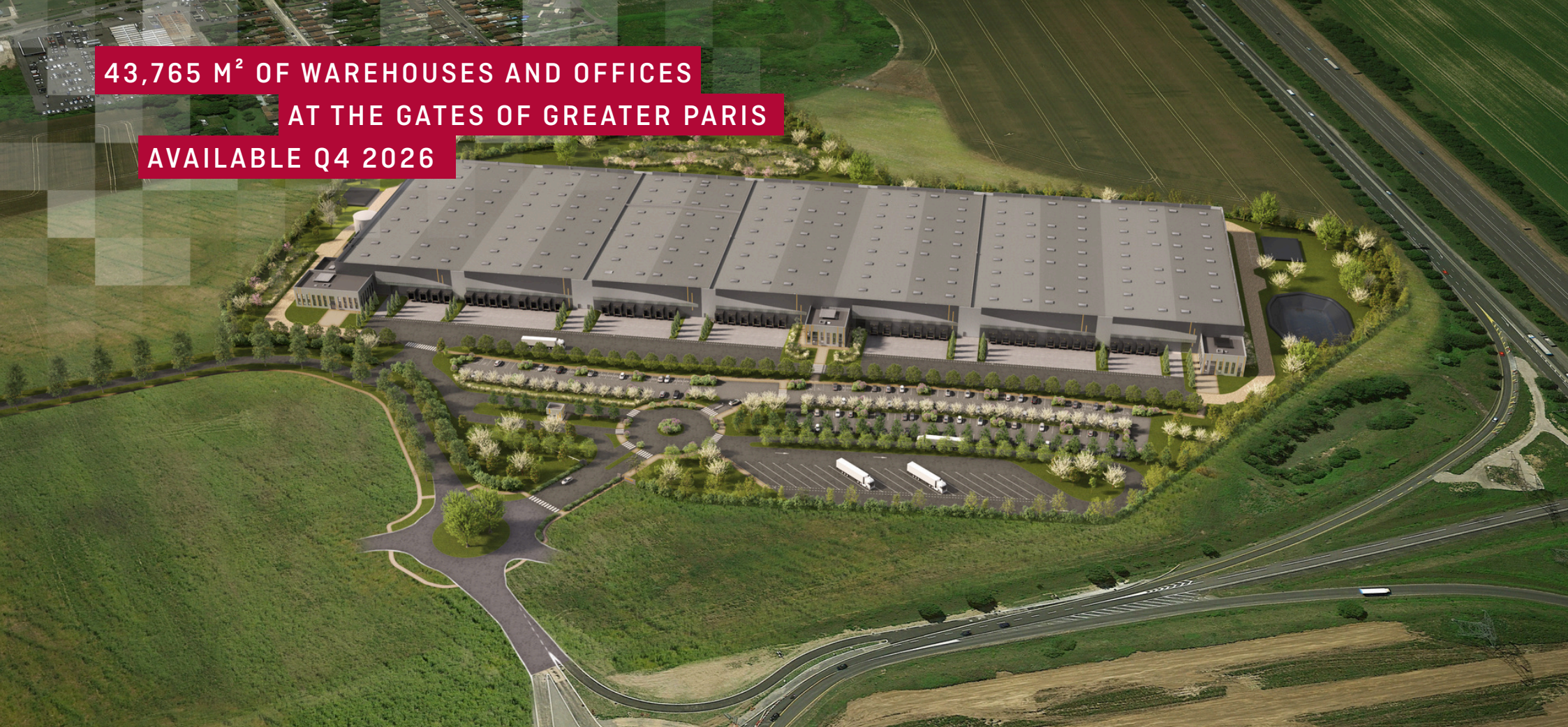**43,765 M² OF WAREHOUSES AND OFFICES AT THE GATES OF GREATER PARIS**

AVAILABLE Q4 2026

P3 PERSON

ADDRESS

ZAC of Chemin Herbu
95340 Persan
France

The northern territory of the Ile de France region is establishing itself as a strategic logistics location, at the crossroads of several key traffic routes and directly connected to the Ile-de-France market.

