



LOGISTICS FACILITY

# SEGRO LOGISTICS PARK SAINT-MARTIN-DE-CRAU

ZONE ÉCOPÔLE DU MAS DE LAURENT  
13310 SAINT-MARTIN-DE-CRAU



5,531 sq m of logistics space available

45 minutes from Marseille Provence Airport and 40 minutes from the port of Fos-sur-Mer  
Quick access to the A54 and N568; close to the A7 and A9 motorways



## OVERVIEW

Located within a secure managed estate (ASL) with on-site security, SEGRO Park Saint-Martin-de-Crau is a modern logistics development comprising two buildings of 70,000 sq m and 40,000 sq m, both featuring independent office space.

Ideally positioned in the heart of the Mas de Saint-Laurent Ecopole, in Saint-Martin-de-Crau, the park benefits from a prime strategic location within the greater Marseille region. Just 45 minutes from Marseille Provence Airport, it offers direct access to the A54 motorway and immediate proximity to the major A7 and A9 corridors. The site also enables efficient access to the port of Fos-sur-Mer via the N568, further enhancing its logistical appeal.

Combining architectural flexibility with a highly strategic location, SEGRO Logistics Park Saint-Martin-de-Crau is designed to meet the requirements of occupiers seeking large-scale logistics facilities, while also providing high-quality office space and employee amenities.



- 45 minutes from Marseille



- Immediate access to N113
- Quick access to the A54 and close to the A7 and A9 motorways



- 40 minutes from the port of Fos-sur-Mer



- 45 minutes from Marseille Provence Airport



## SPECIFICATIONS

- One available building with independent office access across two levels

### EXTERNAL AREAS:

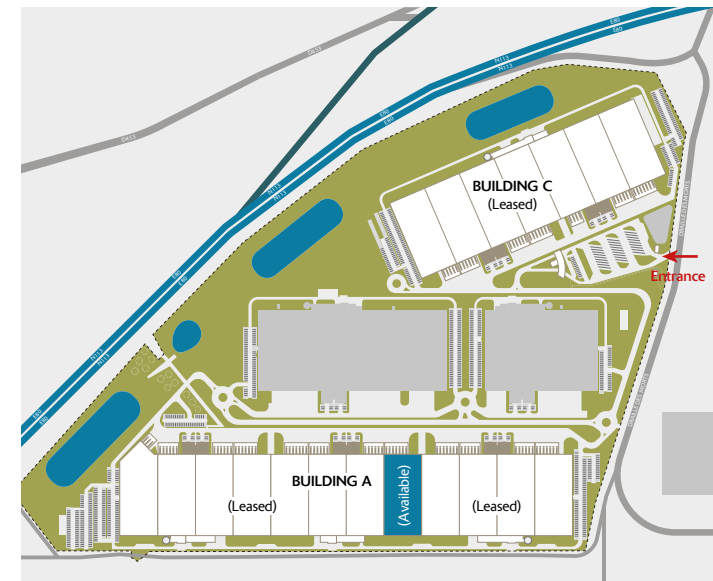
- Secure site with on-site security, access control and gated perimeter
- Heavy-duty roadways for truck manoeuvring and circulation
- Light-duty roadways for passenger vehicle parking
- Mast lighting throughout the site
- Dedicated pedestrian pathways
- 20 car parking spaces equipped with EV charging points

### WAREHOUSE:

- Concrete structure
- Clear height under beams: 9.50 m at the lowest point and 10.30 m at the highest point
- Reinforced concrete slab: 5 t/sq m load capacity
- Sectional doors (2.80 x 3.00 m) fitted with sealing bellows
- 74 loading docks with levellers
- 6 level-access doors
- 3 charging rooms
- Gas-fired air heating
- LED lighting with motion detection
- Skylights providing natural daylight
- ICPE (French environmental regulations): (A) 1510, 1530, 2662 and 2663; (D) 2910 and 2925

### OFFICES:

- Independent entrances
- Heating and cooling via ceiling cassette units
- LED lighting
- Building Management System (BMS)



## AVAILABLE AREAS

Building	Storage (sq m)	Office space (sq m)	Total (sq m)
A	5,531	0	5,531

### CONTACT

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