

18 582 M<sup>2</sup> AVAILABLE LOGISTIC SPACE  
CLOSE TO A42, AT THE GATE OF LYON



# P3 DAGNEUX

## ADDRESS

Rue de la Craz  
01120 Dagneux  
France

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

## OVERVIEW

### A logistics hub of excellence along the Lyon–Geneva axis.

Located in Dagneux, just 20 minutes from Lyon with direct access to the A42 motorway, this site offers a strategic location to serve the Auvergne-Rhône-Alpes region and cross-border markets. Close to Lyon-Saint-Exupéry Airport and major multimodal hubs, P3 Dagneux ensures fast, flexible distribution at both regional and European levels. The area benefits from a dynamic employment pool with strong expertise in logistics and industrial operations. Designed to meet the needs of demanding customers, the site provides modern, sustainable, and adaptable facilities in a well-connected and business-friendly environment.

P3 Dagneux is a solid choice for companies seeking to strengthen their logistics network in one of France's key economic regions.



#### DISTANCES TO MAJOR CITIES

A42 highway	3 mins	3 km
A432 highway	5 mins	5 km
Lyon	25 mins	22 km
Génève	1 hour 15 mins	124 km
Dijon	1 hour 55 mins	200 km
Lyon St-Exupéry	20 mins	18 km
Bus: Arret Ligne 3CM	1 min	200 m
Gare de Montluel	5 mins	4 km



## LOCAL ACCESS

### **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. Located in a thriving economic area, P3 Dagneux combines functionality with a prime strategic position—making it the perfect base for companies aiming for performance and long-term success.



