

# ESPARREGUERA

LOGISTICS PARK | MARTORELL

22,152 sqm | Available now



CLARION PARTNERS  
EUROPE



**Clarion Partners Europe** is delighted to offer this brand-new and flexible Grade A under construction logistics park, strategically located in Barcelona's second tier – just 28-40 km from the city centre and 42 km from Barcelona's International Airport, with direct access to the A2 and a good connection to the AP7.

22,152 sqm situated just a stone's throw from the Martorell area, a highly consolidated logistics and industrial hub.

**A-2 MOTORWAY  
MADRID-BARCELONA**

**BARCELONA**  
**< 30 min.**





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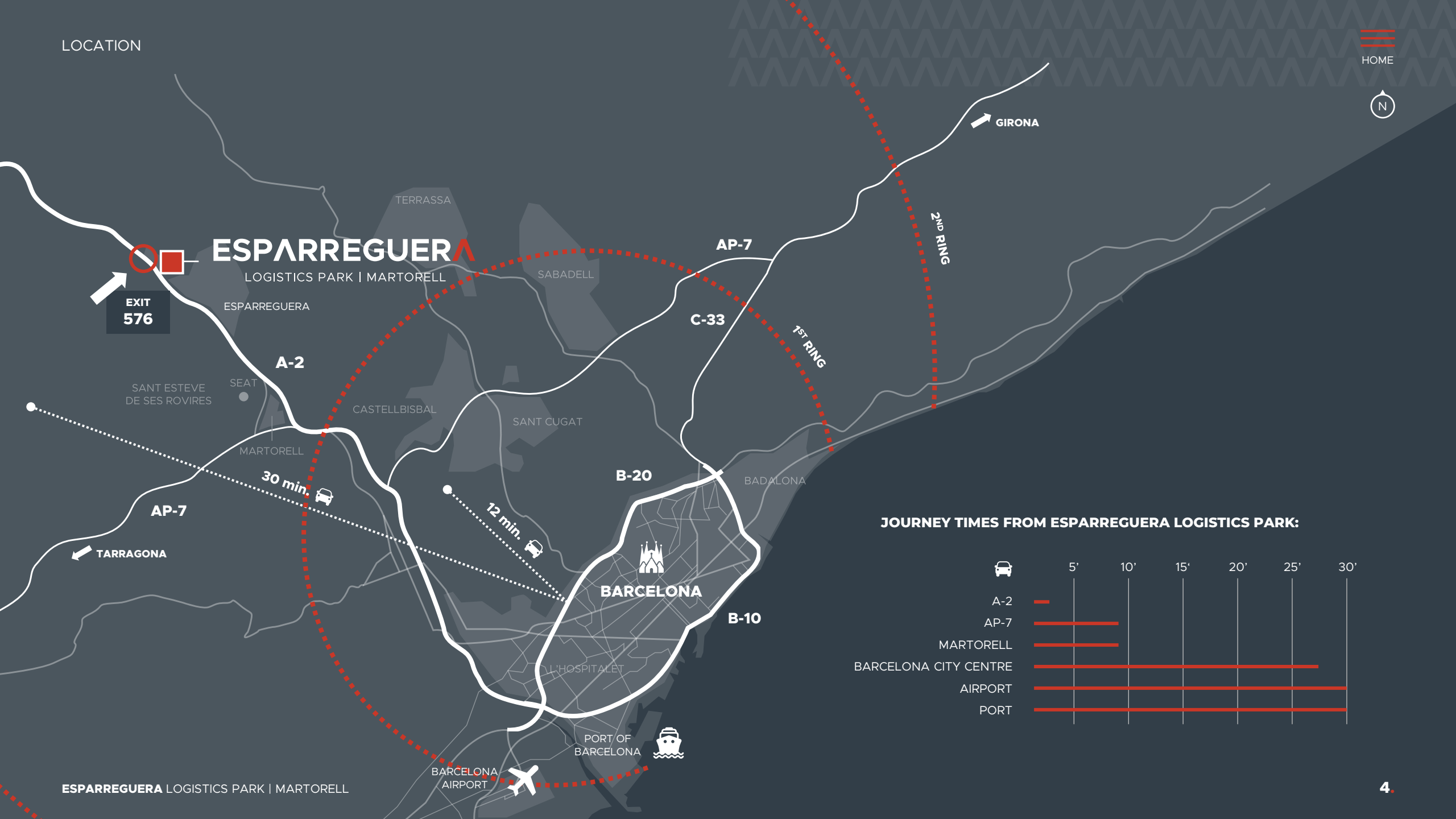
CONTACT  
DETAILS

**SPAIN****ESPARREGUERA**

LOGISTICS PARK | MARTORELL

**LOCATION.**

Esparreguera is located in the Baix Llobregat Nord region, within the second tier of the Barcelona logistics market. The strategically-located park is very easily accessed from the main roads in the area and boasts direct access onto the A-2 motorway, with the AP-7 also within very fast and easy reach.



