

20,019 M² AVAILABLE & DIVISIBLE
SOUTH OF VALENCE



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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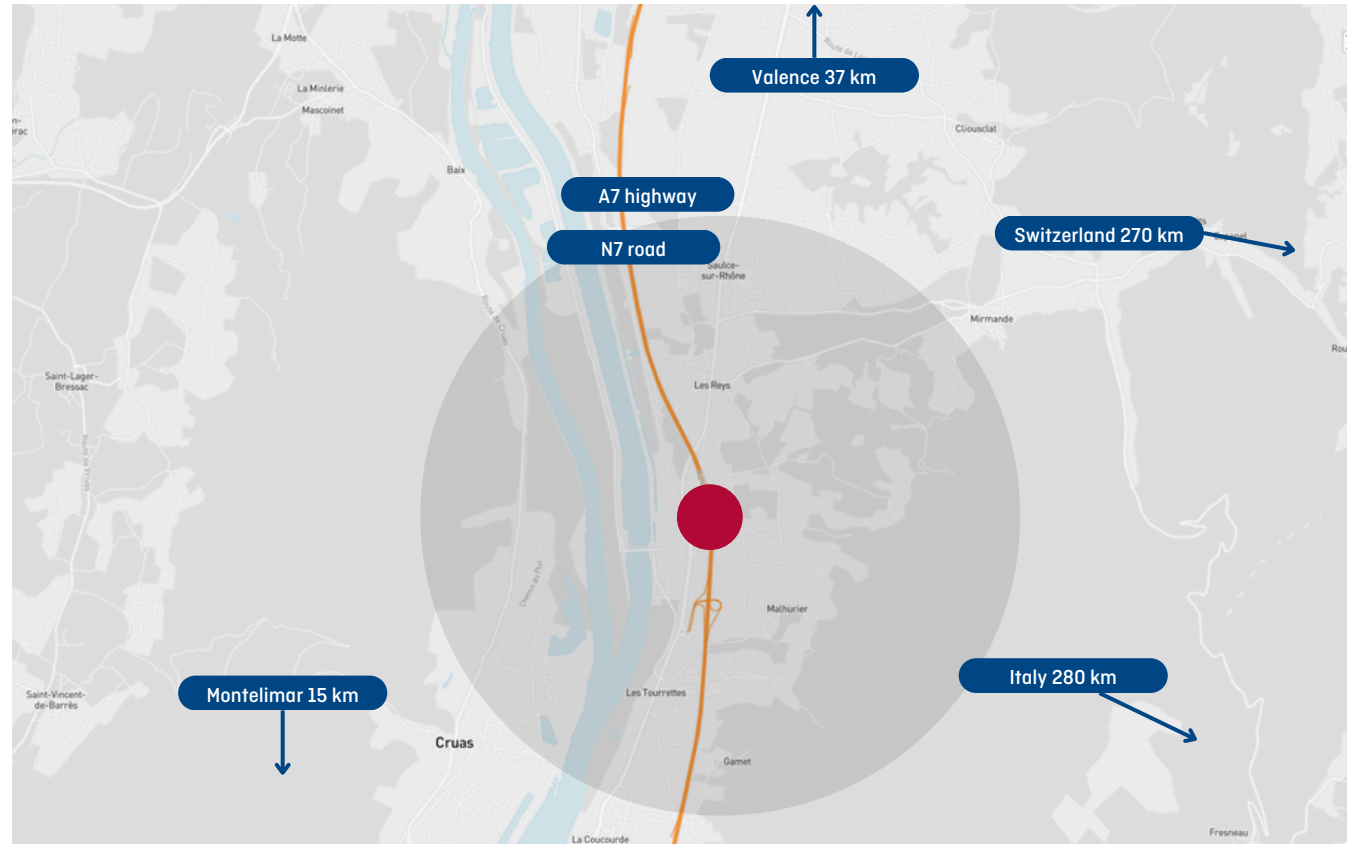
OVERVIEW

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).

