

**BTS BUILDING OPPORTUNITIES**

**FROM 20,000 M<sup>2</sup>**



# P3 LAON

**ADDRESS**

Pôle d'Activités du Griffon  
Rue James Watt  
02000 Barenton-Bugny  
France

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



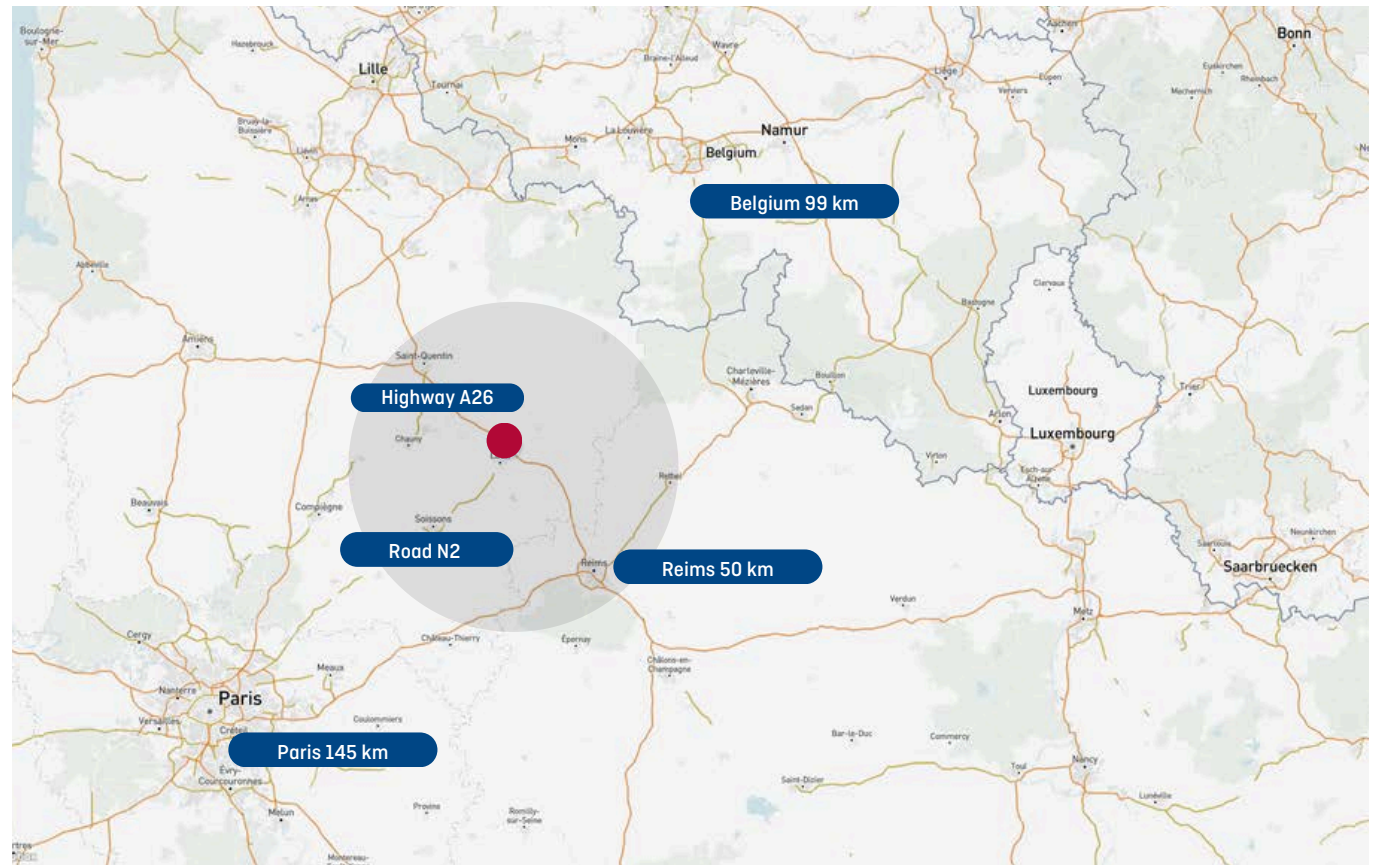
## OVERVIEW

### Laon is strategically located in the Hauts de France region.

Laon is strategically positioned at the intersection of the A26 motorway and the N2 trunk road, providing quick and easy access to the Paris region, particularly Roissy Charles de Gaulle Airport, which is just 1 hour and 15 minutes away. It also offers convenient routes to Belgium and the Grand Est region.

This location helps reduce congestion on the A1 highway.

Situated in the heart of the Communauté d'Agglomération du Pays de Laon, the area offers an ideal environment and a substantial labor pool for businesses seeking to establish themselves there.