Train station: 5 min



Parking



Main entrance



Truck entrance



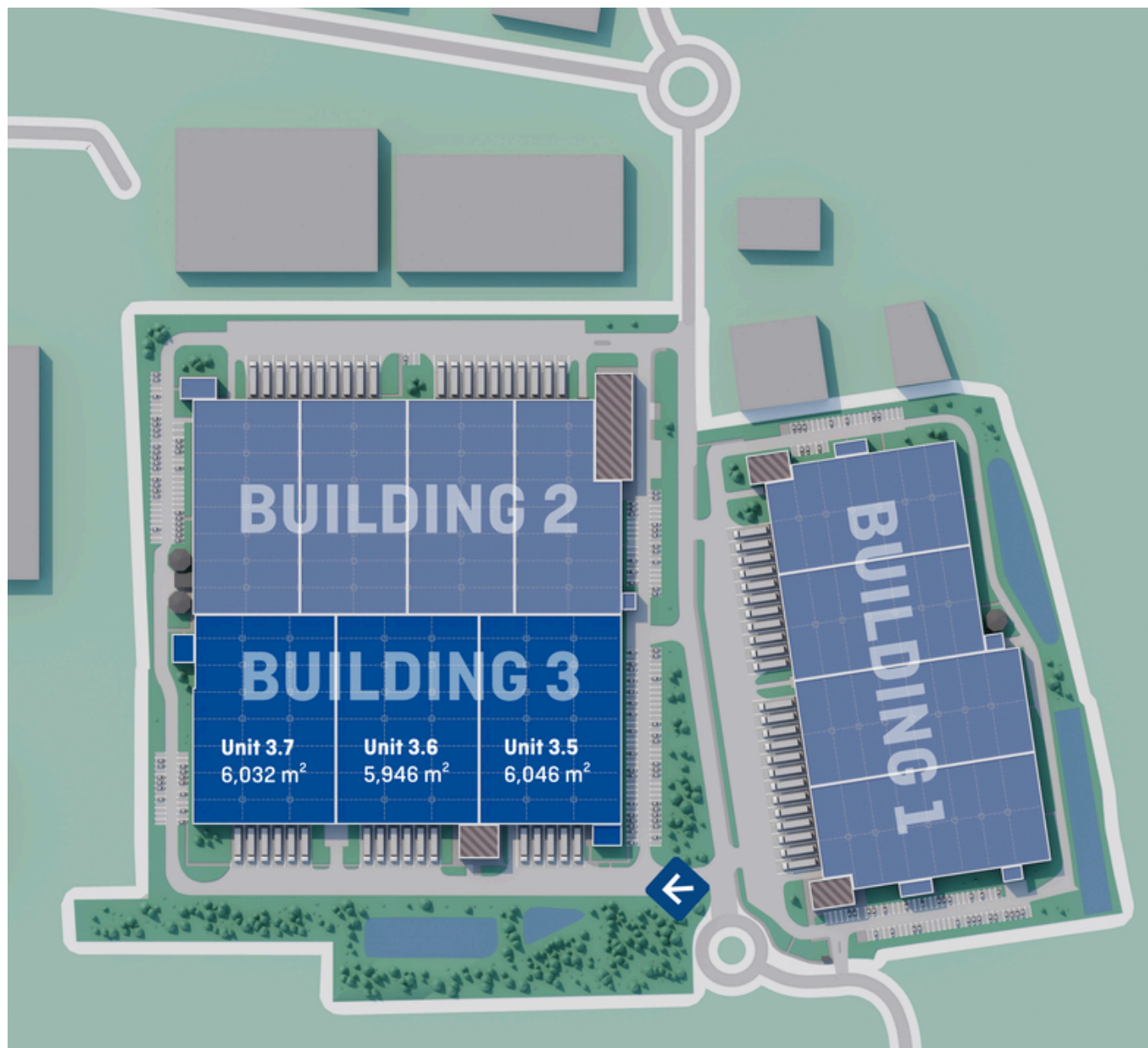
Get directions

## AVAILABLE SPACE

### 18 582 m<sup>2</sup> available logistic space

Unit	Warehouse (m <sup>2</sup> )	Office (m <sup>2</sup> )	Technical area (m <sup>2</sup> )	Dock door /Ground Level
3.5	6,046			
3.6	5,946			
3.7	6,032			
<b>Total</b>	<b>18,024</b>	<b>505</b>	<b>69</b>	<b>17/1</b>

- Lettable space
- Leased space
- Office





## TECHNICAL SPECIFICATIONS

### Building grade A

- Clear height: 9.8-10.5m
- Flooring: 5T/m<sup>2</sup>
- ESFR sprinklers
- Dock doors: 17
- Ground-level access: 1
- Car parking: 92
- Truck yard: 35m
- Concrete structure
- Insulated multi-layer steel roof
- Double-skin insulated facade
- Gas boiler (Hot water air heaters)



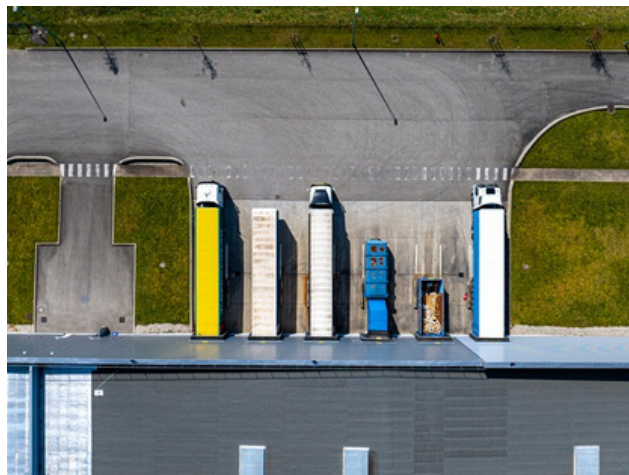
## SUSTAINABLE PERFORMANCE

**B**

EPC RATING

**A**

GES





## AVAILABILITIES AND PROJECTS



**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 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 BRÉTIGNY** COUNTRY 

GLA 28,138 m<sup>2</sup>

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 LAON** COUNTRY 

GLA 116,000 m<sup>2</sup>

P3 Laon 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 SANT FRUITÓS** COUNTRY 

GLA 33,488 m<sup>2</sup>

The land in Sant Fruitós de Bages is just 6 km from Manresa and 60 km from Barcelona, with excellent access via the C-16 and C-25 motorways. Its proximity to the A-2 and AP-7 offers added logistical advantages, and it is well connected to major hubs such as the ZAL Port de Barcelona and the Port of Tarragona. The site is also close to Barcelona Airport, Reus Airport, and the Port of Barcelona, with excellent warehouse visibility from the road.



