

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

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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



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

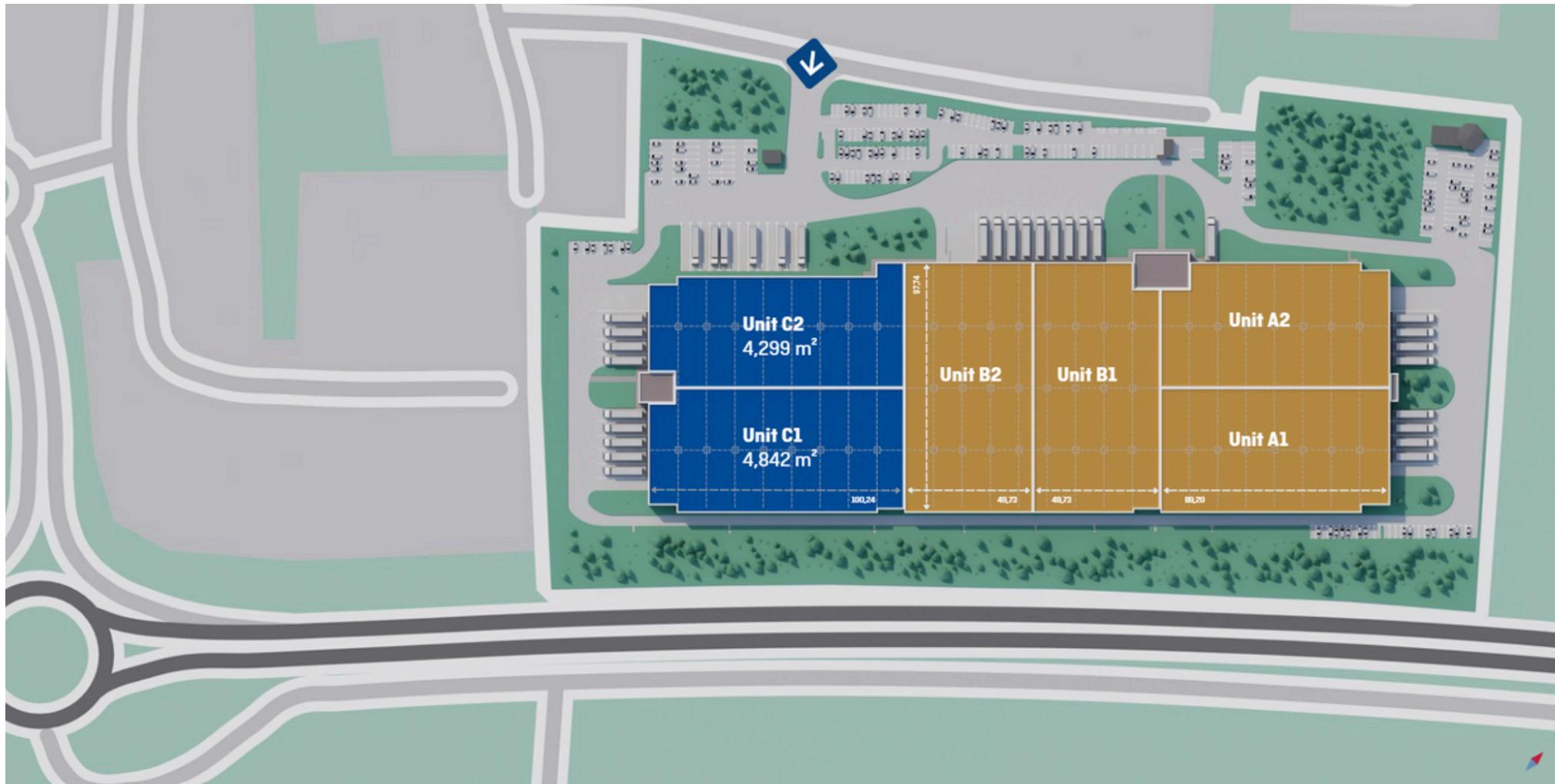


Truck entrance



Get directions

AVAILABLE SPACE



Unit	Warehouse (m ²)	Office (m ²)	Parking spaces
C1	4,842		46
C2	4,299	321	11
Total	9,141	321	57

■ 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 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 DAGNEUX COUNTRY

