

18 582 M² 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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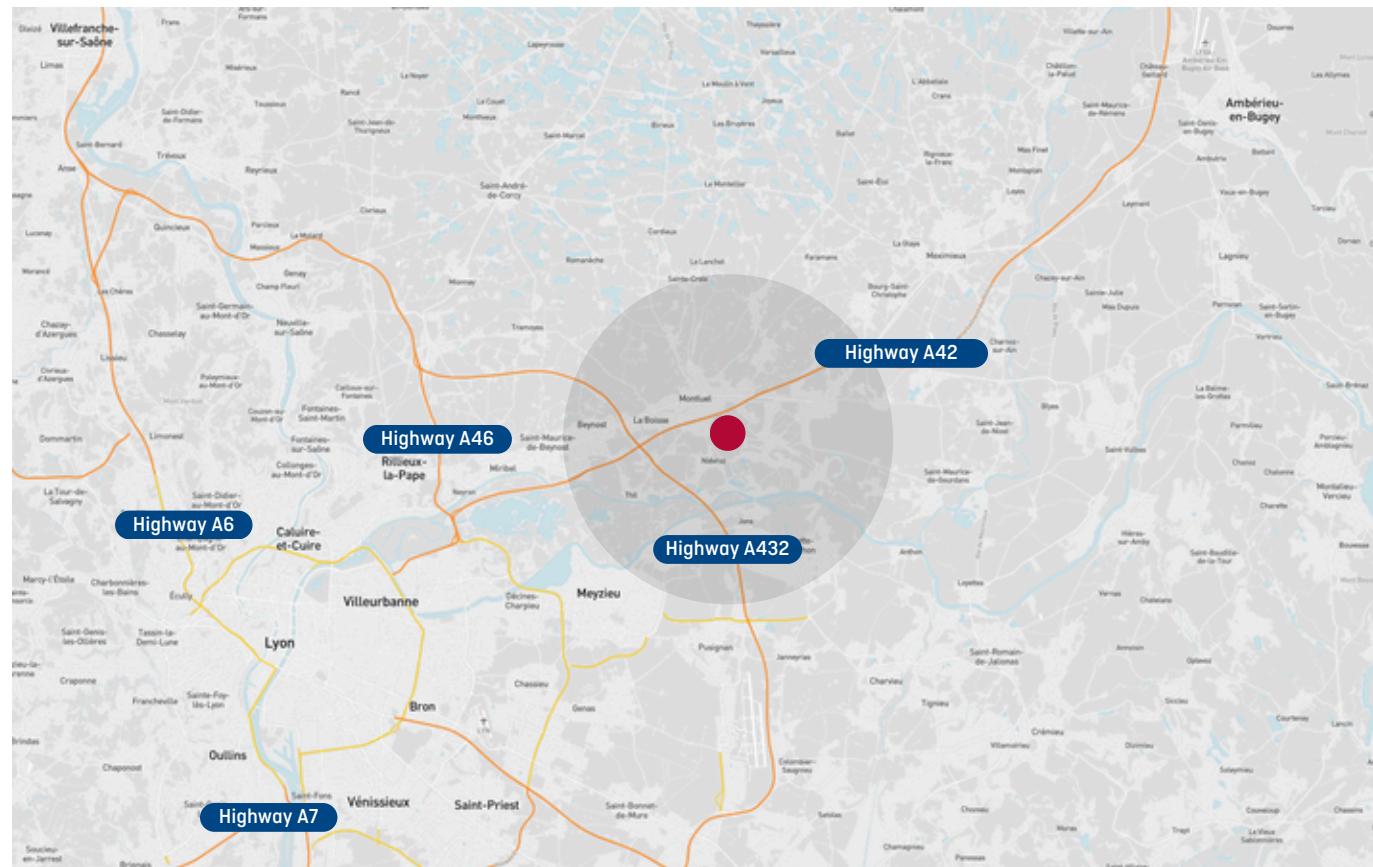
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A logistics hub of excellence along the Lyon–Geneva axis.