# ESPARREGUERA

LOGISTICS PARK | MARTORELL

EXIT 576

A-2

30 min.

12 min.

B-20

AP-7

C-33

1<sup>ST</sup> RING

2<sup>ND</sup> RING

GIRONA

TARRAGONA

AP-7

BARCELONA

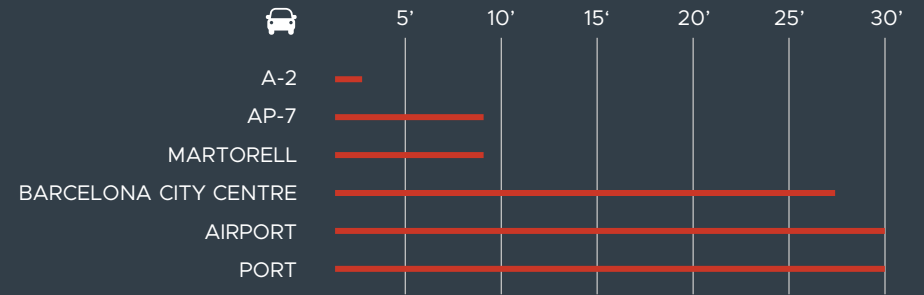
B-10

PORT OF BARCELONA

BARCELONA AIRPORT

ESPARREGUERA LOGISTICS PARK | MARTORELL

### JOURNEY TIMES FROM ESPARREGUERA LOGISTICS PARK:





LOCATION

ZARAGOZA

EXIT  
576

3 min.  
direct drive

**Can Roca industrial estate** is a highly consolidated hub, home to manufacturing firms that specialise in metal, construction materials and chemical products.

Around **Esparraguera Logistics Park** we find companies such as Seat, Citroen, Saica Natur, Azero Group and Quality Chemicals, among others.



Less than **10 km**  
from Martorell



**8 minutes** by car

A-2

# ESPARREGUER

LOGISTICS PARK | MARTORELL



AV. FRANCESC MACIÀ

C. DEL GRESOL

CAN ROCA  
INDUSTRIAL  
ESTATE

BARCELONA



HOME







**A-2 MOTORWAY  
MADRID-BARCELONA**



**Esparreguera Logistics Park** is located in the Can Roca Industrial Estate in Esparreguera (Barcelona). This brand new, state of the art logistics warehouse is recently built with BREEAM Excellent certification.









# KEY FACTS AND FIGURES.



**22,152 sqm**  
Total built area



**11 m**  
Clear height of building façade  
6 m Mezzanine height



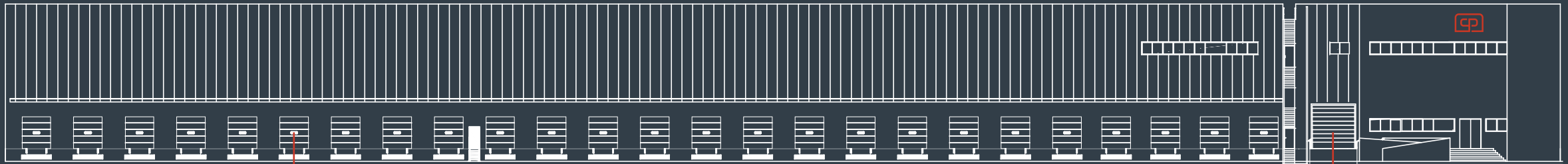
**5 t/sqm** **1 t/sqm**  
Floor loading Mezzanine  
Very flat floor  $F_{F45}/F_{L35}$



Medium 5 Risk Level  
Sprinklers ESFR



LED 200 lux motion and light activated;  
Solar Panels 100 kw;  
Skylights 4%



**25**  
Docks

**BREEAM<sup>®</sup>**  
**EXCELLENT**

**1**  
TIR Door



# AREA SCHEDULE.

Warehouse 19,852 sqm

Mezzanine 1,310 sqm

Offices 990 sqm

**Total built** 22,152 sqm

**Total plot** 40,199 sqm

**25**

Docks

**1**

Warehouse roll shutter door

**11 m**

Clear height

**7**

Electric vehicle charging points

**220**

Parking spaces  
6 reduced mobility parking spaces







# TECHNICAL SPECIFICATIONS.



Type C warehouse, average risk level 5  
Sprinklers ESFR



Prefabricated reinforced concrete structure with  
lightweight DECK style gable roof



25 loading docks and 1 warehouse roll shutter  
door:



Floor loading 5 t/sqm + 1 t/sqm mezzanine

- Dynamic load capacity 6t
- Static load capacity 9t



BREEAM Excellent certification



Lux level LED lights controlled by BMS. Daylight  
sensors and presence detectors (DALI)



Perimeter completely fenced with two  
entrances:



11 m of clear height of building façade.  
6 m mezzanine height

- North-west parking for employees or visits  
access via Calle del Fornall
- North-east loading bay via Calle Gresol