GLA 18,582 m²

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 m²

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 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 REUS COUNTRY

GLA 113,912 m² | 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 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

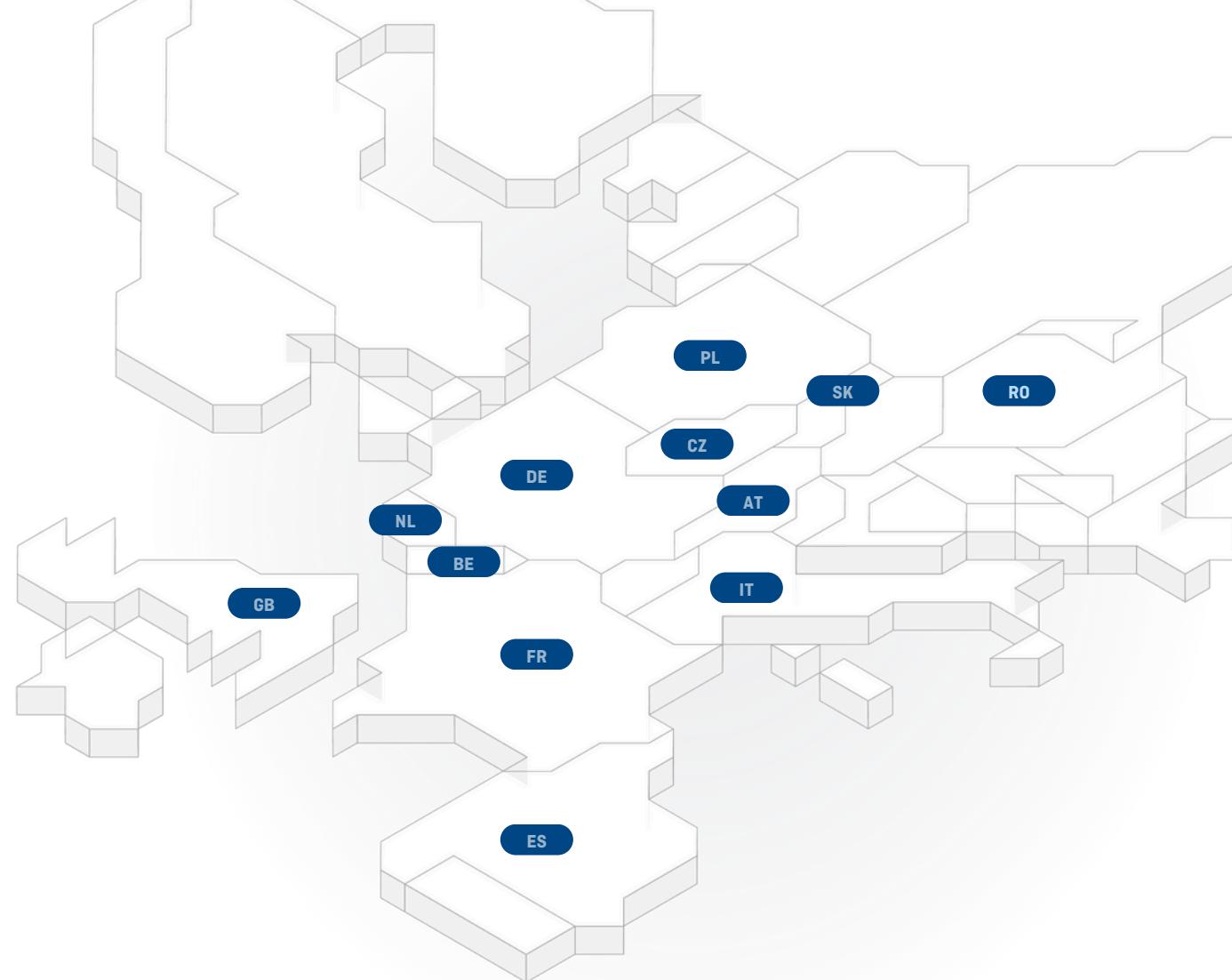
3.2 mil. m²

LANDBANK FOR DEVELOPMENT

COUNTRIES

470 +

CUSTOMERS



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

BUSINESS MODEL

SPACE TO CREATE

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COUNTRY OFFICE



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