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



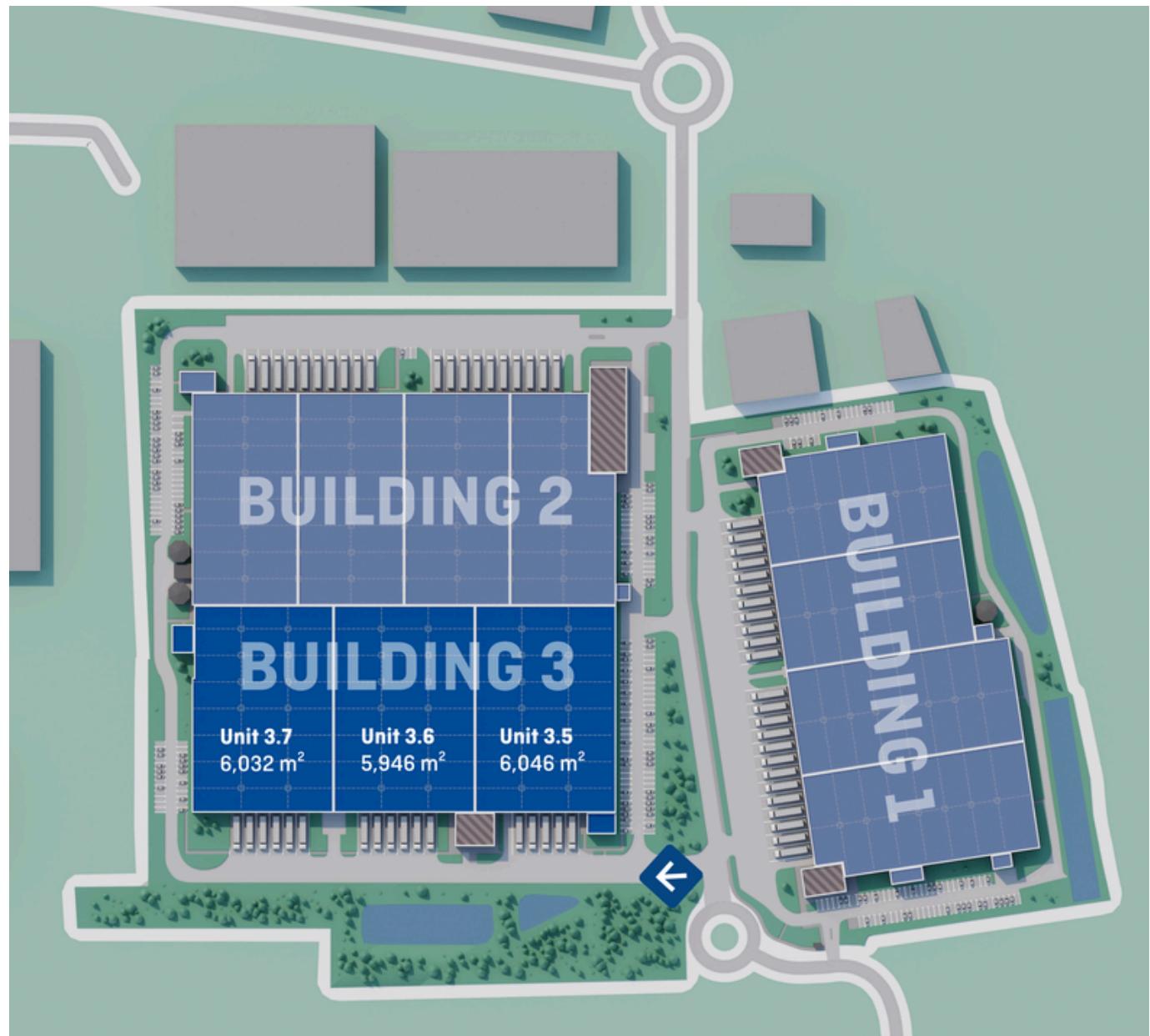
Get directions

AVAILABLE SPACE

18 582 m² available logistic space

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

- Lettable space
- Leased space
- Office



TECHNICAL SPECIFICATIONS

Building grade A

- Clear height: 9.8-10.5m
- Flooring: 5T/m²
- 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 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 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 BRÉTIGNY

COUNTRY

GLA 28,138 m²

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 m²

P3 Laon offers up to 116,000 m² of space for logistics and industry. The complex comprises a 96,000 m² divisible XXL platform and one building of 19,000 m², 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 FRUITOS