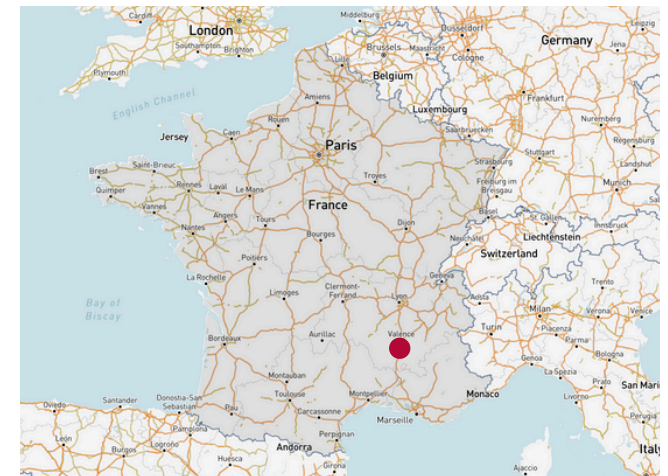
The A7 motorway (Lyon-Marseille) is one of the main routes between the north and south of France.

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 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.



Airport: 90km



Parking



Train station: 2km



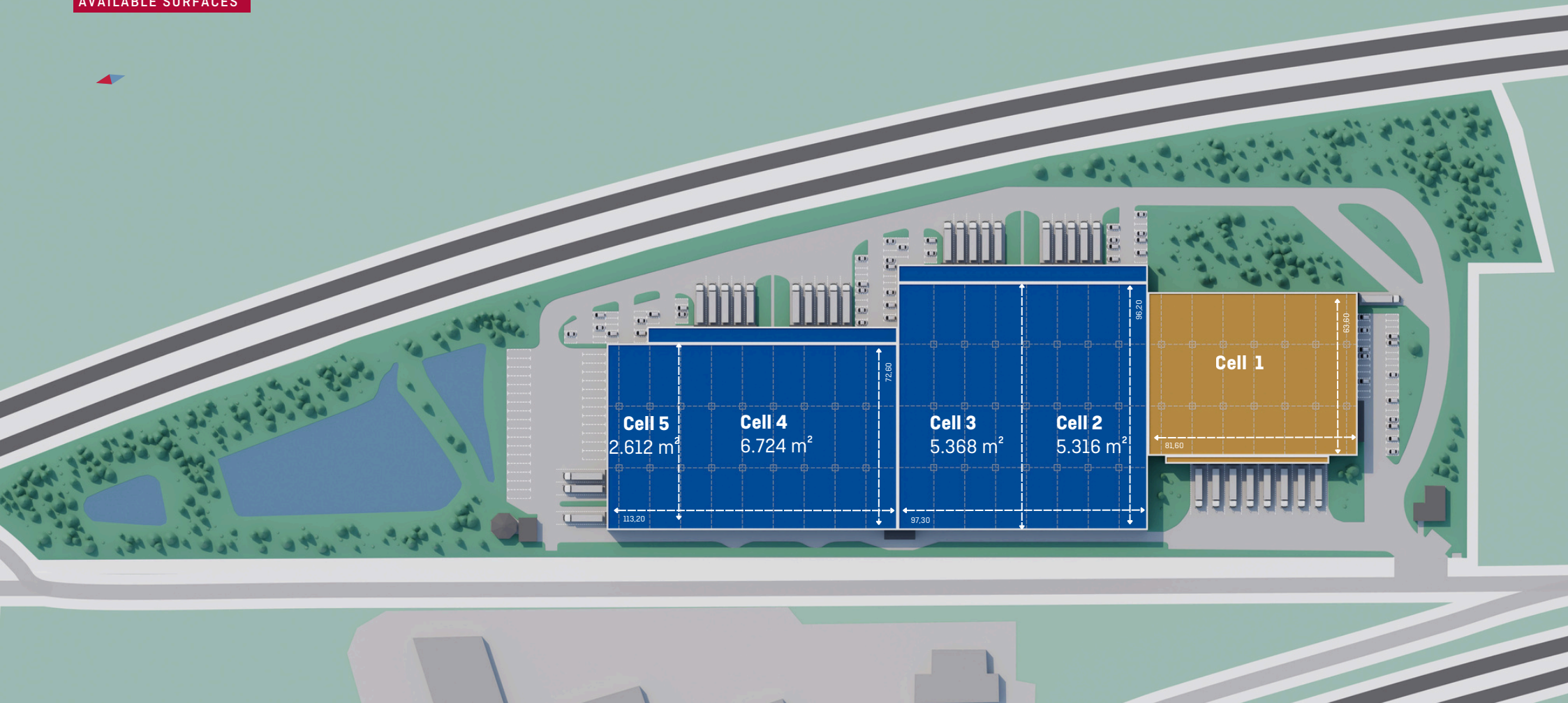
EV charging station 0,4km



Main entrance



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

TECHNICAL SPECIFICATIONS

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 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.



