



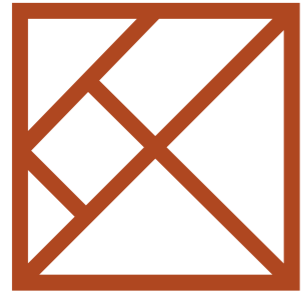
nausbcn
1989

Industrial warehouse rental

**SANTA PERPÈTUA
DE MOGODA**

www.nausbcn.cat





nausbcn
1989

**We build long-term
sustainable property solutions.**

We are a family business that was founded with the desire to be sustainable and to preserve its heritage in the long term. It is currently run by the third generation of the family. With our strategy, we want to contribute to economic and social development that respects the environment and society in general.

The main locations of our warehouses are in the metropolitan area of Barcelona, on the AP-7 from Castellbisbal to Les Franqueses del Vallès.

We buy land on which to develop turnkey projects or at risk. We design the buildings that we rent and have them constructed, ensuring their environmental and economic sustainability and minimising the consumption of resources during their useful life.

Our assets are characterised by an architectural design designed to respond to real needs, excellent quality materials and a good execution of the construction work.

We are specialists in the industrial and logistics sectors and have extensive experience with clients in the chemical, pharmaceutical, metallurgical, electronics, logistics, transport, food, retail, entertainment, etc. businesses.

We accompany and advise clients on all aspects of occupancy and use of the building at all stages of the process, from the moment they show interest in the lease to the termination of the lease, if it comes to that.

We are committed to the good maintenance of our halls, so that the customer can always operate with the expected comfort.



LES FRANQUESES DEL VALLÈS
 Carrer Iugoslavia, 4
 2,360 m² of land
 1,300 m² build
 1 warehouse



LES FRANQUESES DEL VALLÈS
 Carrer Portugal, 20 a 28
 6,012 m² of land
 3,825 m² build
 5 warehouses



LES FRANQUESES DEL VALLÈS
 Carrer França, 19
 864 m² of land
 660 m² build
 1 warehouse



LES FRANQUESES DEL VALLÈS
 Carrer França, 7
 32,342 m² of land
 17,074 m² build
 1 warehouse



GRANOLLERS
 Carrer Miquel Servet, 22-24
 1,724 m² of land
 1,330 m² build
 1 warehouse



GRANOLLERS
 Carrer Galileu Galilei, 13
 2,313 m² of land
 2,300 m² build
 1 warehouse



MONTORNÈS DEL VALLÈS
 Avinguda del Riu Mogent, 6
 3,846 m² of land
 1,169 m² build
 1 warehouse



MONTORNÈS DEL VALLÈS
 Avinguda del Riu Mogent, 8
 4,730 m² of land
 3,400 m² build
 8 warehouses



