

9,461.12 SQM OF LOGISTIC SPACE AVAILABLE  
LOCATED IN THE SOUTH OF PARIS  
AVAILABLE FROM FEBRUARY 2027



# 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

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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

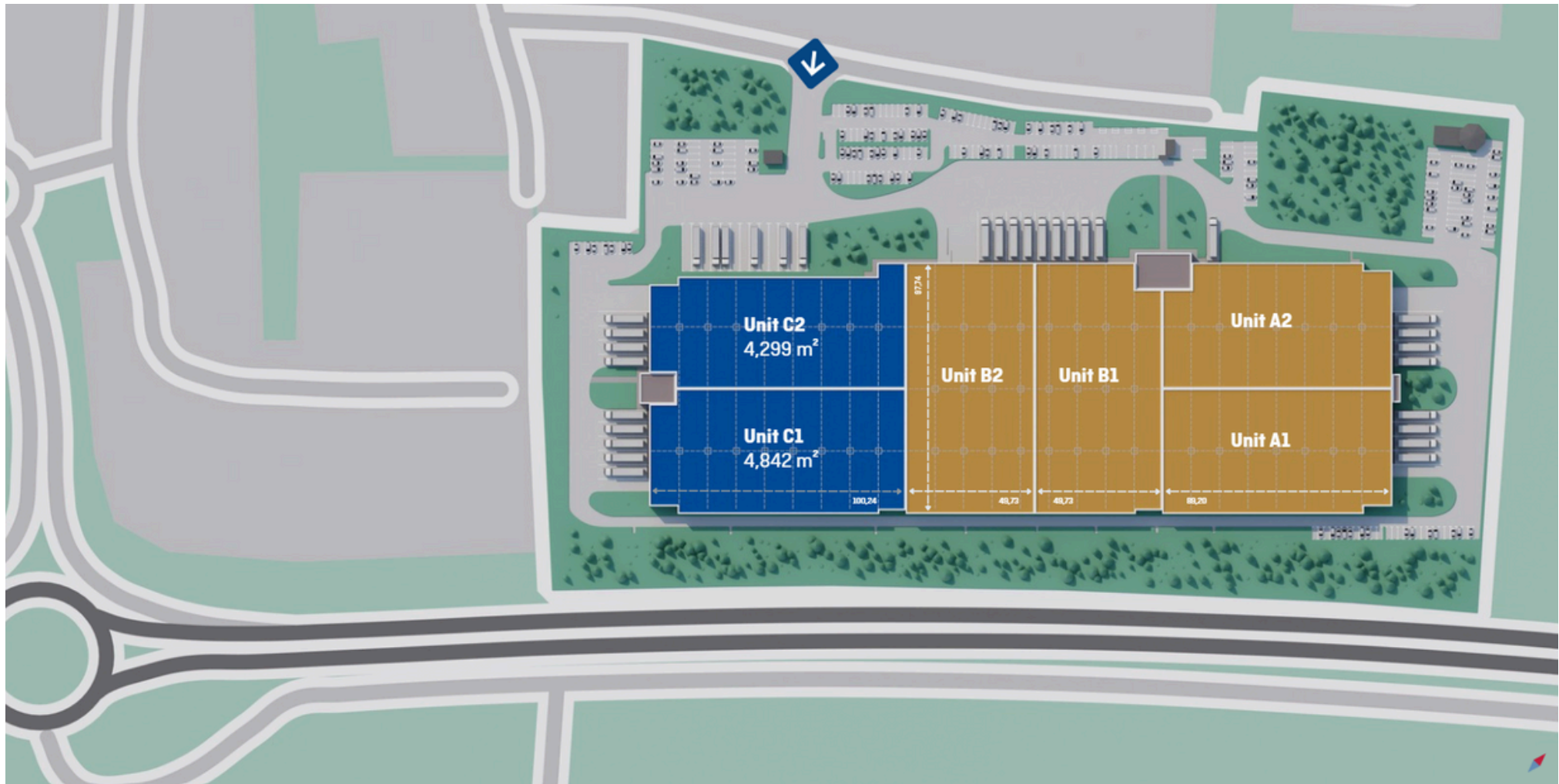


Truck entrance



Get directions

## AVAILABLE SPACE



Unit	Warehouse (m²)	Office (m²)	Parking spaces
C1	4,842		46
C2	4,299	321	11
<b>Total</b>	<b>9,141</b>	<b>321</b>	<b>57</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<sub>2</sub>

**GTB**





## AVAILABILITIES



**P3 SAULCE SUR RHÔNE** COUNTRY 

GLA 25,180 m<sup>2</sup> | 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 DAGNEUX** COUNTRY 

GLA 18,582 m<sup>2</sup>

P3 Dagneux is a modern Grade A facility built in 2017, designed to support the growth and flexibility today's businesses requirements. With modular spaces and advanced technical solutions, it offers maximum efficiency for industrial and logistics operations.



