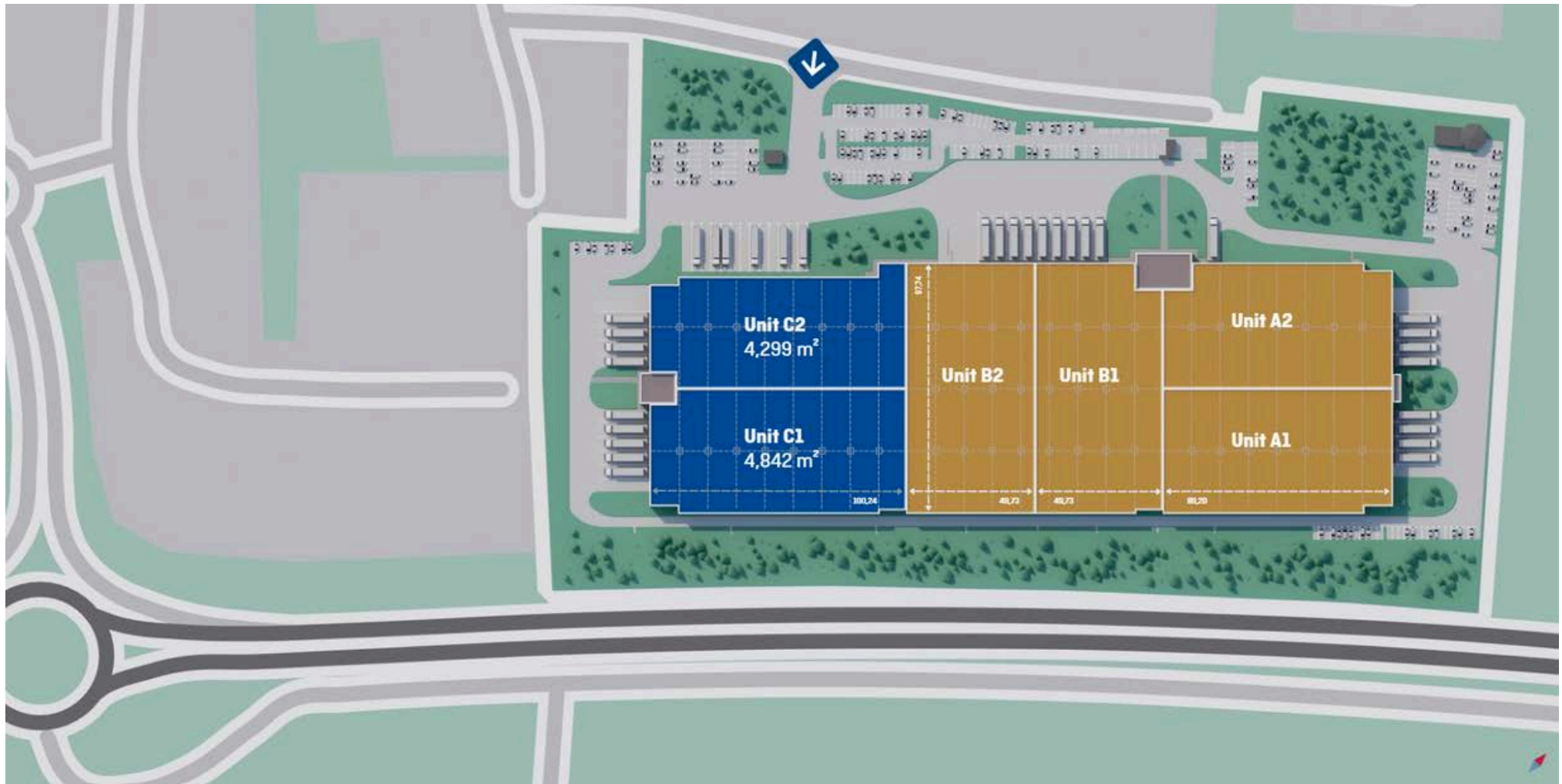


Truck entrance



Get directions

## AVAILABLE SPACE



Unit	Warehouse (m²)	Office (m²)	Parking spaces
C2	9,827	856	20
C3	8,613	723	43
<b>Total</b>	<b>23,475</b>	<b>1,979</b>	<b>93</b>

- Available space
- Leased space
- Offices
- Under construction



## TECHNICAL SPECIFICATIONS

### Building grade A

- Clear height: 10m
- Floor load capacity: 5Tsqm
- ESFR sprinklers
- Loading docks: 27
- Ground Level doors: 3
- Car parking : 279
- Truck parking : 13
- Truck court depth: 32-39m
- Concrete structure
- Flexible steel roofing with multilayer insulation
- Double-skin insulated facade
- Gas heating system (hot water aerotherms)



## SUSTAINABLE PERFORMANCE

**B**

EPC ENERGY

**B**

EPC CO<sup>2</sup>

**GTB**





## AVAILABLE PROJECTS AND SURFACES



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 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 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 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.



