

25,454 M² MADE UP OF 5 CELLS

DIVISIBLE INTO 2 LOTS

9,336 M² AND 10,683 M²



P3 SAULCE SUR RHÔNE



ADDRESS

ZA du Pavé -Lieudit Fraysse RN7
26270 Saulce-sur-Rhône
France

COMMERCIAL CONTACT

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All information in this document is valid on this date.
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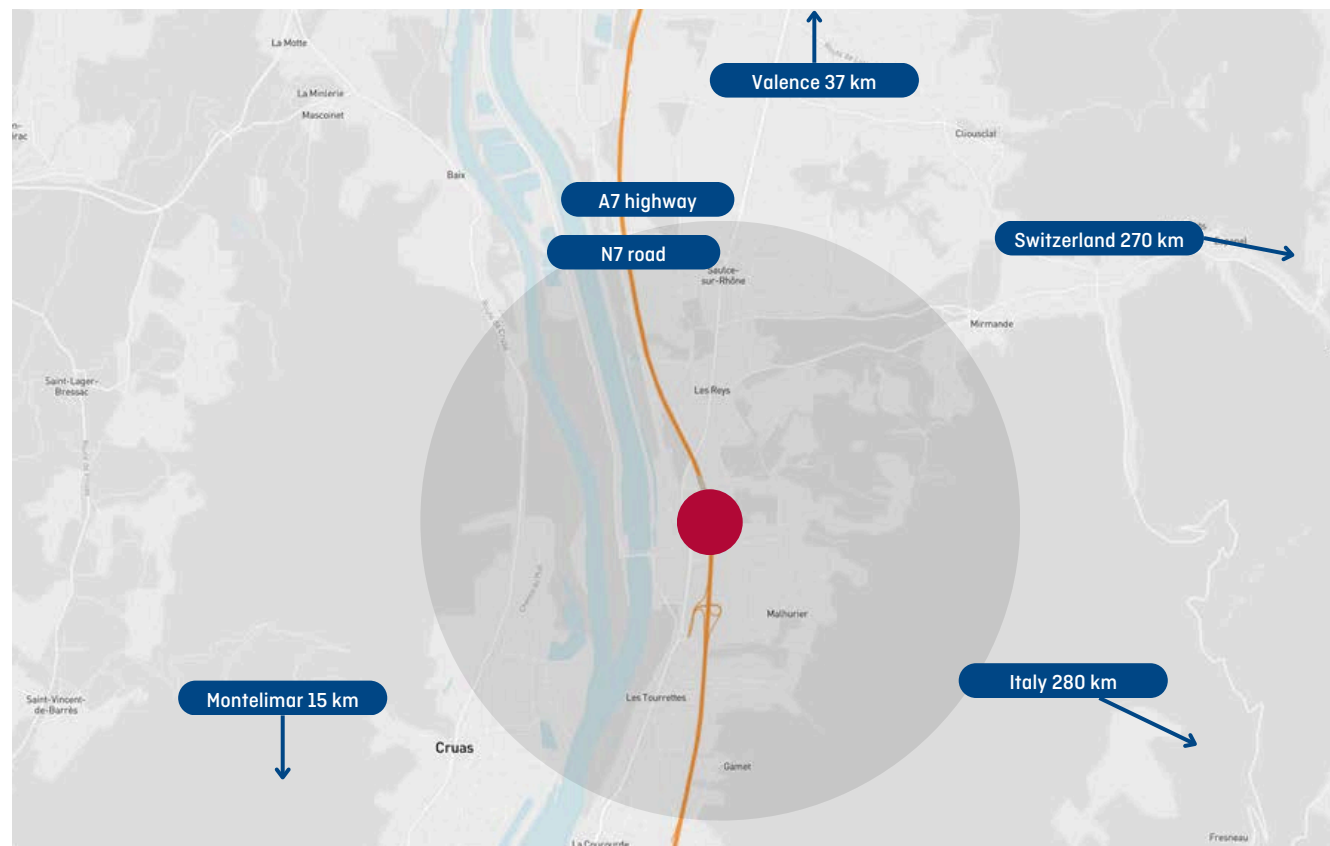
OVERVIEW

P3 Saulce sur Rhône is located south of Valence (37km) and north of Montélimar (15km).

The perfect location for accessing Southern Europe: Lyon (1h20) - Geneva (2h45) - Marseille (1h50) - Turin (4h00) - Milan (5h15) - Barcelona (4h50).

The A7 motorway (Lyon-Marseille) is one of the main routes between the north and south of France.

The asset also benefits from direct access to Route Nationale 7 (2x2 lanes), an alternative route to the A7.