**P3 PERSAN** COUNTRY 

GLA 43,765 m<sup>2</sup>

The logistics site is located in the commune of Persan, within the ZAC du CheminHerbu which constitutes an economic hub of 55 ha at the gates of Paris. Located in the heart of a dynamic business park already home to around forty companies, P3 Persan is establishing itself as a new logistics benchmark in the Île-de-France region.



**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 REUS** COUNTRY 

GLA 113,912 m<sup>2</sup> | COMPLETION 13 months after construction start

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.



**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).



## ABOUT P3

**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**

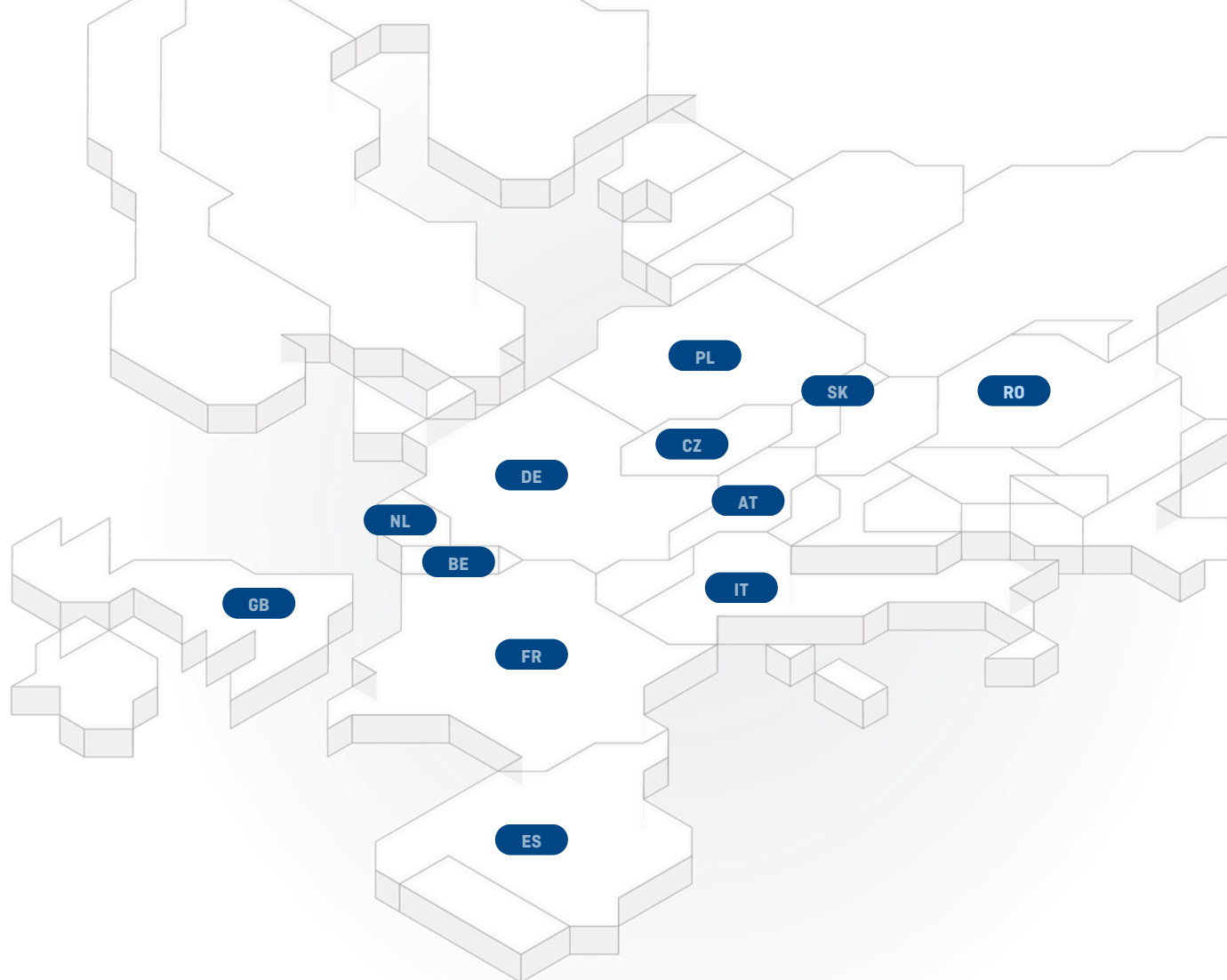
GROSS LETTABLE AREA

COUNTRIES

**3.2 mil. m<sup>2</sup> 470 +**

LANDBANK FOR DEVELOPMENT

CUSTOMERS



# 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**

