

LOCATED ALONG THE A7 MOTORWAY  
BETWEEN LYON AND VALENCE



# P3 SAINT RAMBERT D'ALBON

**ADDRESS**

20-22 route des Fouillouses,  
26140 Saint Rambert d'Albon,  
France

**COMMERCIAL CONTACT**

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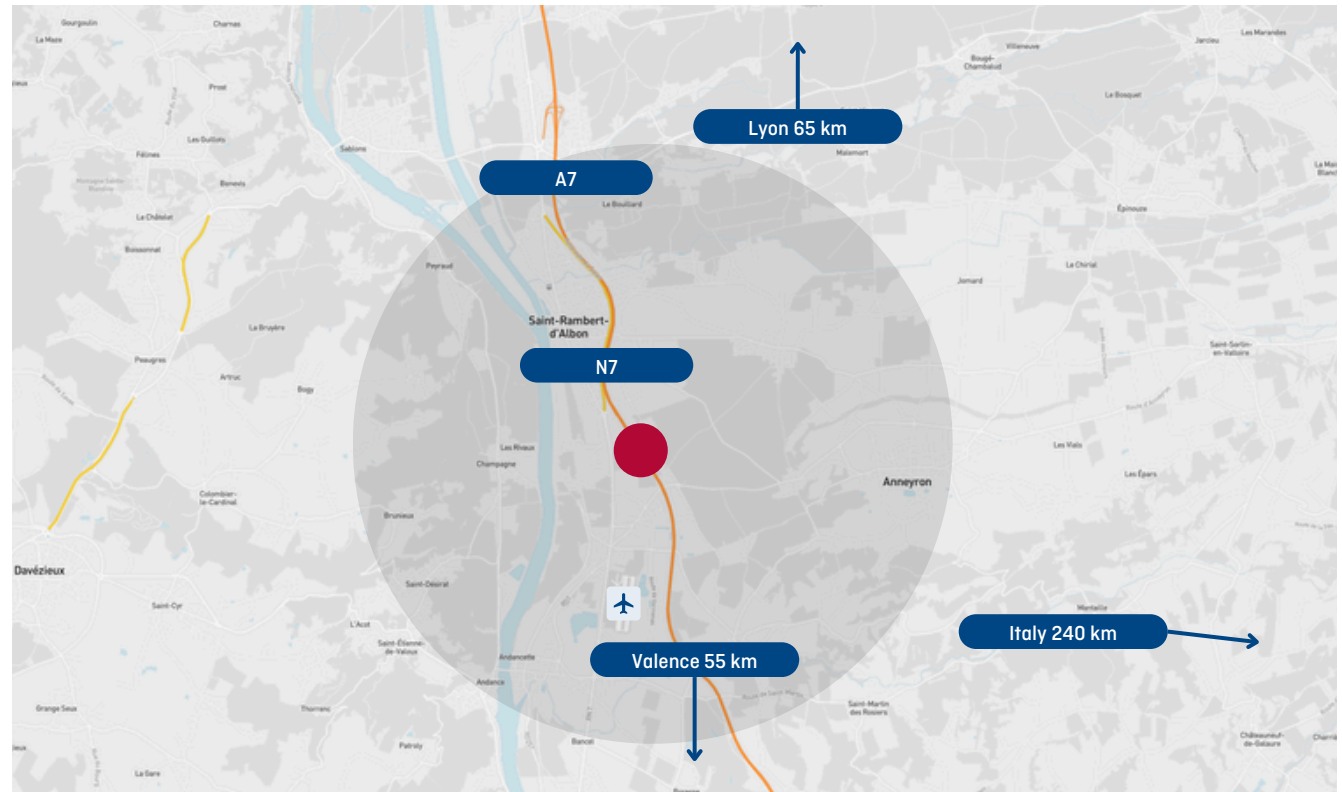
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All information in this document is valid on this date.  
For current information please contact P3 Team.