#### DISTANCES TO MAJOR CITIES

N2 road	3 mins	1.5 km
A26 highway	3 mins	1.5 km
Reims	35 mins	50 km
Belgium border	55 mins	99 km
Roissy CDG Airport	65 mins	115 km
Paris	1 hour 35 mins	145 km
German border	2 hours 55 mins	311 km





## LOCAL ACCESS

### P3 offers up to 116,000 m<sup>2</sup> of space for logistics and industry.

The complex comprises a 96,000 m<sup>2</sup> divisible XXL platform and one building of 19,000 m<sup>2</sup>, which can accommodate a number of ICPE categories up to SEVESO low threshold classification for lots 2 and 3, and is aiming for BREEAM Excellent certification.

P3 Laon is located 2 minutes from exit 13 of the A26 at the junction with the N2, in the heart of the Pôle d'Activités du Griffon, a fast-growing industrial and logistics zone.



Train station: 13 min



Parking



Main entrance



EV charging station



Truck entrance

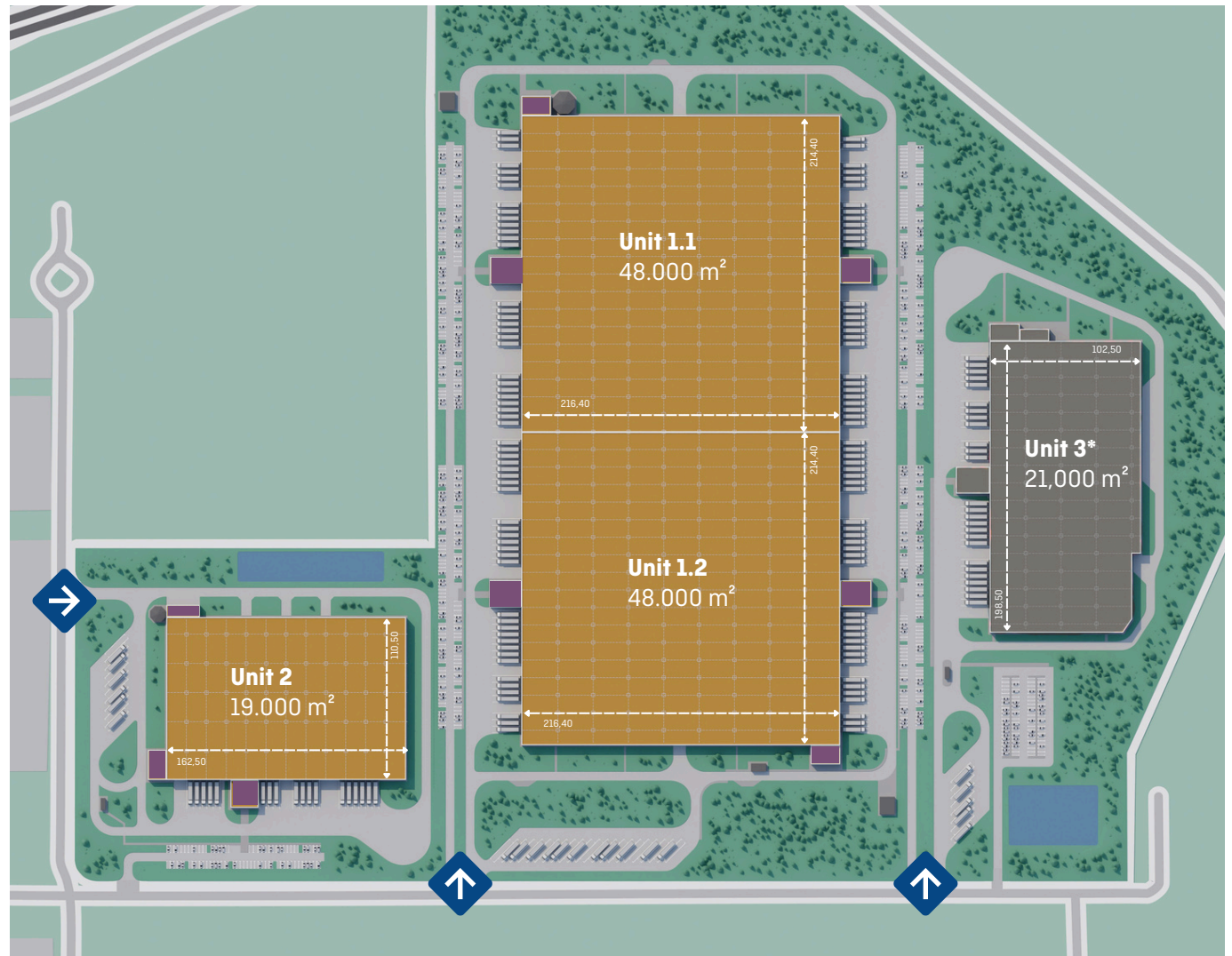


Get directions



**AVAILABLE SPACE**

Unit	Warehouse (m <sup>2</sup> )	Docks + Level-access doors	Parking VL/PL
1.1	48,000	57+2	254/11
1.2	48,000	60+2	254/11
2	19,000	18+2	73/10
<b>Total</b>	<b>116,000</b>	<b>135/6</b>	<b>581/32</b>