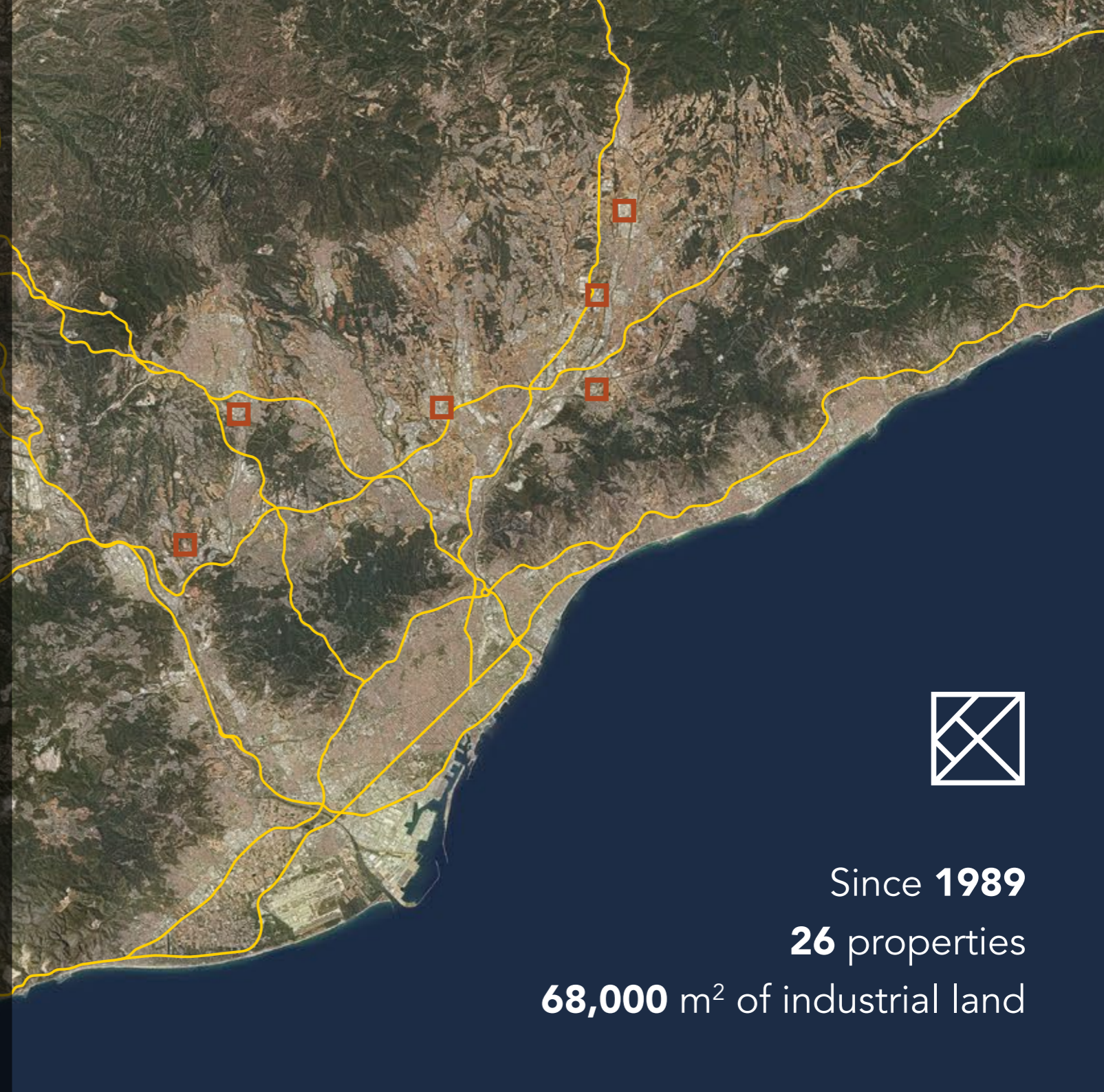
TERRASSA
 Carretera de Rubí, 375
 1,962 m² of land
 1,956 m² build
 3 warehouses



SANTA PERPÈTUA DE MOGODA
 Carrer Can Vinalets, 3
 3,619 m² of land
 2,624 m² build
 1 warehouse



CASTELLBISBAL
 Carrer Ferrocarril, 12
 7,008 m² of land
 3,070 m² build
 1 warehouse



Since **1989**
26 properties
68,000 m² of industrial land

SANTA PERPÈTUA DE MOGODA





Industrial warehouse rental

SANTA PERPÈTUA DE MOGODA

3.619 m² total land area

2.624 m² total construction area - **1** warehouse built

The building is located in the municipality of Santa Perpètua de Mogoda, in the Can Vinyalets industrial estate, at exit 18 of the AP-7 highway, with a prominent facade that provides excellent visibility from the highway.

It has been built according to the highest quality standards and meets the most demanding sustainability criteria.

The plot spans 3,619 m² and consists of a warehouse with a total construction area of 2,624 m², with 1,919 m² on the main floor, two loading docks, a yard area, cross-dock, and 704 m² dedicated to offices divided into two floors.

It has a capacity for up to 2,898 pallets with medium-risk logistics use.