DISTANCES TO MAJOR CITIES

A7 highway	2 mins	2 km
N7 road	2 mins	2 km
Montélimar (FR)	15 mins	15 km
Valence (FR)	40 mins	37 km
Lyon Airports	1 hour 30 mins	90 km
Marseille Airport	1 hour 30 min	90 km
Switzerland	3 hours 5 mins	270 km
Italy	3 hours 10 mins	280 km



LOCAL ACCESS

P3 Saulce sur Rhône offers 25,454 m² of warehouse space divided into two independent lots (offices and loading area) with direct access to the N7 and A7 motorways and uninterrupted visibility from the motorway.



Airport: 90km



Parking



Train station: 2km



EV charging station 0,4km

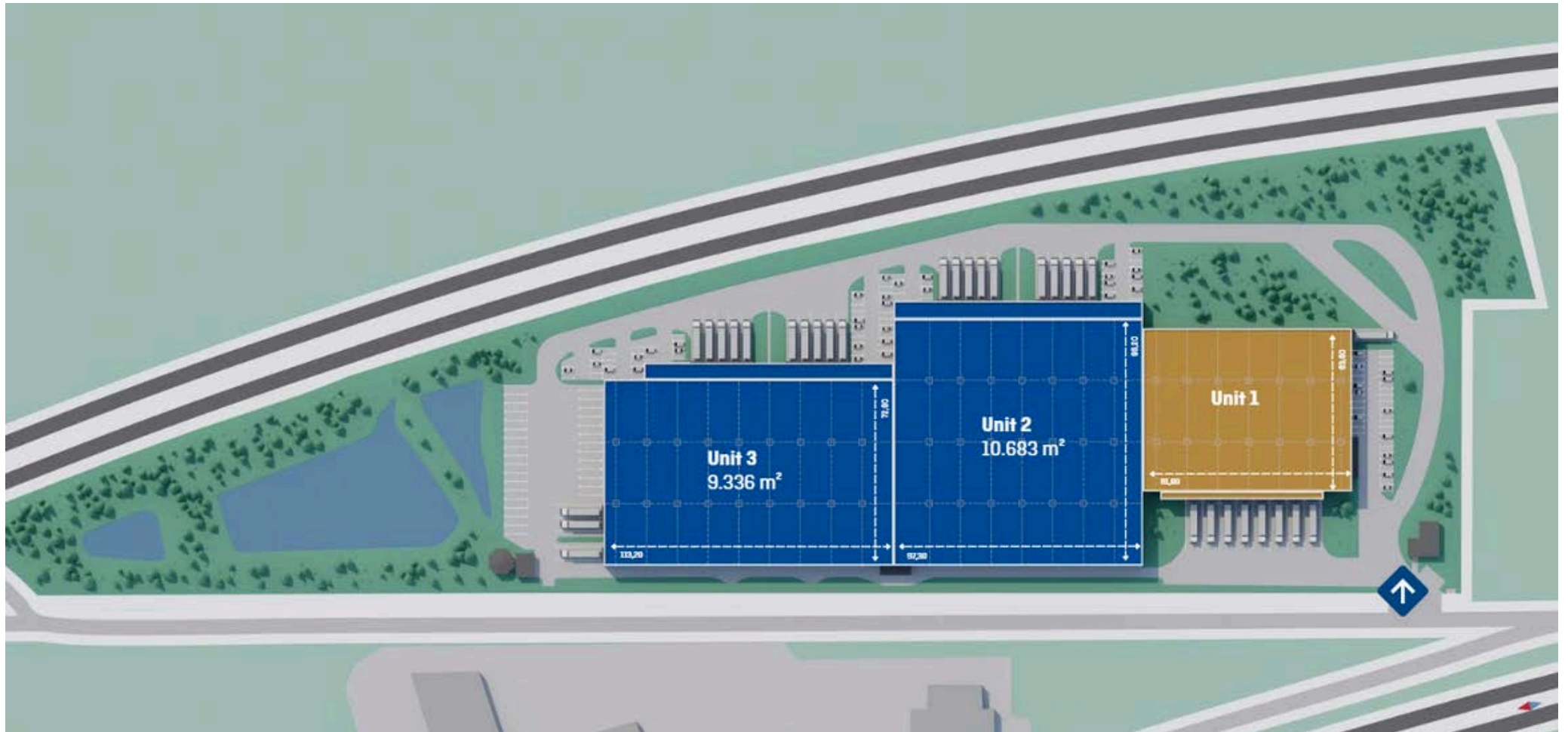


Main entrance



Get directions

AVAILABLE SPACE



Unit	Warehouse (m ²)	Office (m ²)	Parking spaces
Unit 2	9,827	856	20
Unit 3	8,613	723	43
Total	23,475	1,979	93

- Available space
- Leased space
- Offices
- Under construction

TECHNICAL SPECIFICATIONS

Building grade A

- Plot: 65 025 m²
- Divisible from 9 336 m²
- Dock level doors: 30
- Single-storey doors: 3
- Car parking: 93
- Truck parking: 28
- Truck yard: 33m
- Authorisation to operate: 1510, 2663.2, 2925
- Clear height: 9.20 to 11.50 m
- Ground resistance of 5T/m² for lots 2 and 3
- Building management system
- LED lighting
- 3 load rooms: 1 for each lot



SUSTAINABLE PERFORMANCE

B

EPC ENERGY

A

EPC CO²

GTB



AVAILABILITIES



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.