This area benefits from immediate access to the A16, facilitating rapid connections to Paris and Roissy-Charles-de-Gaulle airport (less than 30 minutes away).

Furthermore, the region is part of a dynamic of sustained economic development, offering a qualified workforce, modern infrastructure and a favorable framework for the establishment of businesses.

Persan-Beaumont station is connected to Paris Gare du Nord in 30 minutes via the TER.


DISTANCES

A16 motorway	3 mins	1.5 km
N104 "The Francilienne"	15 mins	17 km
A1 motorway	30 mins	34 km
Bus	1 min	150 m
Gare Persan-Beaumont	5 mins	2.8 km
Saint Ouen l'Aumône / Cergy	15 mins	20 km
Roissy CDG Airport	25 mins	35 km
Paris	35 mins	40 km

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 40 km from Paris, the site benefits from excellent accessibility via the A16 and the N104, ensuring a direct connection to the Ile-de-France road network, the local employment area and public transport.   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. The site offers a variety of logistics and industrial development opportunities in a controlled and rapidly developing environment.   Close to the established logistics hubs of Saint-Ouen-l'Aumône, Cergy and Éragny, as well as Roissy-CDG airport, this location guarantees the fluidity of goods flows on a national and international scale.

Train

Main entrance

Truck entrance

Parking

Charging station for electric vehicles
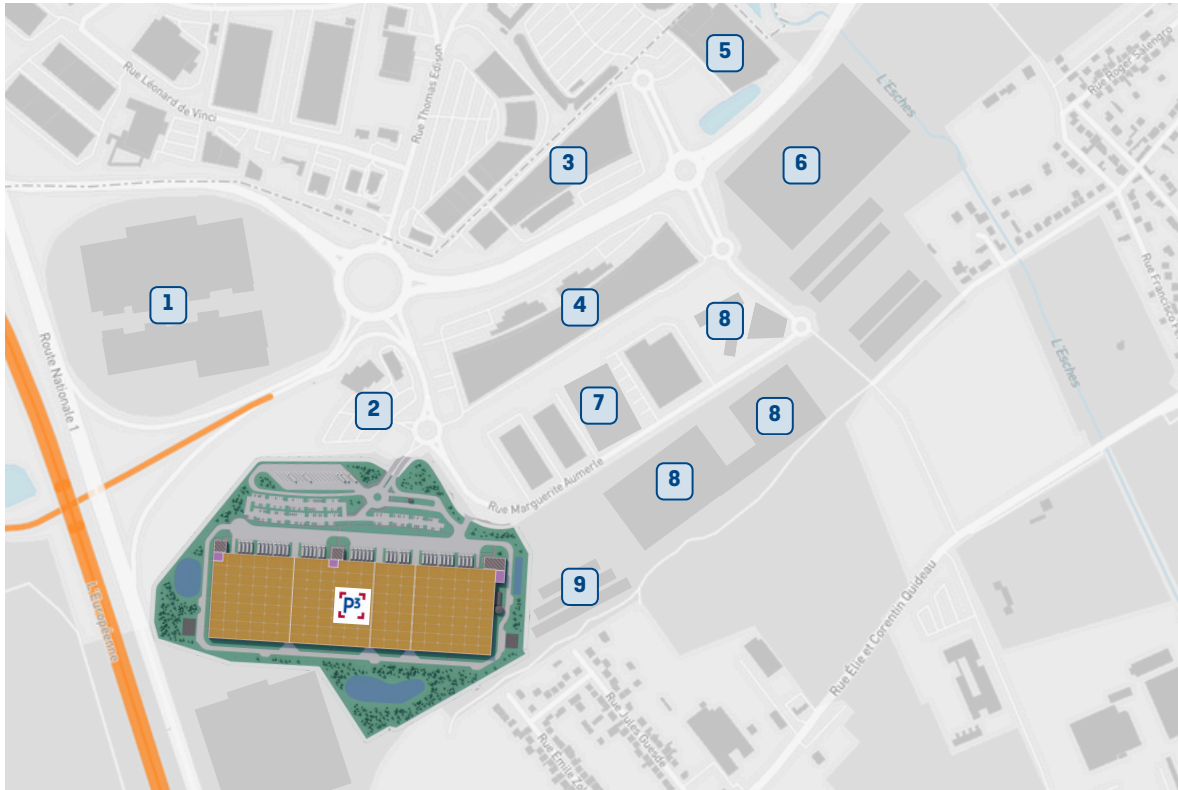
ZONE PLAN