## OVERVIEW

Located between Lyon and Valence, the asset is adjacent to the A7 motorway and benefits from excellent visibility.

The A7 motorway can be accessed via exit 12, 6 km from the park. The asset also benefits from direct access to Route Nationale 7 (2x2 lanes), an alternative route to the A7.



### DISTANCES TO MAJOR CITIES AND ACCESS

N7 road	2 mins	2 km
A7 highway	6 mins	6 km
Valence (FR)	45 mins	55 km
Lyon (FR)	55 mins	65 km
Lyon Airport	65 mins	75 km
Switzerland	1 hour 45 mins	200 km
Italy	2 hours 20 mins	240 km



## LOCAL ACCESS

**P3 Saint Rambert d'Albon is a 22,130 m<sup>2</sup> divisible warehouse with a configuration for two tenants: double access, separate flow and meters.**

**In the "La Fouillouse Ouest" industrial estate, along the A7, 65 km south of Lyon and 55 km north of Valence.**

**The area is an established logistics market with major logistics operators occupying space nearby, including DPD, Bert, XPO.**



Airport: 75km



Parking



Train station: 3,4km



EV charging station

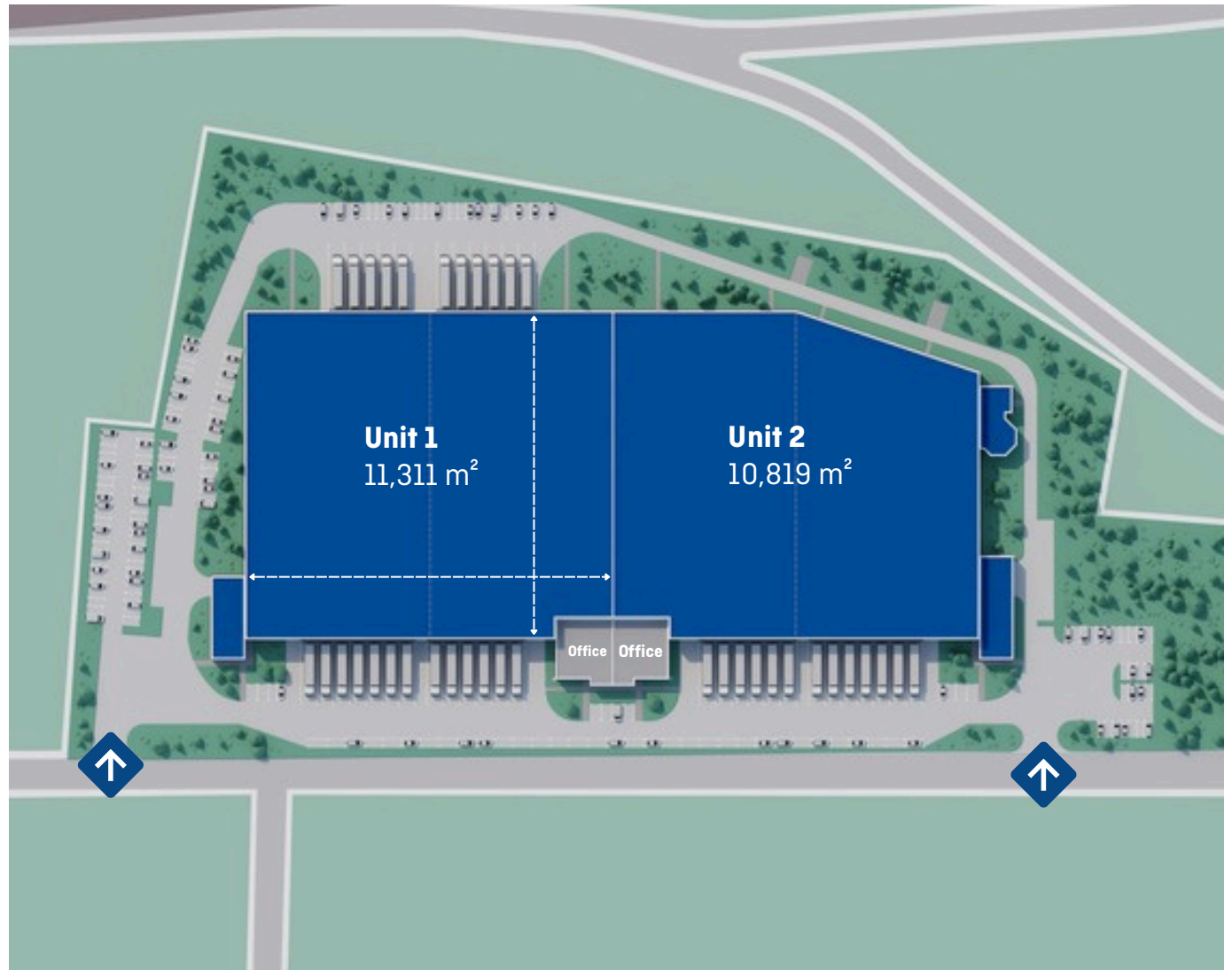


Main entrance



**AVAILABLE SPACE**

Unit	Warehouse (m <sup>2</sup> )	Office (m <sup>2</sup> )	Total	Docks
DC 1	10,695	616	11,311	24/1
DC 2	10,200	618	10,819	13/1
<b>Total</b>	<b>20,895</b>	<b>1,234</b>	<b>22,130</b>	<b>37/2</b>



- Existing building
- Development opportunity
- Offices
- Under construction

## TECHNICAL SPECIFICATIONS

### BUILDING CLASS A

- Site surface area (m<sup>2</sup>): 47,721
