

A STRATEGIC LOGISTICS

GATEWAY TO SOUTHERN EUROPE

AND THE MEDITERRANEAN



P3 SAINT MARTIN DE CRAU

ADDRESS

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26270 Saulce-sur-Rhône
France

COMMERCIAL CONTACT

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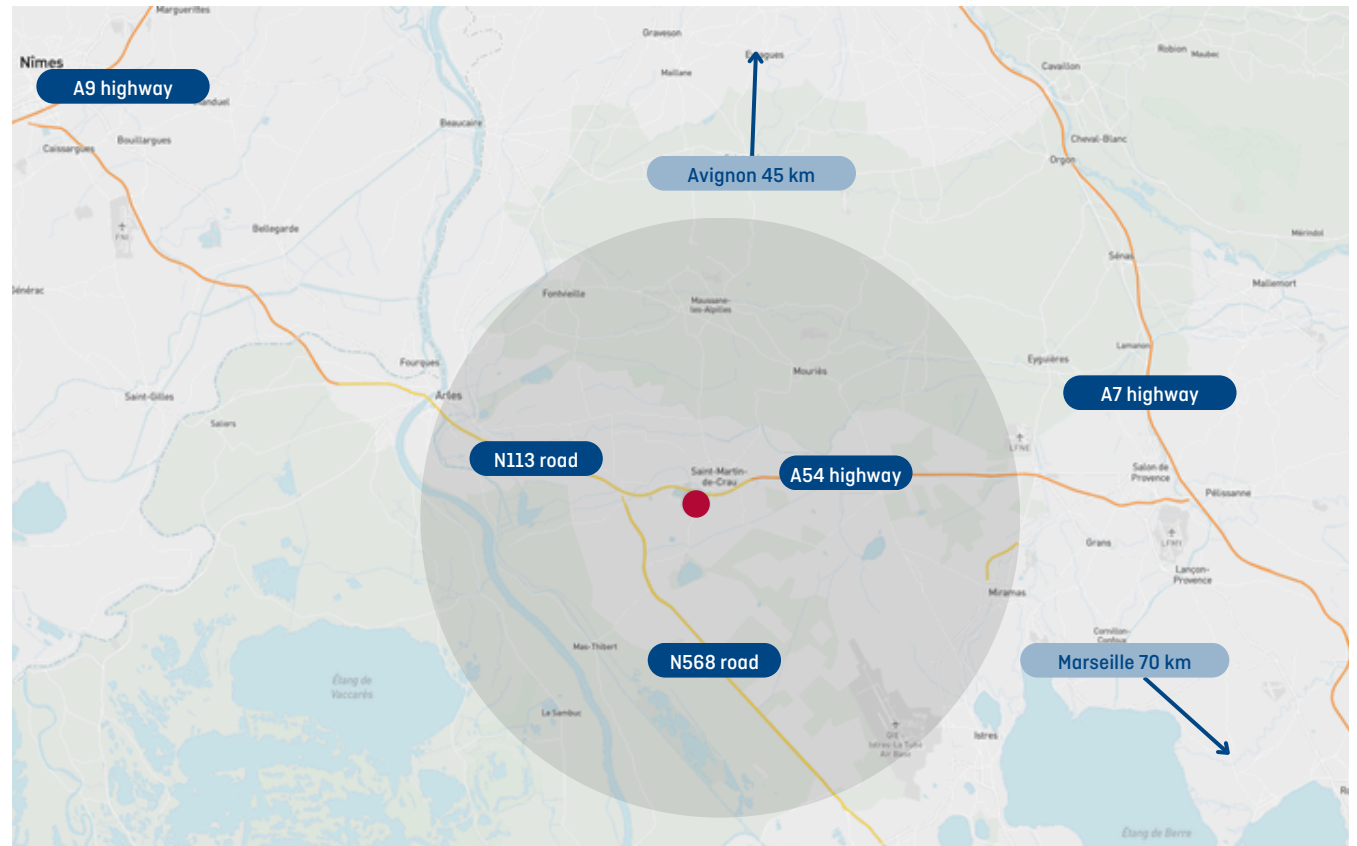
OVERVIEW

Ideally located between Marseille and Spain, with direct access to the A54 motorway and close proximity to the major ports of Fos-sur-Mer and Marseille, Saint-Martin-de-Crau is a key logistics hub for distribution across Southern France, Spain, and Italy.