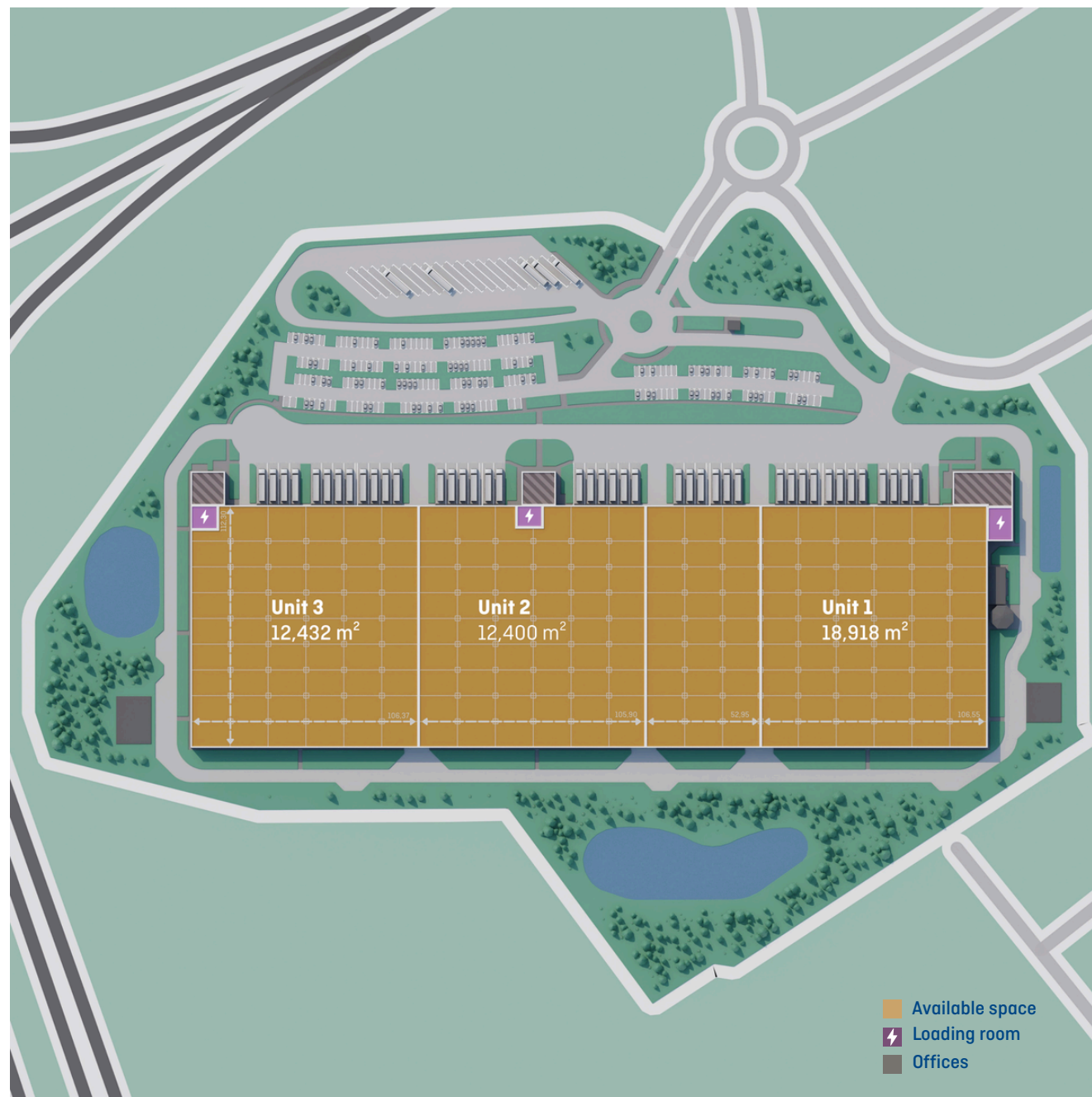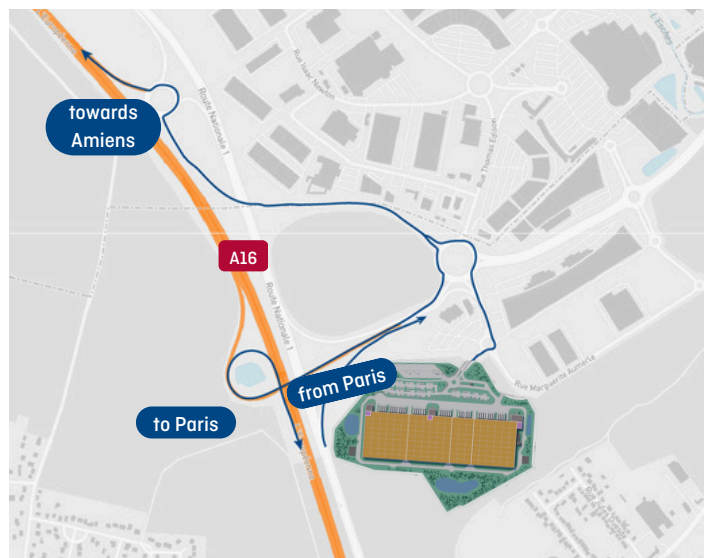|	
1	Industrial / Light industrial
2	Hotel / Restaurants
3	Commerce
4	Commerce
5	(E. Leclerc) Commerce
6	Commerce
7	Activities
8	Industry
9	Logistics