Fully equipped office placed in north part of the  
building, 2 floors with lift, aluminium windows  
can be opened, toilets and showers, canteen  
and VRV air-conditioning system



35 m truck yard area for easy manoeuvring



Self-consumption photovoltaic panels 100 kw





# FLOOR PLANS.

Ground floor  
**20,085 sqm**





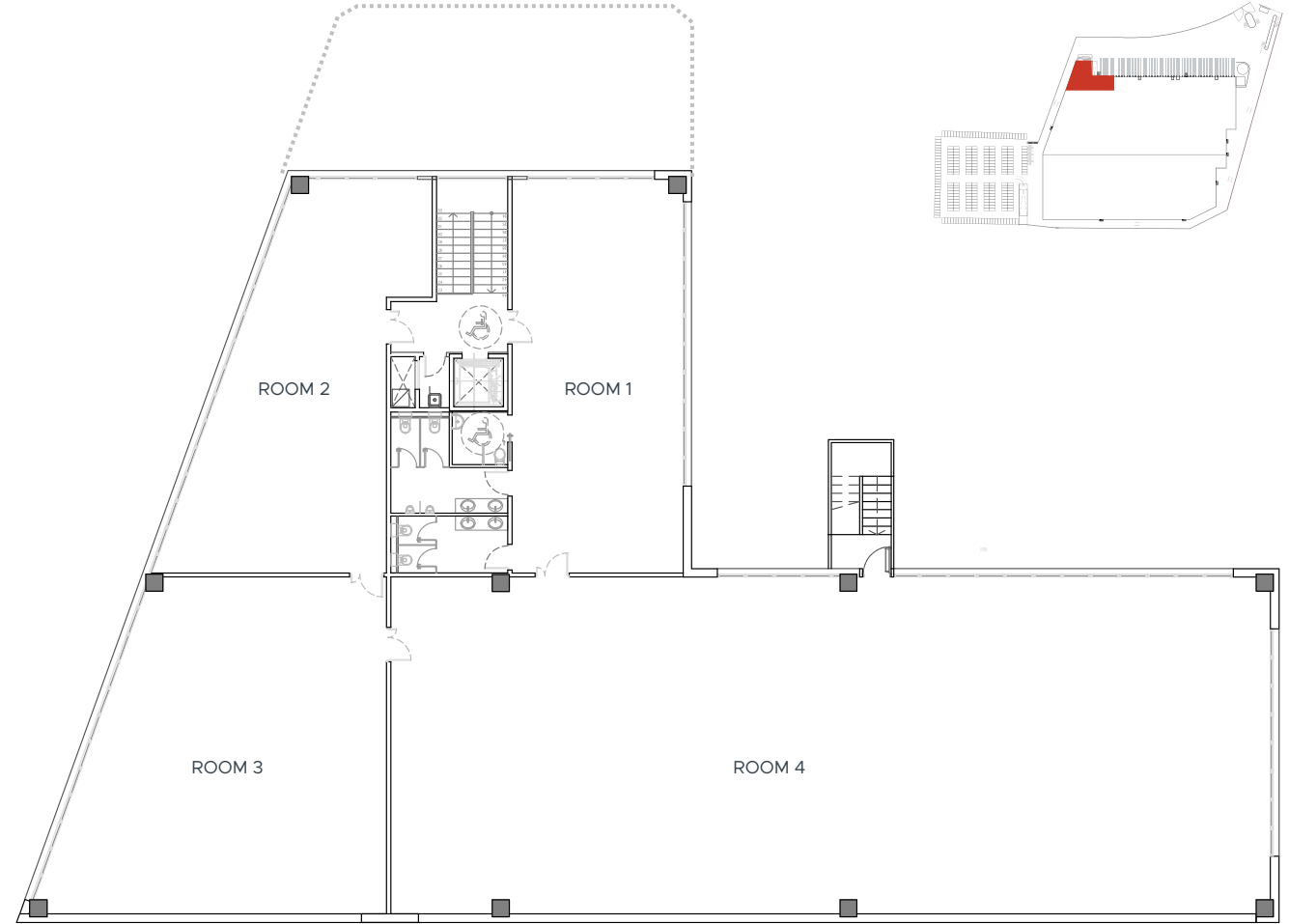


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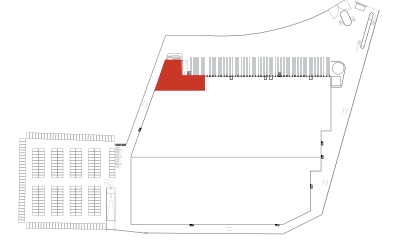
Ground floor and 1st floor offices  
**990 sqm**



**Ground floor** 233 sqm



**First floor** 757 sqm







**A-2 MOTORWAY  
MADRID-BARCELONA**



For more information:

**WWW.ESPARREGUERALLOGISTICSPARK.COM**

**6,25** euros/sqm

Asking rent

\*All expenses to be paid by tenant

Available **now**

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