COUNTRY

GLA 33,488 m²

The land in Sant Fruitos 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 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

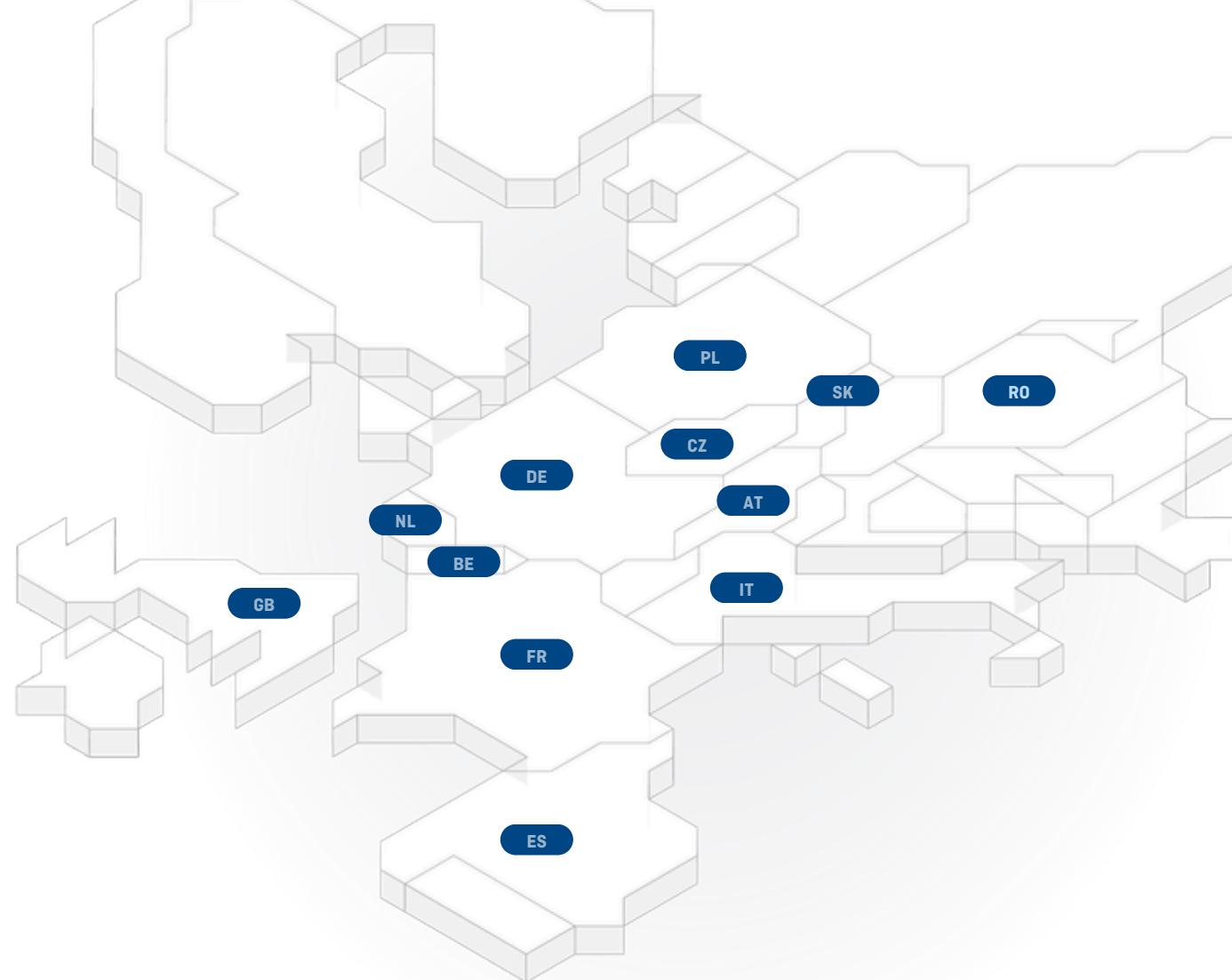
3.2 mil. m²

LANDBANK FOR DEVELOPMENT

COUNTRIES

470 +

CUSTOMERS



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

BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT



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