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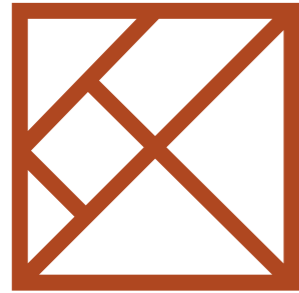
Corporate building for rent

SANTA PERPÈTUA DE MOGODA

Available Q4 2025

www.nausbcn.cat





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We build long-term
sustainable property solutions.



We are a family-owned business established with a commitment to sustainability and the long-term preservation of our heritage. Now managed by the third generation, our mission is to contribute to economic and social development while respecting both the environment and society.

Our warehouses are primarily located within Barcelona's metropolitan area, strategically positioned along the AP-7 corridor from Castellbisbal to Les Franqueses del Vallès.

We acquire land to develop turnkey projects or take on projects at risk. We oversee the design and construction of our buildings, ensuring they meet the highest standards of environmental and economic sustainability while minimizing resource consumption throughout their lifecycle.

Our assets stand out for their thoughtful architectural design tailored to meet real-world needs, the use of premium-quality materials, and impeccable construction execution.

Specializing in the industrial and logistics sectors, we bring extensive experience working with clients across diverse industries, including chemical, pharmaceutical, metallurgical, electronics, logistics, transport, food, retail, entertainment, and more.

We provide comprehensive support and guidance to clients throughout the entire process, from the initial inquiry about leasing to the conclusion of their lease.

Our commitment extends to the proper maintenance of our facilities, ensuring our clients can always operate with the comfort and efficiency they expect.





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



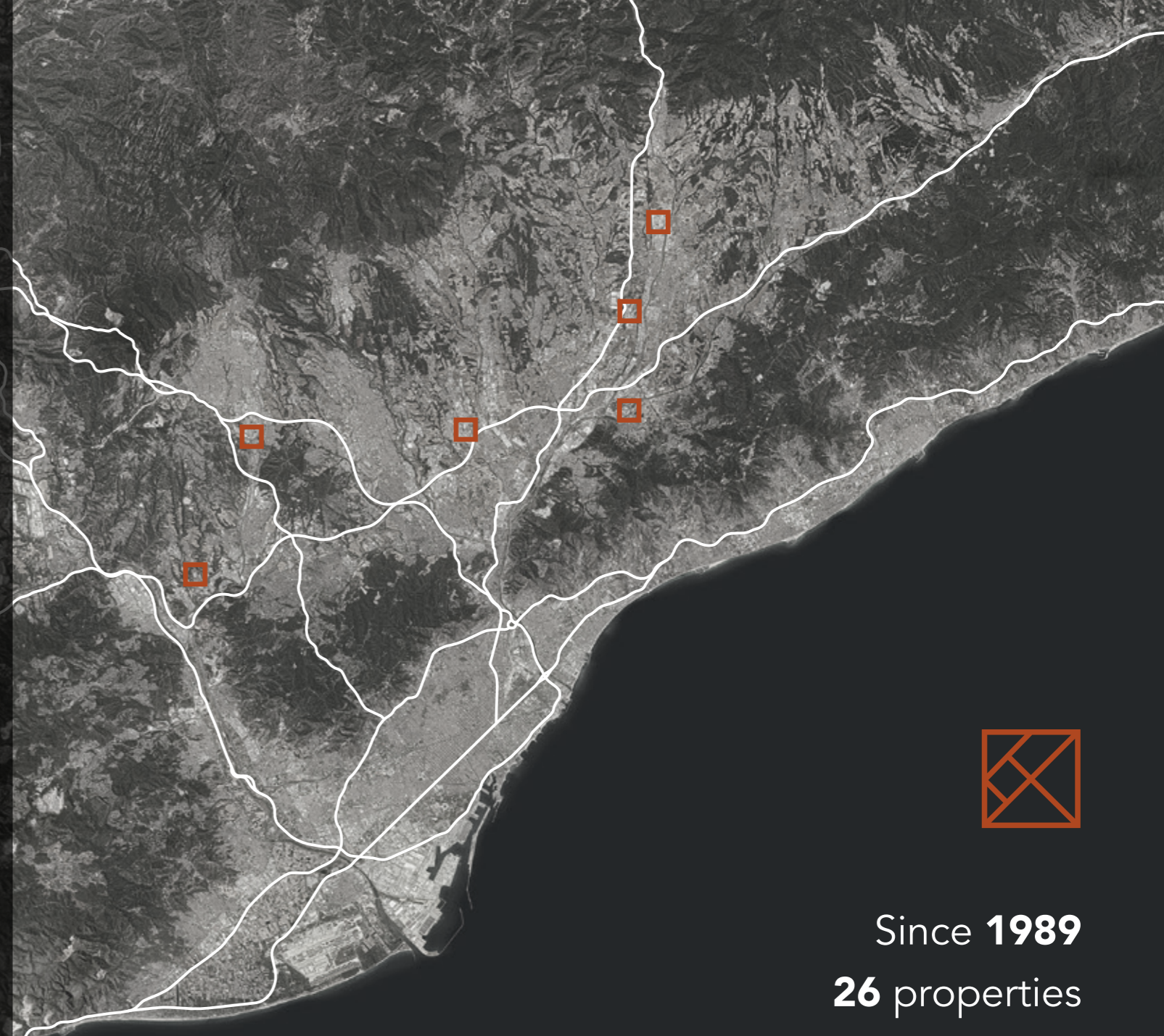
TERRASSA
 Carretera de Rubí, 375
 1,962 m² of land
 1,956 m² build
 3 warehouses



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
70,000 m² of industrial land

SANTA PERPÈTUA DE MOGODA





Corporate building for rent

SANTA PERPÈTUA DE MOGODA

3,619 m² total land area
2,624 m² total construction area
1 warehouse built

Prime Location and Superior Finishes

The building is strategically located in the municipality of Santa Perpètua de Mogoda, within the Can Vinyalets industrial estate, at exit 18 of the AP-7 highway. Its prominent facade offers exceptional visibility from the highway, enhancing its commercial appeal.