The site also offers rail connectivity, a mature logistics ecosystem, and a network of established operators. Within a stable and experienced local workforce, P3 delivers modern, sustainable, and flexible facilities designed to meet high-performance operational standards. Saint-Martin-de-Crau is the ideal choice for companies looking to optimise maritime and overland flows throughout the Mediterranean region. A strategic asset for building a robust international supply chain.

DISTANCES TO MAJOR CITIES

A54 highway	2 mins	2 km
N113 road	1 mins	500 m
N568 road	2 mins	2 km
Marseille container port	30 mins	37 km
Marseille Fos	30 mins	35 km
Marseille	55 mins	70 km
Avignon	35 mins	45 km
Nîmes	35 mins	45 km
Lyon	2 hours 55 mins	275 km
Italy	2 hours 55 mins	275 km



LOCAL ACCESS

P3 Saint-Martin-de-Crau is located 35 km from the container terminal of Marseille Fos Sea Port. The location is one of the key logistics zones in the south of France. The building is self-contained, with 3 cells of 6,000 m² each. Access to this site is via the A54/N113 (exit 11) as well as A55/N568.



Airport



Parking



Train station



EV charging station



Main entrance

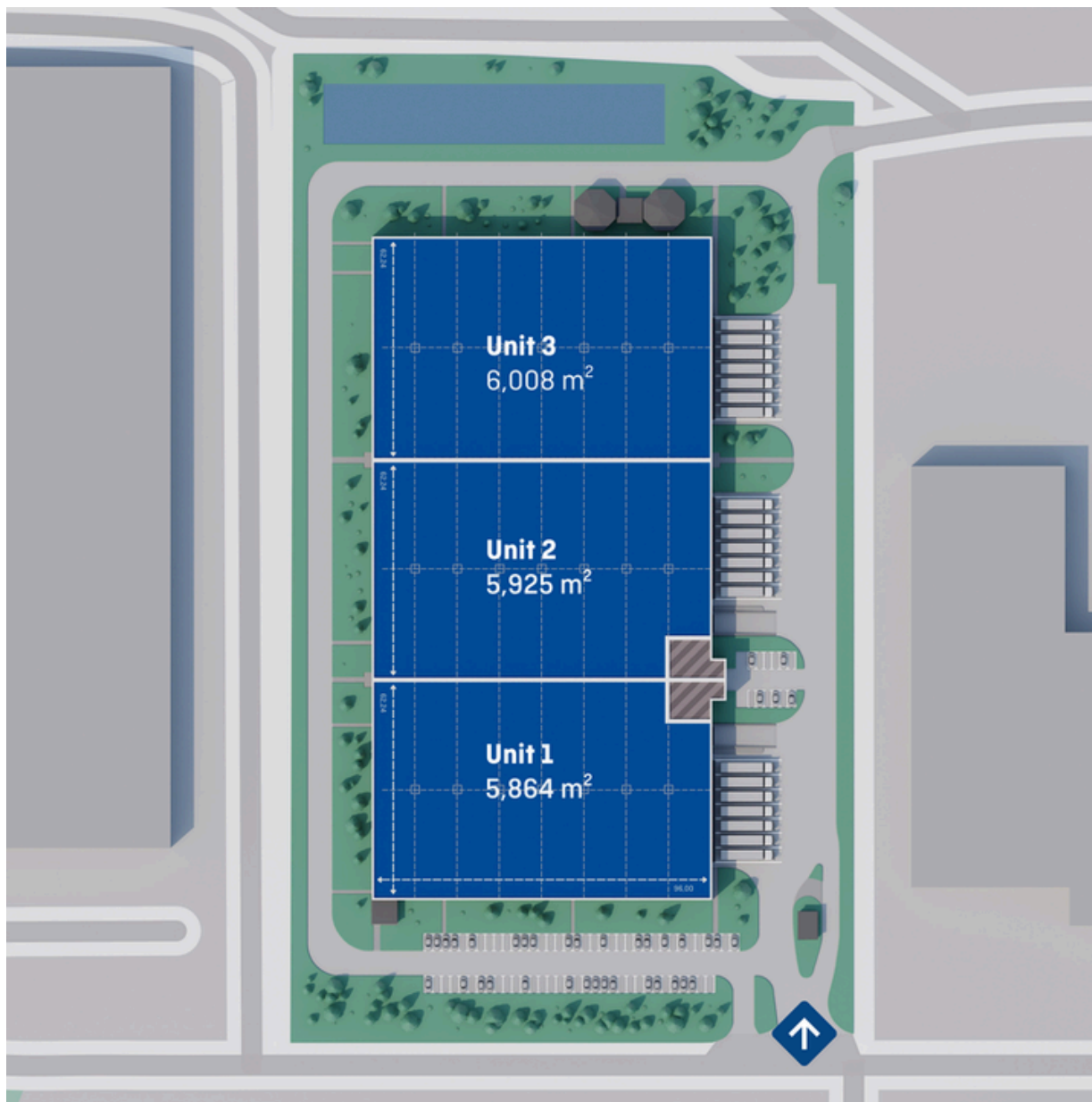


Get directions

AVAILABLE SPACE

Unit	Warehouse (m ²)	Office (m ²)	Technical area (m ²)	Guardhouse (m ²)
Unit 1	5,864	-	-	-
Unit 2	5,925	453	-	-
Unit 3	6,008	453	-	-
Total	17,797	906	92	42

- Available space
- Leased space
- Offices
- Under construction



TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- 3 units of 6,000 sqm each with accompanying office space
- 1 gatehouse at the site entrance
- 3 charging rooms of 80 sqm – one for each unit
- Hauteur libre : 9.5m
- Dallage: 5T/m²
- Portes à quai: 21 (7 by cells)
- Accès plain-pied: 2
- Parking VL: 89
- Parking PL: 24
- Cour camion: 32-39m
- Structure béton
- Toiture souple bac acier isolée multicouche
- Insulated double-skin façade
- Chaudière à gaz (Aérothermes eau chaude)
- ICPE: 1510-1(A), 1530-1(A), 2662-a(A), 2663-a(A), 2920-a (A)



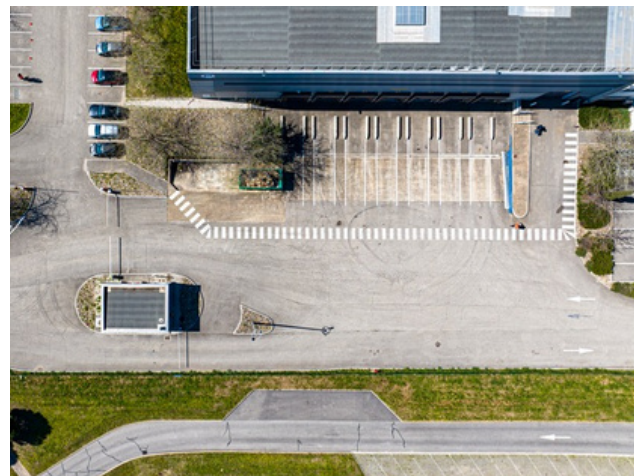
SUSTAINABLE PERFORMANCE

A

GES

A

EPC



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.