MORE INFORMATION



PRESENTATION VIDEO



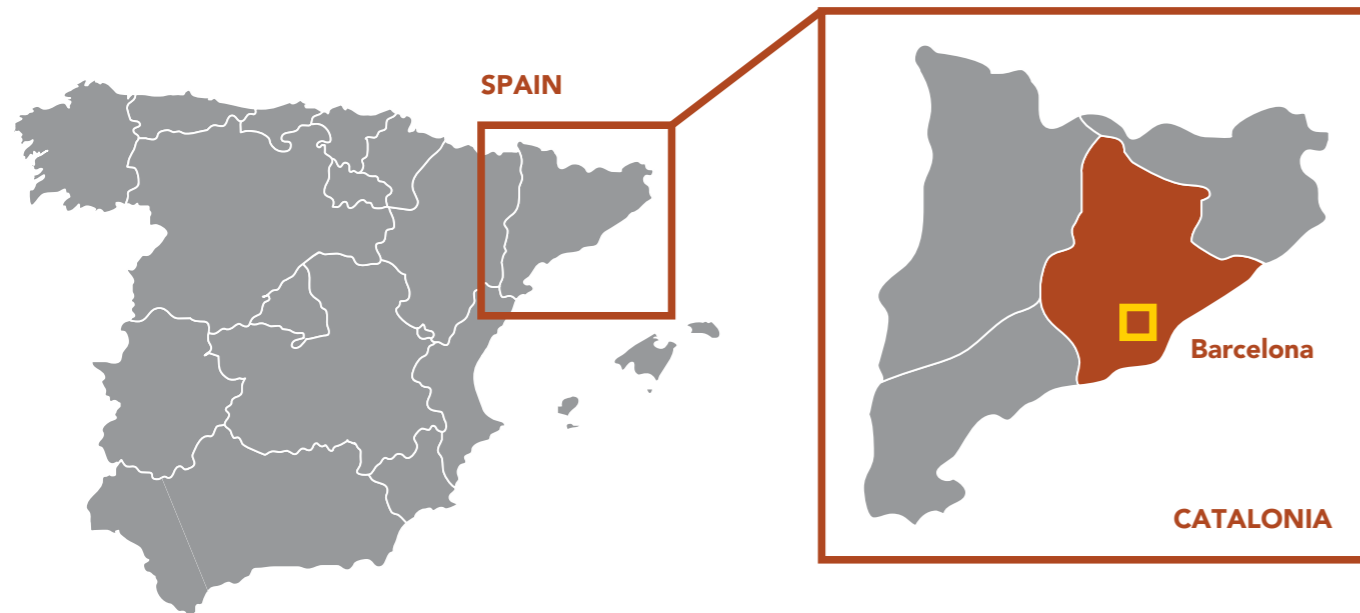
Location

Can Vinyalets Industrial Estate

Carrer Can Vinyalet, 3, 08130, Santa Perpètua de Mogoda, Barcelona

Santa Perpètua de Mogoda, located in the region of Vallès Occidental, a region with great industrial value, is a municipality economically focused on industry and commerce.

It is located in the first logistics ring of Barcelona, next to the AP-7 (or Autopista del Mediterrani) and with very good communication with the rest of the entry routes to the Catalan capital. This places our asset just 30 minutes from Barcelona.



Advantages



- Wide aisle racking (reach truck): 2,586 pallets
- Narrow aisle racking (VNA truck): 2,898 pallets
- Proximity to AP-7 highway

Technical Specifications



- 10.96 m of clear internal height under the beam
- 2 loading docks
- 4 sectional doors
- Structure span: 16.15 x 9.55 m
- Ground floor area of the warehouse: 1,919.91 m²
- Office area 1F: 352.19 m²
- Office area 2F: 352.19 m²
- 27 parking spaces for light vehicles

Sustainability



- Planned BREEAM Excellent environmental certification
- LED lighting throughout the entire project
- 256 solar panels
- Photovoltaic installation for self-consumption with 115 kWp
- Production of 165,053 kWh/year
- Provision for a 0.25 kN/m² overload for the installation of additional solar panels
- 124.5 m² of native vegetation
- 2 electric vehicles charging stations