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 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 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.



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.



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 m² 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

9.7 mil. m²

GROSS LETTABLE AREA

10

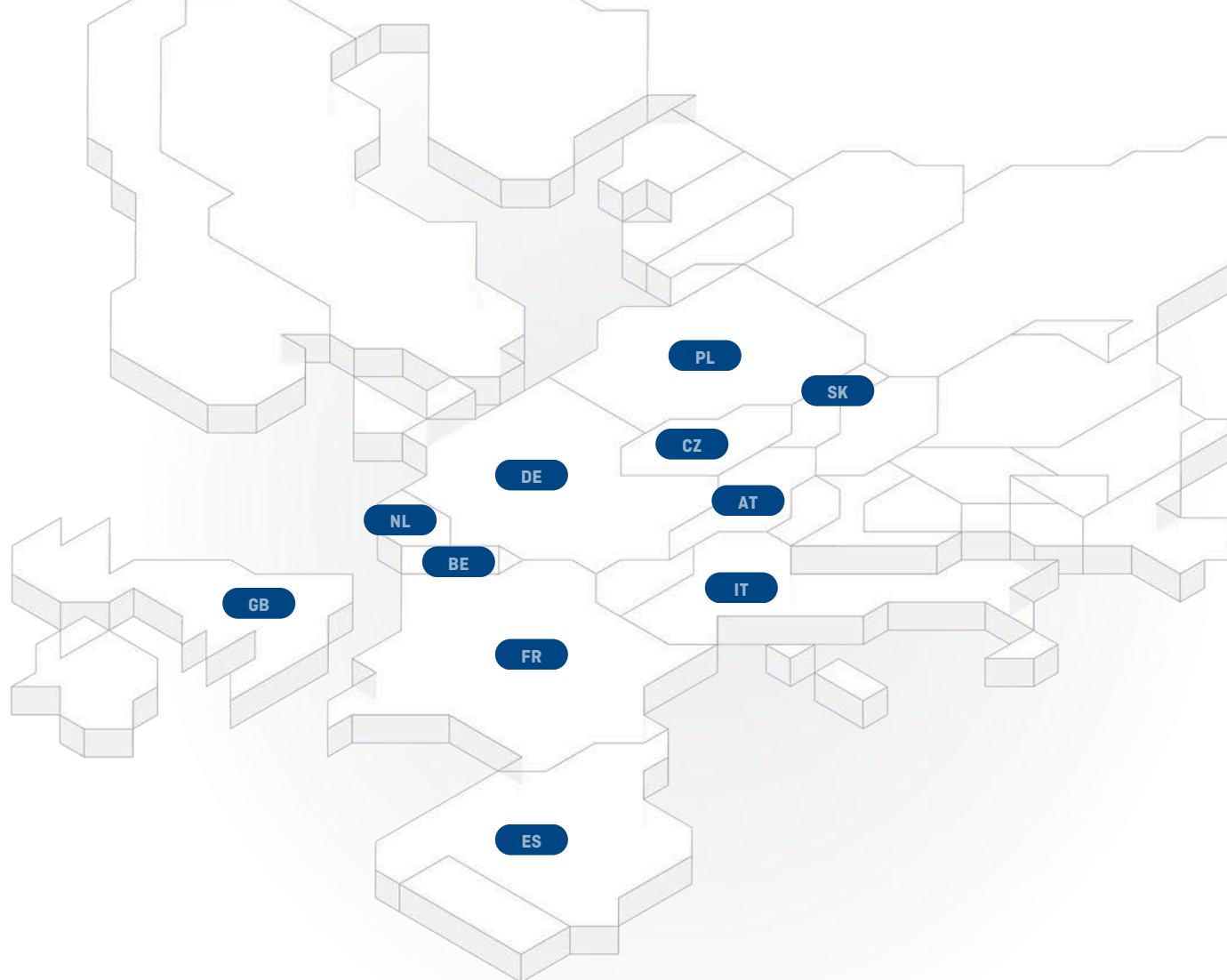
COUNTRIES

3.5 mil. m²

LANDBANK FOR DEVELOPMENT

490 +

CUSTOMERS



SPACE TO CREATE

COMMERCIAL CONTACT



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