



20,019 M² AVAILABLE & DIVISIBLE
SOUTH OF VALENCE

P3 SAULCE SUR RHÔNE



ADDRESS

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26270 Saulce-sur-Rhône
France

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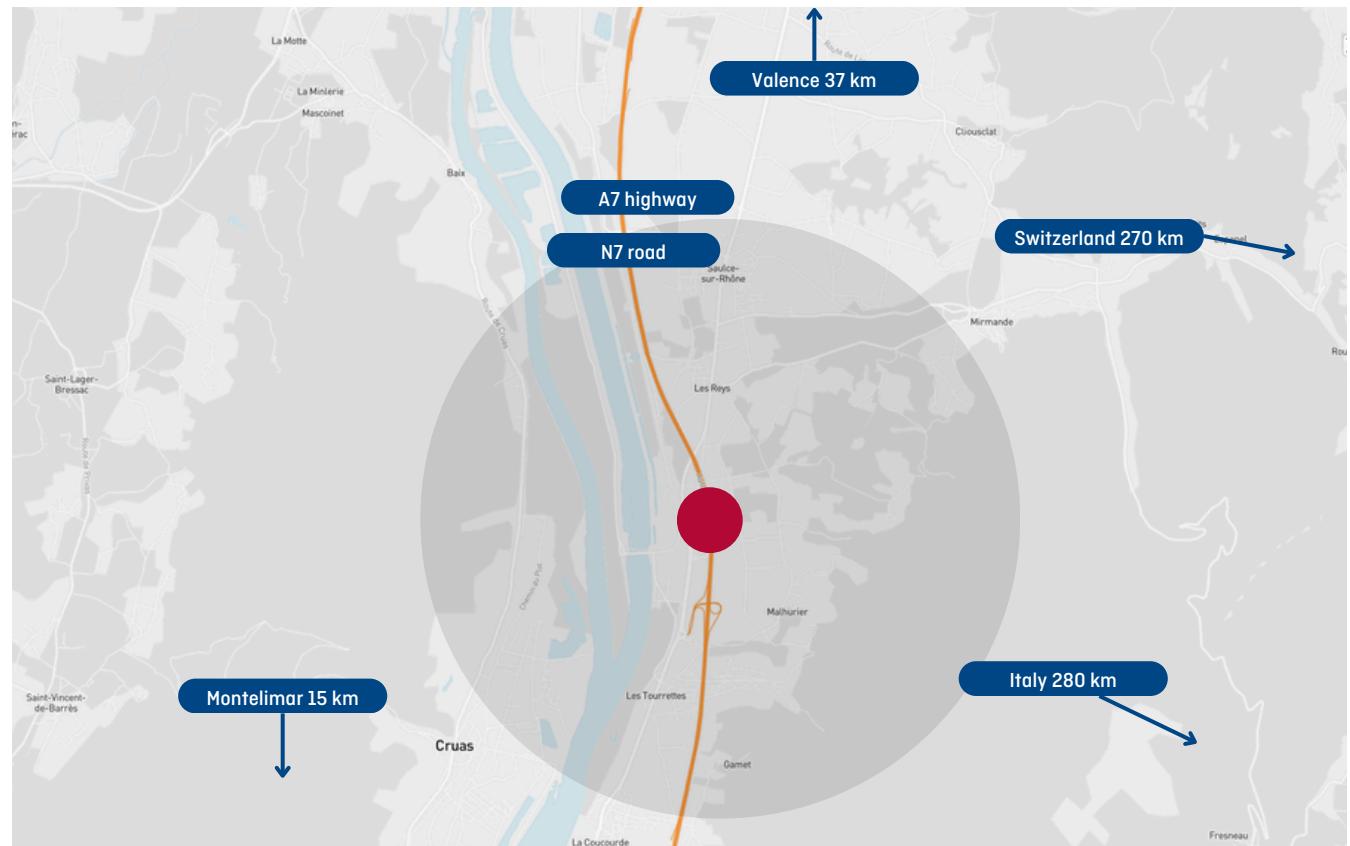
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For current information please contact Lucile Manciet.