**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**

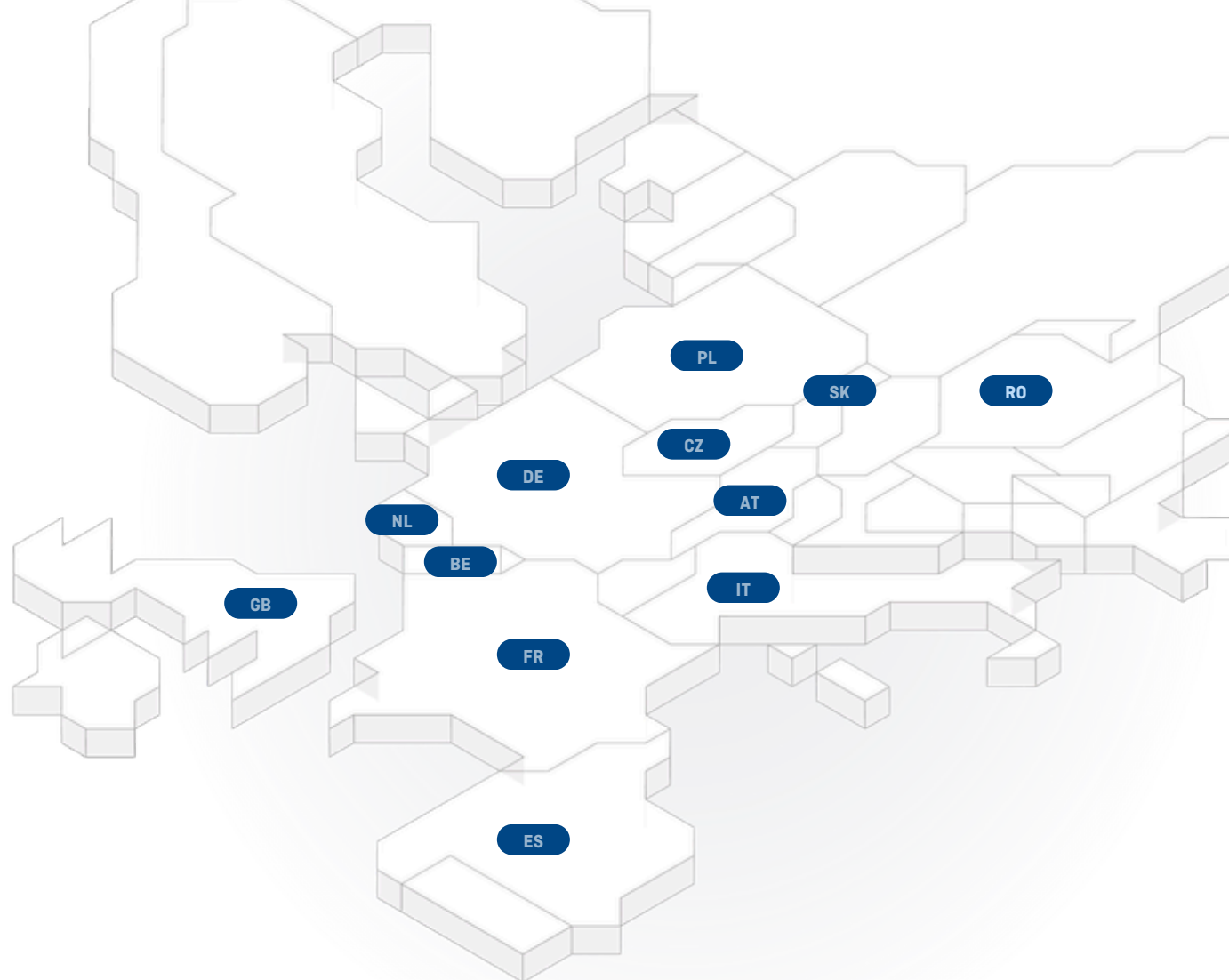
GROSS LETTABLE AREA

COUNTRIES

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

LANDBANK FOR DEVELOPMENT

CUSTOMERS



# SPACE TO CREATE

## COMMERCIAL CONTACT



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