Located in Reus, Tarragona, P3 Reus is a unique logistics hub in Spain's Mediterranean Corridor. Situated 5 km from Reus Airport and 10 km from Tarragona Port, the park offers direct connections to major highways, making it an ideal regional, national, and Southern Europe distribution center for blue-chip tenants.



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).

## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with almost 10 million m<sup>2</sup> of assets under management.**

P3 has commercial activities in 10 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 about P3, please visit [www.p3parks.com](http://www.p3parks.com)

# 9.7 mil. m<sup>2</sup>

GROSS LETTABLE AREA

# 10

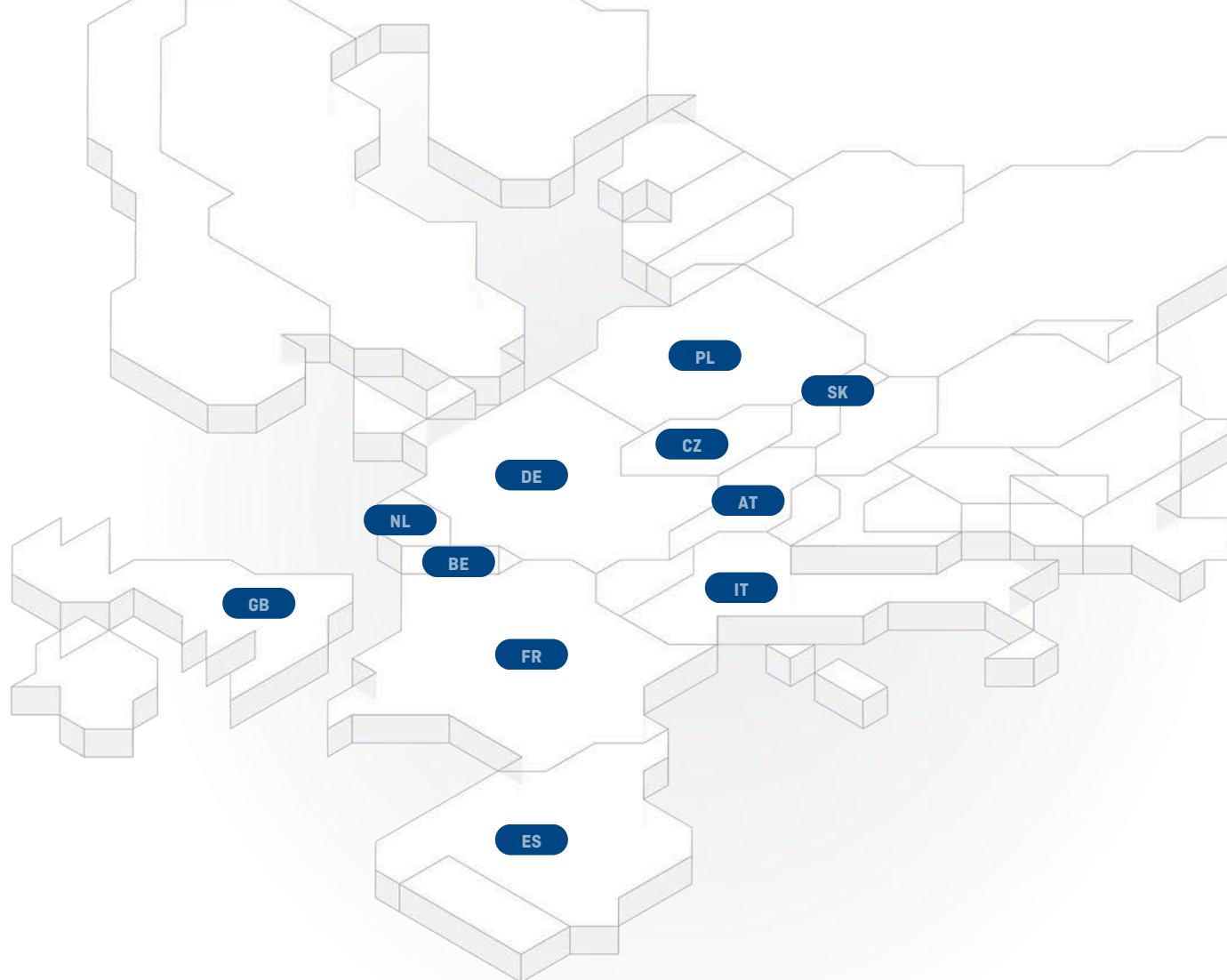
COUNTRIES

# 3.5 mil. m<sup>2</sup>

LANDBANK FOR DEVELOPMENT

# 490 +

CUSTOMERS



# SPACE TO CREATE

## COMMERCIAL CONTACT



**Lucile Manciet**  
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

**P3Parks.com**