- Lettable space
- Offices/Social premises
- \*Out of scope

## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- Availability: 14 months after agreement
- Class A
- Possible rail link
- Cells of 6,000 m<sup>2</sup>
- 4 office blocks : XXL building
- 1 office block : Building 2
- Clearance height: over 11.5 metres
- Slab load capacity: 5t/m<sup>2</sup>
- Sprinkler system: ESFR
- ICPE: 1510-1(A), 4331 (A), 2910-A.2(D), 2925-1 (D), 11852.a (NC), 4734 (NC)
- Truck yard: 35 metres
- Photovoltaic panels on roof



## SUSTAINABLE PERFORMANCE

**10 MWp**

RENEWABLES CAPACITY

**20%**

EV CHARGING STATIONS

**Excellent**

BREEAM CERTIFICATION

**A**

SITE READINESS FOR EPC RATING





## AVAILABILITIES AND PROJECTS



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 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 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 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.



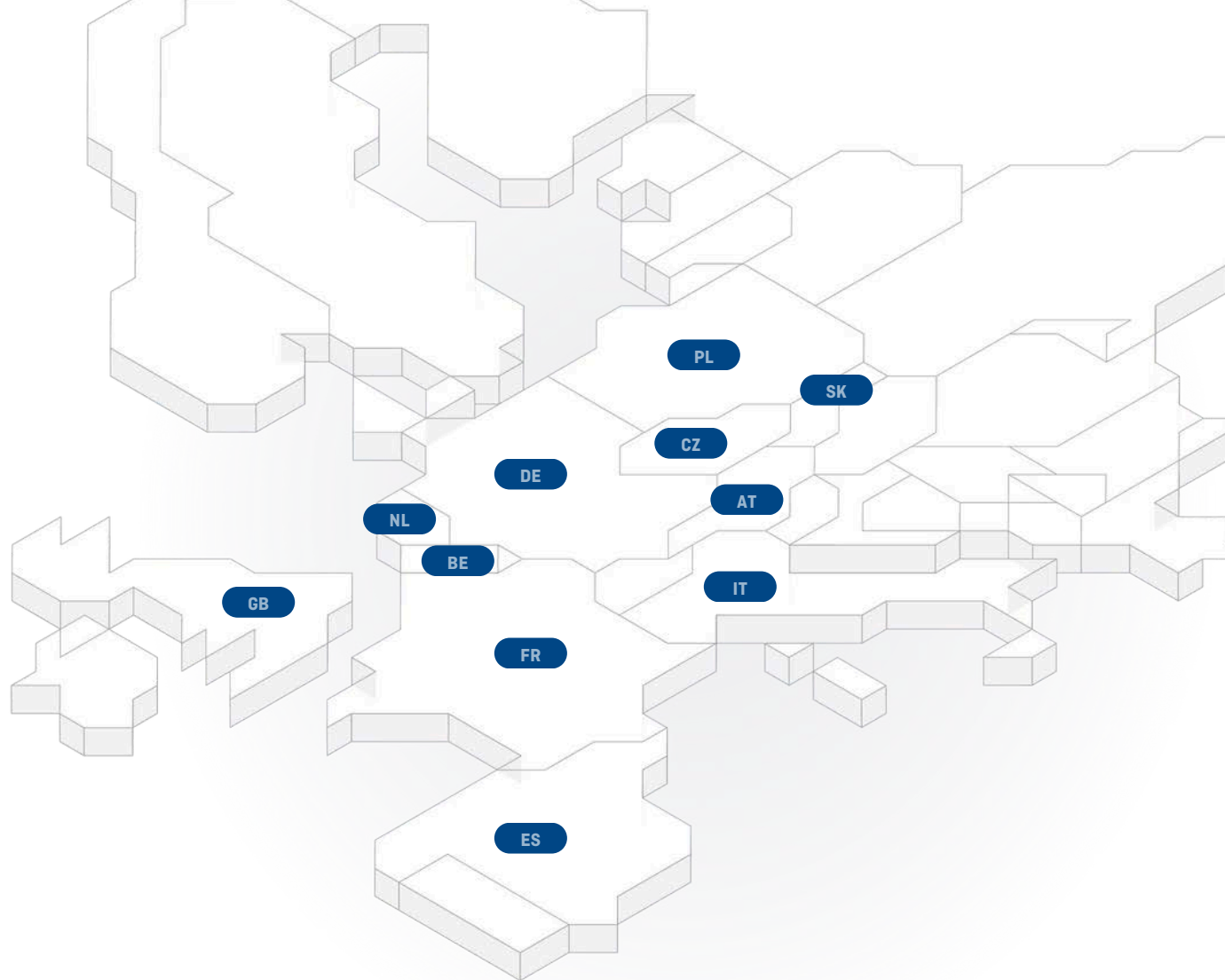
Situated in Collesalvetti near Livorno, P3 Livorno offers direct access to the Fi-Pi-LI freeway and is just 4 minutes from the A12 Highway. With road and rail connectivity to the Port of Livorno under construction, the site is perfectly located for logistics, being close to Livorno (8 minutes), Pisa (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



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