- GLA (m<sup>2</sup>): 22,130
- Warehouse: 20,289 m<sup>2</sup> divisible into 2 units
- Offices: 1,234 m<sup>2</sup>
- Other: 607 m<sup>2</sup>
- Clear height: 10.5 m
- Type of construction Concrete / Steel
- Loading doors (platform/level) 37 / 2
- Floor load capacity: 5t / m<sup>2</sup>
- Truck yard depth (m) 32
- Parking spaces for cars 184
- Parking spaces for trailers 1
- Bituminous membrane roofing system
- APSAD sprinkler system with ESFR heads



## SUSTAINABLE PERFORMANCE

**B**

DPE ENERGY

**A**

DPE GES

**GTB**



## AVAILABILITIES



**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 BRETIGNY** 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 136,000 m<sup>2</sup>

P3 Laon offers up to 136,000 m<sup>2</sup> of space for logistics and industrial operations, featuring a 96,000 m<sup>2</sup> divisible XXL platform and two additional buildings of 19,000 m<sup>2</sup> and 21,000 m<sup>2</sup>. The complex is designed to accommodate various ICPE classifications, including SEVESO low threshold for specific lots, and is targeting BREEAM Excellent certification, ensuring high environmental and operational standards.



**P3 SAINT QUENTIN** COUNTRY 

GLA 22,000 m<sup>2</sup>

P3 Saint Quentin is a 22,000 m<sup>2</sup> warehouse comprising 2 cells located in the historic industrial zone of Saint-Quentin-Fallavier, alongside the A43 motorway, 25 km south-east of Lyon.