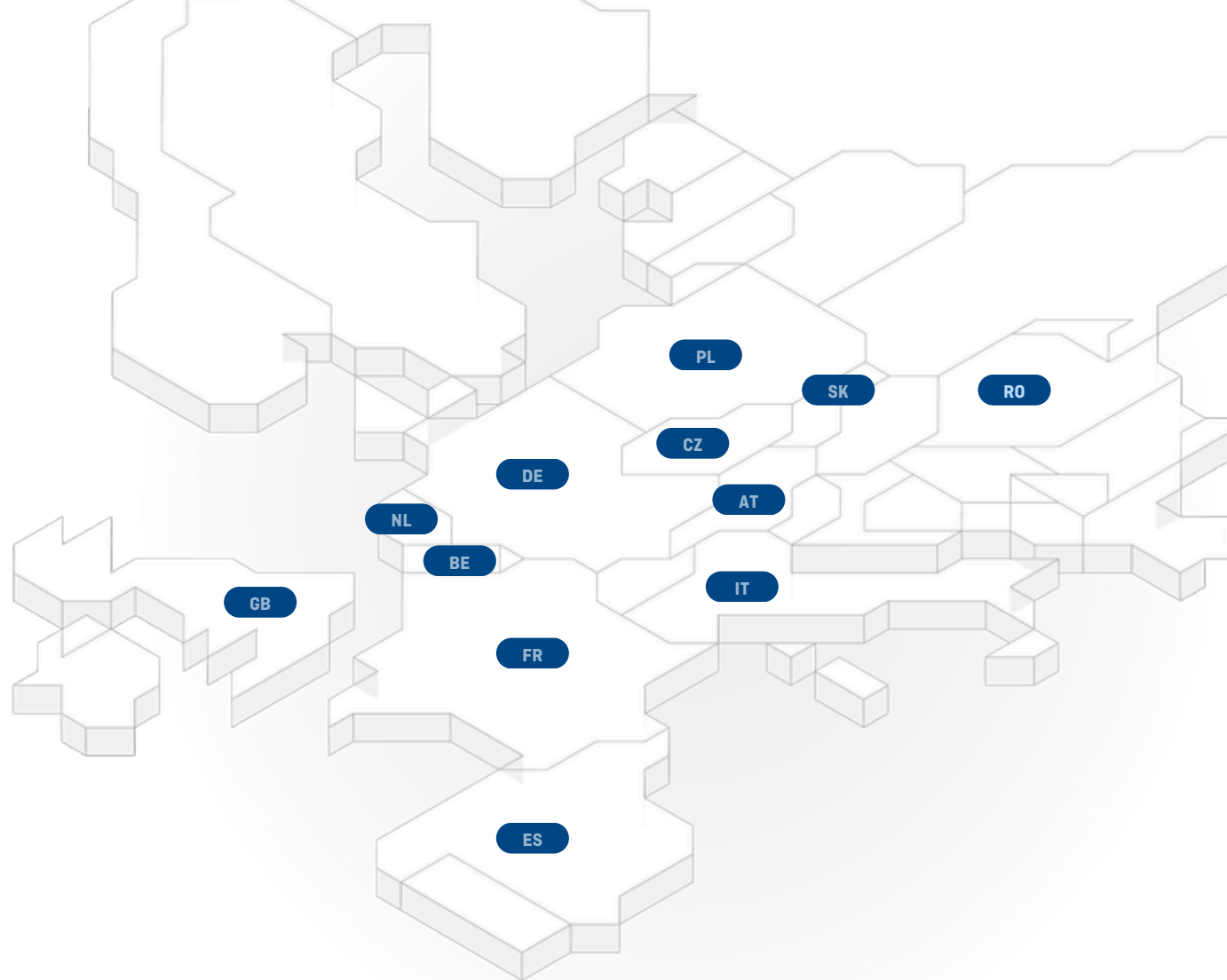
Situated in Collesalveti near Livorno, P3 Livorno offers direct access to the Fi-Pi-LI freeway and is just 4 minutes from the A12 Highway. With road and rail connectivity to the Port of Livorno under construction, the site is perfectly located for logistics, being close to Livorno (8 minutes), Pisa (16 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 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

COUNTRIES

3.2 mil. m² 470 +

LANDBANK FOR DEVELOPMENT

CUSTOMERS



SPACE TO CREATE

COMMERCIAL CONTACT



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