P3 Saunce 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

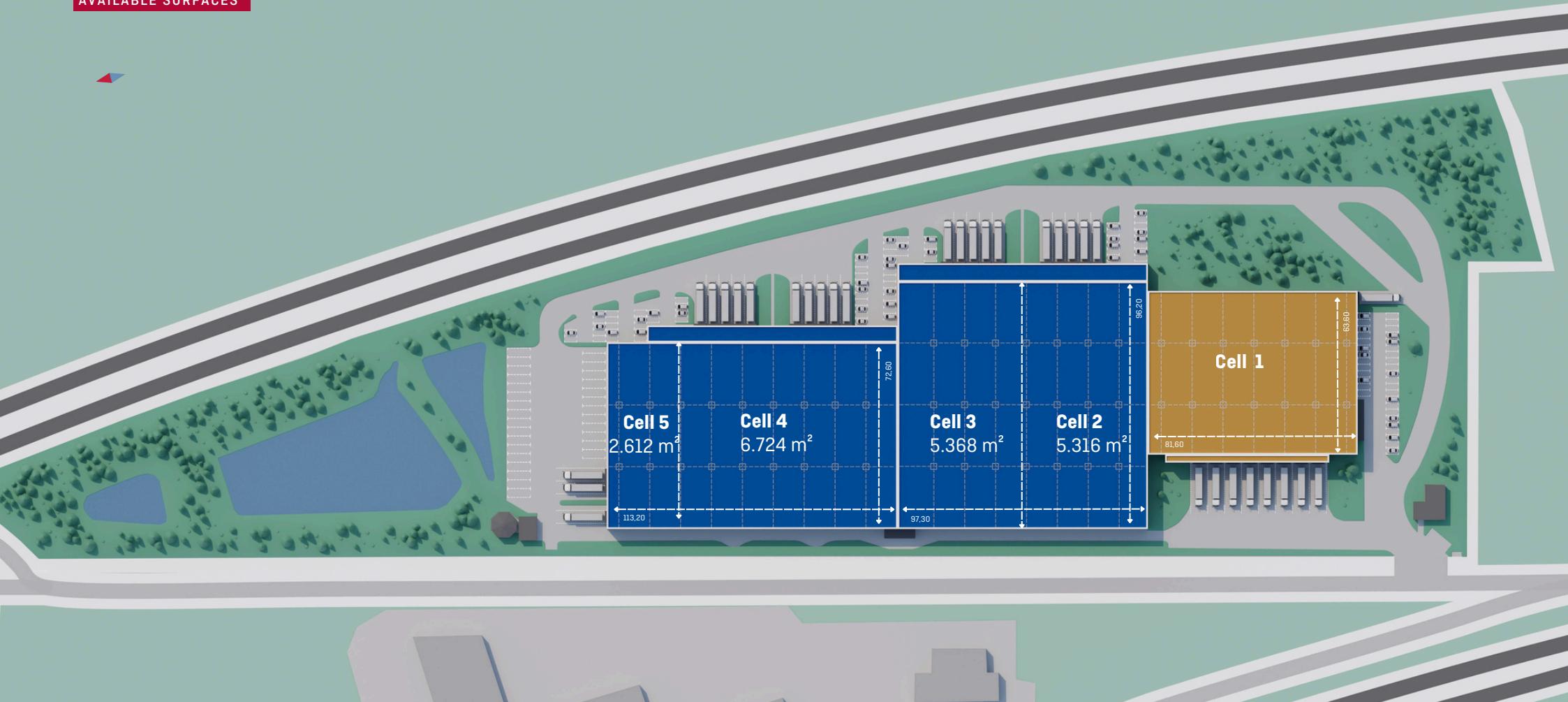


LOCAL ACCESS

P3 Saulce sur Rhône offers 20,019 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.



AVAILABLE SURFACES



Cellule	Warehouse (m ²)	Offices (m ²)	Docks/Level
2	4.952	364	5
3	4.876	492	4/1
4	6.213	511	10
5	2.400	212	2/1
Total	18.440	1.579	21/2

- Available space
- Leased space
- Offices
- Under construction

Building grade A

- Plot: 65 025 m²
- Divisible from 2 612 m²
- Dock level doors: 21
- Single-storey doors: 2
- Car parking: 93
- Truck parking: 28
- Truck yard: 33m
- Authorisation to operate: 1510, 2663.2, 2925
- Clear height: 11.50 m
- Ground resistance of 5T/m²
- Building management system
- LED lighting
- 3 load rooms: 1 for each lot



SUSTAINABLE PERFORMANCE

B

EPC ENERGY

A

EPC CO₂



GTB



AVAILABILITIES



P3 DAGNEUX

COUNTRY

GLA 18,582 m²

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.