**P3 SANT FRUITOS** COUNTRY 

GLA 33,448 m<sup>2</sup>

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 LIVORNO** COUNTRY 

GLA 71,000 m<sup>2</sup>

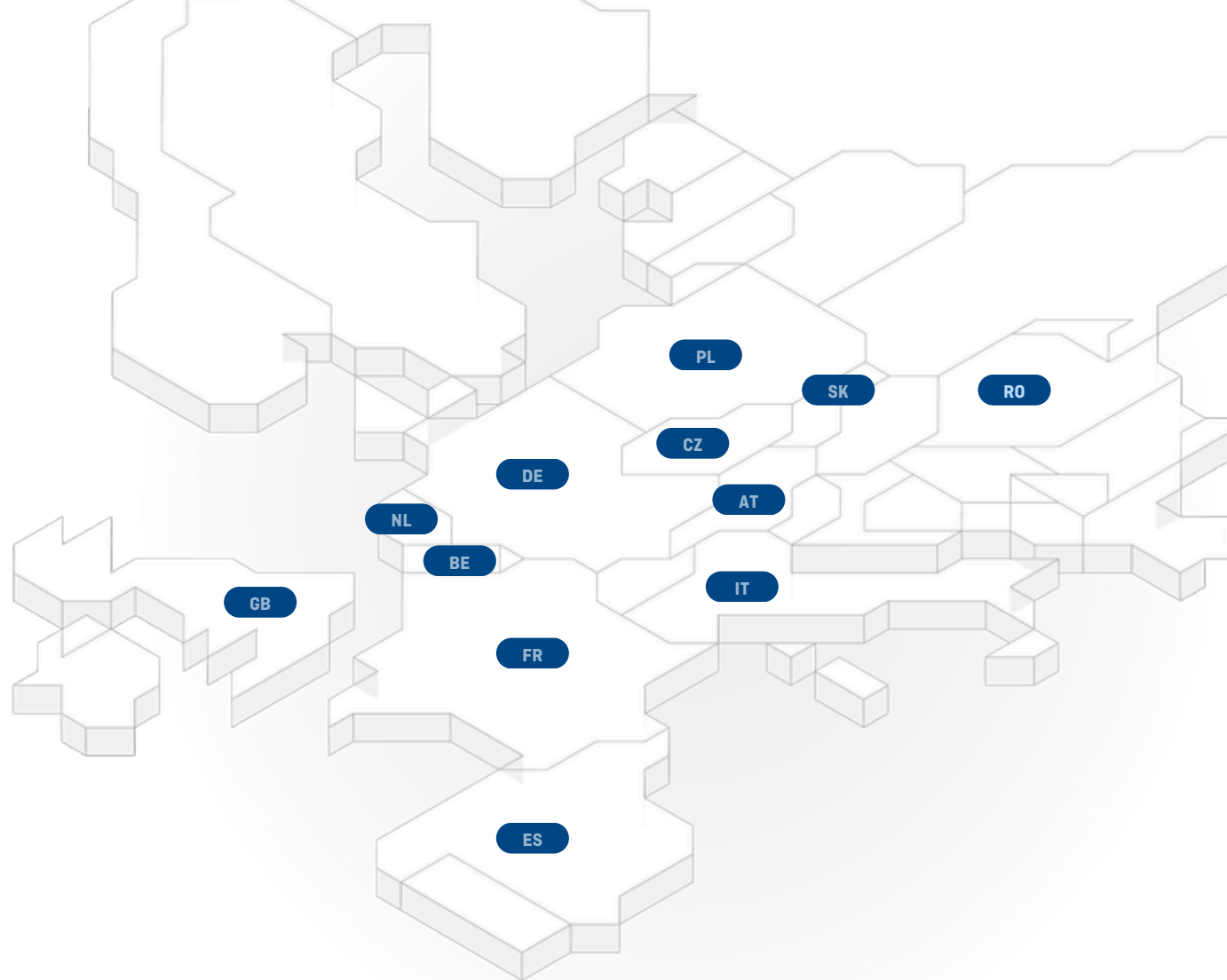
Situated in Collesalveti near Livorno, P3 Livorno offers direct access to the Fi-Pi-Li freeway and is just 4 minutes from the A12 Highway. With road and rail connectivity to the Port of Livorno under construction, the site is perfectly located for logistics, being close to Livorno (8 minutes), Pisa (16 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 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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## COUNTRY OFFICE



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