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 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.



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.



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

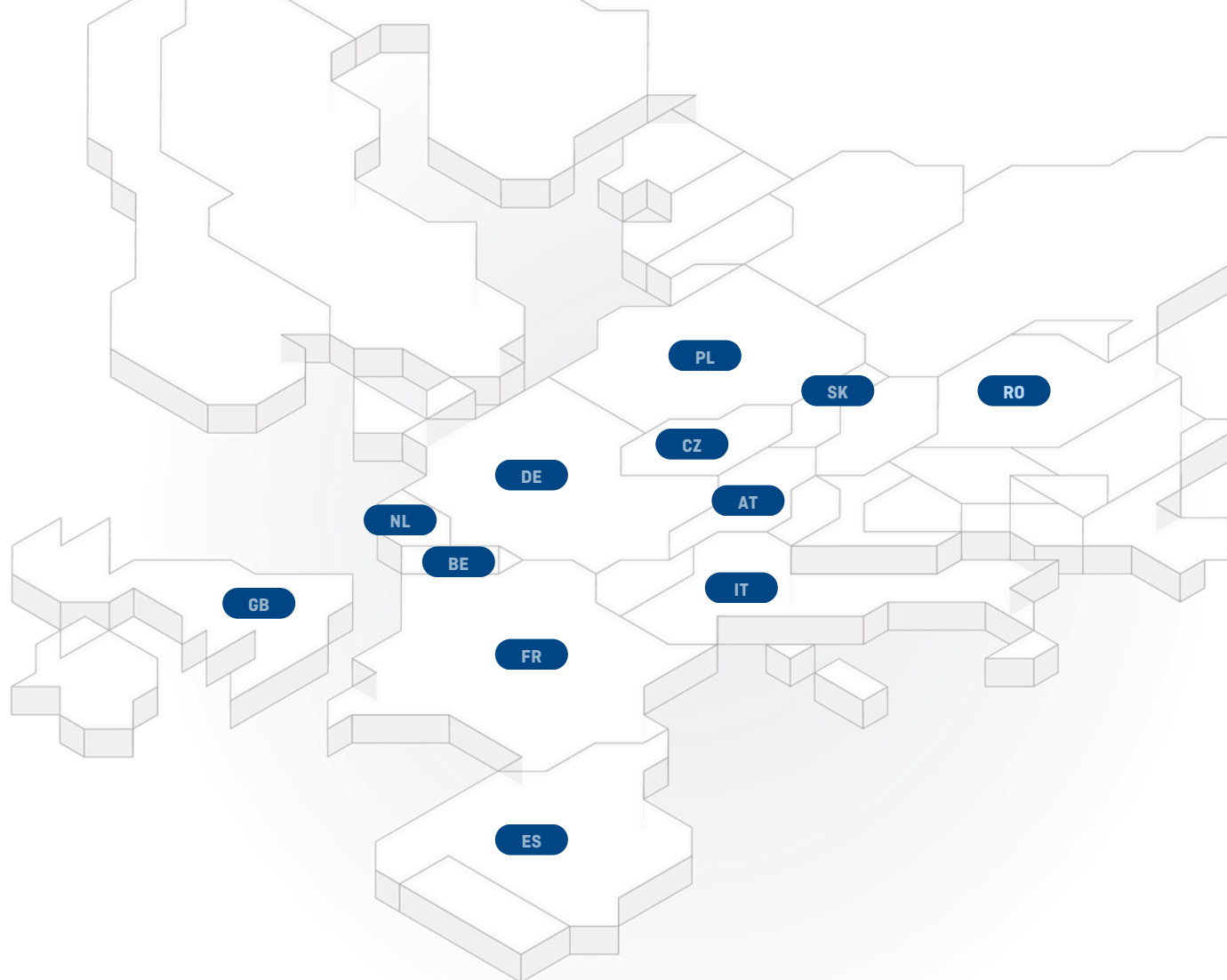
GROSS LETTABLE AREA

COUNTRIES

3.2 mil. m² 470 +

LANDBANK FOR DEVELOPMENT

CUSTOMERS



SPACE TO CREATE

COMMERCIAL CONTACT



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