Itinerary

Divisible into 3 lots with dedicated office plot and charging area.

Lot	Warehouse (m²)	Office (m²)	Total space (m²)
1	18,104	814	18,918
2	11,958	442	12,400
3	11,988	444	12,432
Guardhouse			15
Total	**42,050**	**1,700**	**43,765**

towards Amiens

A16

to Paris

from Paris

Unit 3
12,432 m²

Unit 2
12,400 m²

Unit 1
18,918 m²

Available space
Loading room
Offices

- Class A building
- Clear height: 11m
- Floor loading capacity: 5T/m²
- Sprinklers : NFPA
- Dock doors: 42
- Level access: 3
- Parking cars: 200
- Parking trucks: 13
- Truck yard: 38 m
- ICPE headings: 1510, 2910, 2925
- Optional ICPE sections: 4331/4320

SUSTAINABLE PERFORMANCE

PV Ready

Excellent

CERTIFICATION BREEAM

P3 SAULCE SUR RHÔNE COUNTRY
GLA 25,180 m² I 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 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 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
GLA 113,912 m² I 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.
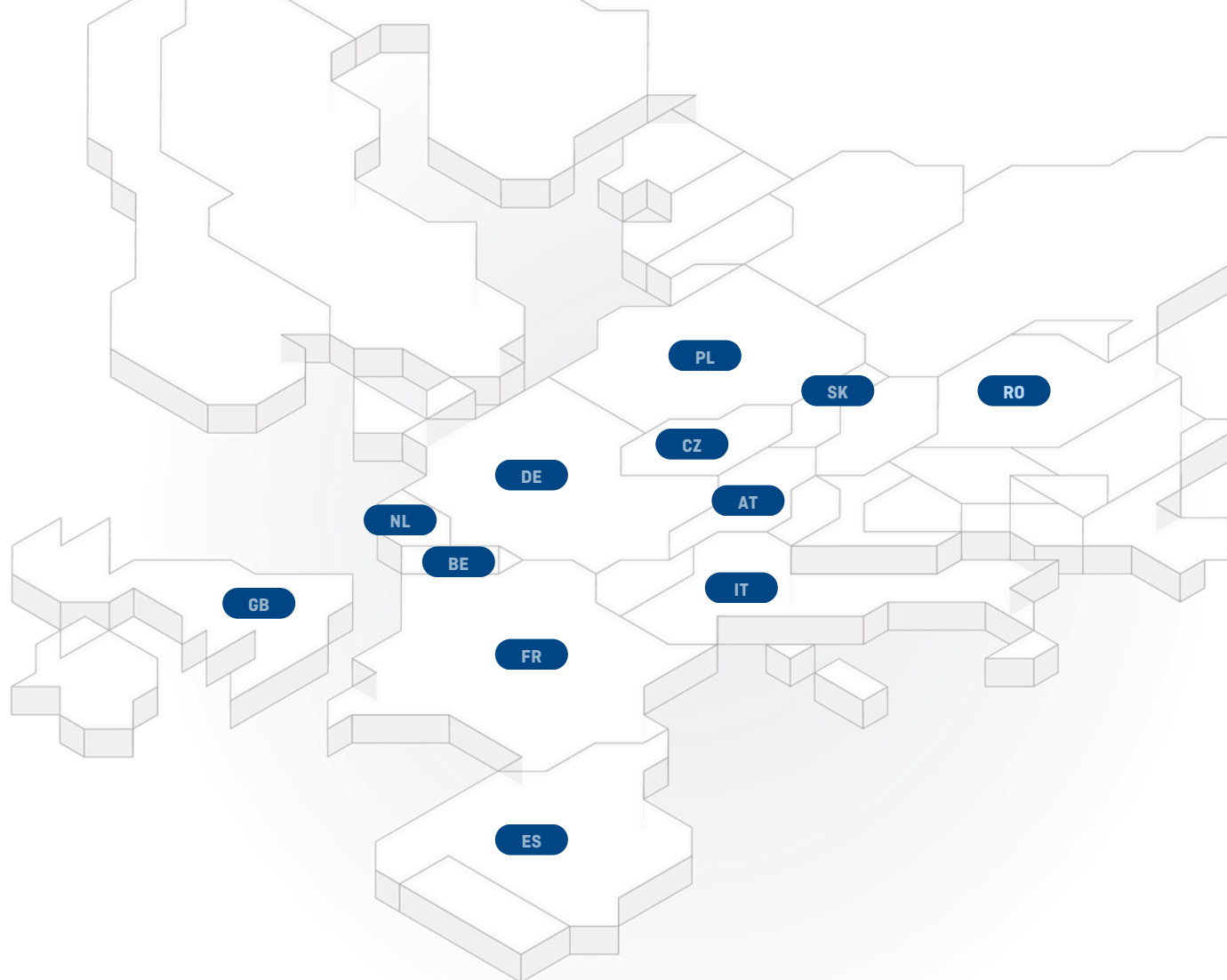
For more information, visit www.p3parks.com

PL

SK

RO

CZ

DE

AT

NL

BE

IT

GB

FR

ES

10.3 mil. m²

GROSS LETTABLE AREA

11

COUNTRIES

3.2 mil. m²

LANDBANK FOR DEVELOPMENT

470 +

CUSTOMERS

OWNER —— P3 —— INVESTOR

DEVELOPER —— —— MANAGER

BUSINESS MODEL

SPACE TO CREATE

COMMERICIAL CONTACT

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