Quality report

Roof Characteristics

Type: Deck

Sheet: TPO 1,8 mm – FM Approved

Insulation: 100 mm rock wool –
Hardrock 391

Sheet: Profile 48 of 0,7 mm

Prefabricated

Panels: 20 cm lightweight – 6+8+6

Floor Slab

Floor plan: FF = 50 | FL = 40

Thickness: 20 cm

Office Characteristics

Flooring: AC 5 laminate

Joinery: Aluminum frame with thermal break

False ceiling: Suspended mineral fiber

Climate control: Air conditioning
for cooling and heating

Energy Certificate: A

Accessibility

Installed elevator

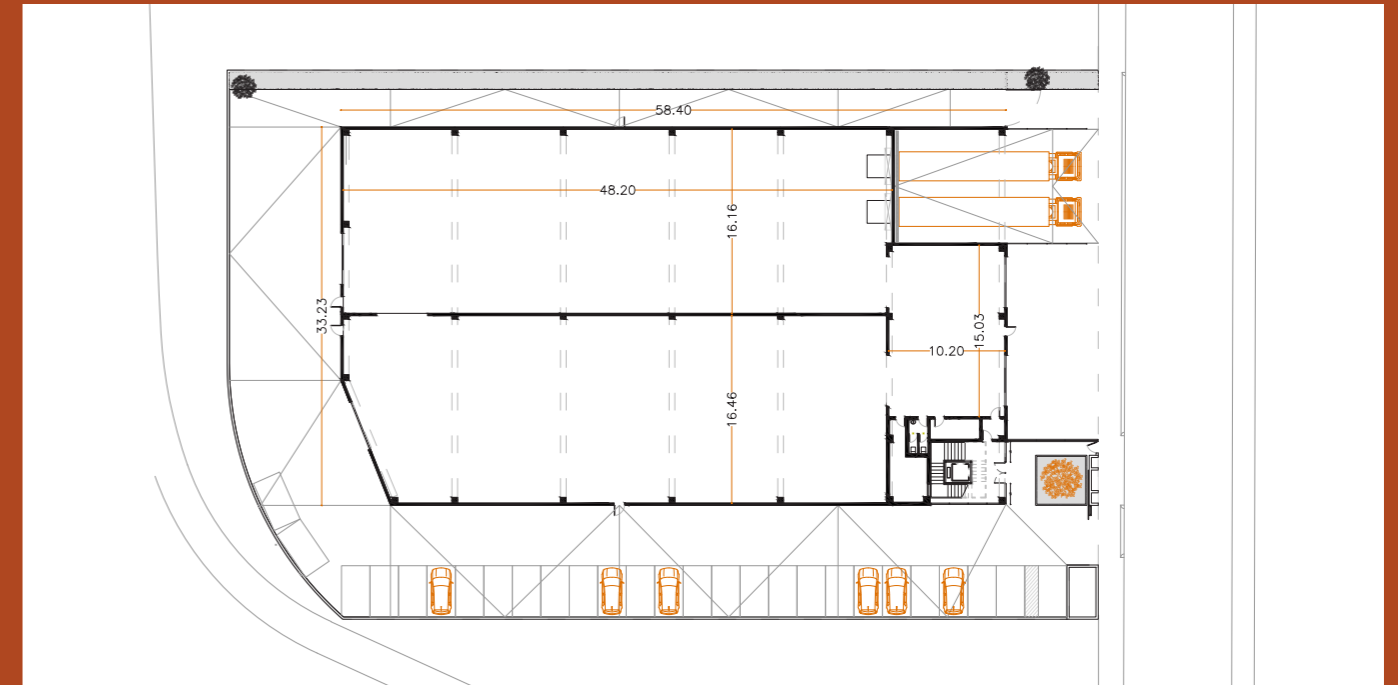
1 accessible parking space

1 adapted bathroom

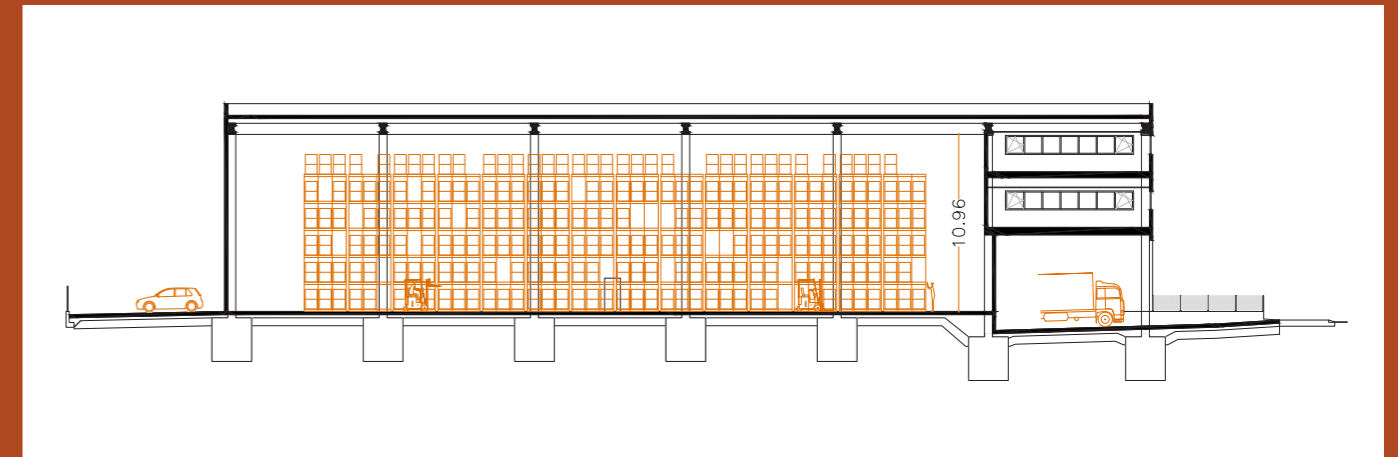
Security

Fence: Complete perimeter

Alarm: Intrusion system and CCTV



IMPLEMENTATION - GROUND FLOOR



SECTION





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Monthly rent: **20,000 € (+ VAT)**

Availability: **Second quarter of 2025**

Markets:

CBRE

Alex Prior
+34 661 75 91 71
alex.prior@cbre.com



Carlos Rodriguez
+34 610 41 73 52
c.rodriguez@forcadell.com



Albert Fernández
+34 639 69 17 17
+34 93 574 40 10
a.fernandez@simer.es

www.nausbcn.cat