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 BRETIGNY

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 SANT FRUITOS

COUNTRY

GLA 33,448 m²

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.



P3 REUS

COUNTRY

GLA 113,912 m² | COMPLETION 13 months after construction start

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.



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

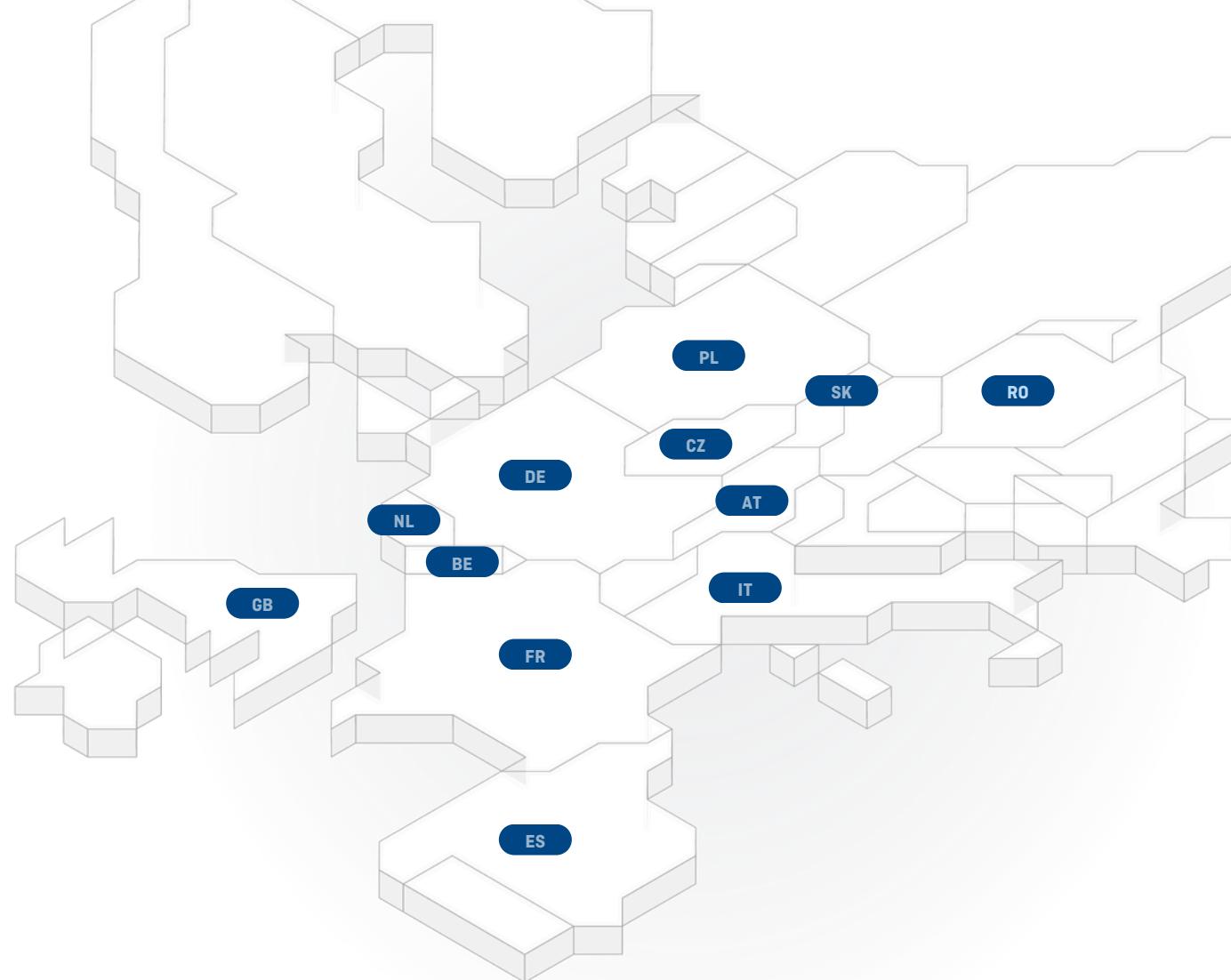
3.2 mil. m²

LANDBANK FOR DEVELOPMENT

COUNTRIES

470 +

CUSTOMERS



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

BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT



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COUNTRY OFFICE



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