Constructed to the highest quality standards, the facility complies with the most rigorous sustainability criteria.

The plot spans 3,619 m² and includes a 2,624 m² built warehouse: 1,919 m² on the main floor and 704 m² of office space, distributed across two floors of 350 m² each.

The frontage spans 500 m², providing outstanding visibility from the AP-7 and offering the potential for a large advertising banner.

The warehouse accommodates up to 2,970 pallets in aisles, utilizing a Class 300A forklift for logistical operations.

The warehouse area includes a central partition to accommodate high fire risk, in compliance with Spanish regulations.



Location

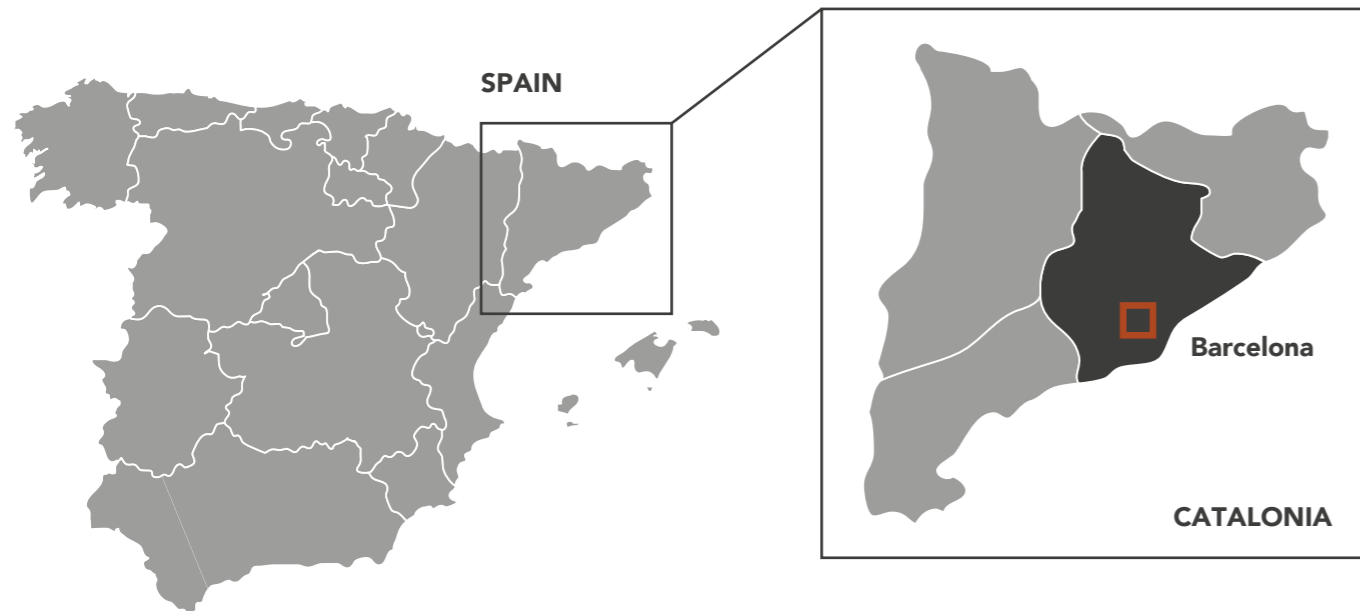
Can Vinyalets Industrial Estate

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

Santa Perpètua de Mogoda, situated in the Vallès Occidental region—a hub of significant industrial activity—is a municipality with a strong economic focus on industry and commerce.

Strategically located in Barcelona’s first logistics ring, the area is adjacent to the AP-7 (Autopista del Mediterrani) and benefits from excellent connectivity to all major access routes into the Catalan capital. This prime location places our asset just 30 minutes from Barcelona.

Direct access to Barcelona is available via bus line E10, departing from La Sagrera, with service intervals ranging between 15 and 30 minutes.





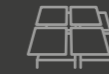
Corporate offices



Office area - Floor 1: 352.19 m²



Office area - Floor 2: 352.19 m²



Raised floor



Metal suspended ceiling



Heat recovery ventilator (HRV)



Ducted air-conditioning system



Dedicated kitchenette space



Dedicated rack room



Sustainability



Planned environmental certification BREEAM Excellent



124.5 m² of native vegetation



LED lighting throughout the project



2 charging stations for electric vehicles



Photovoltaic installation for self-consumption with 115 kWp



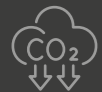
Bus stop 300m away with bus lines 220 and e10



Production of 165,053 kWh/year



Energy certificate: A



Equivalent to saving 39,117 kg of CO₂ from being released into the atmosphere



Provision roof overload 0.25 kN/m² for installation of additional solar panels



Project in Castellbisbal
3110 m² constructed - delivered 2024





Advantages



Total capacity: 2,970 European pallets,
class 300A forklift aisles



Proximity to the AP-7

Technical specifications



10.96 m interior height under beams



2 loading bays



4 sectional doors



Frame of structure: 16.15 x 9.55 m



Warehouse area on first floor: 1,919.91 m²



27 parking spaces for cars within the premises



Structure prepared for 10-tonne overhead crane



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: Floating access floor

Windows: Aluminum frame
with thermal break

Suspended ceiling: Micro-perforated
sheet metal

Climate control: Air heating and air cooling

Energy Certificate: A

Accessibility

Lift installed

1 accessible parking space

1 accessible toilet on the ground floor

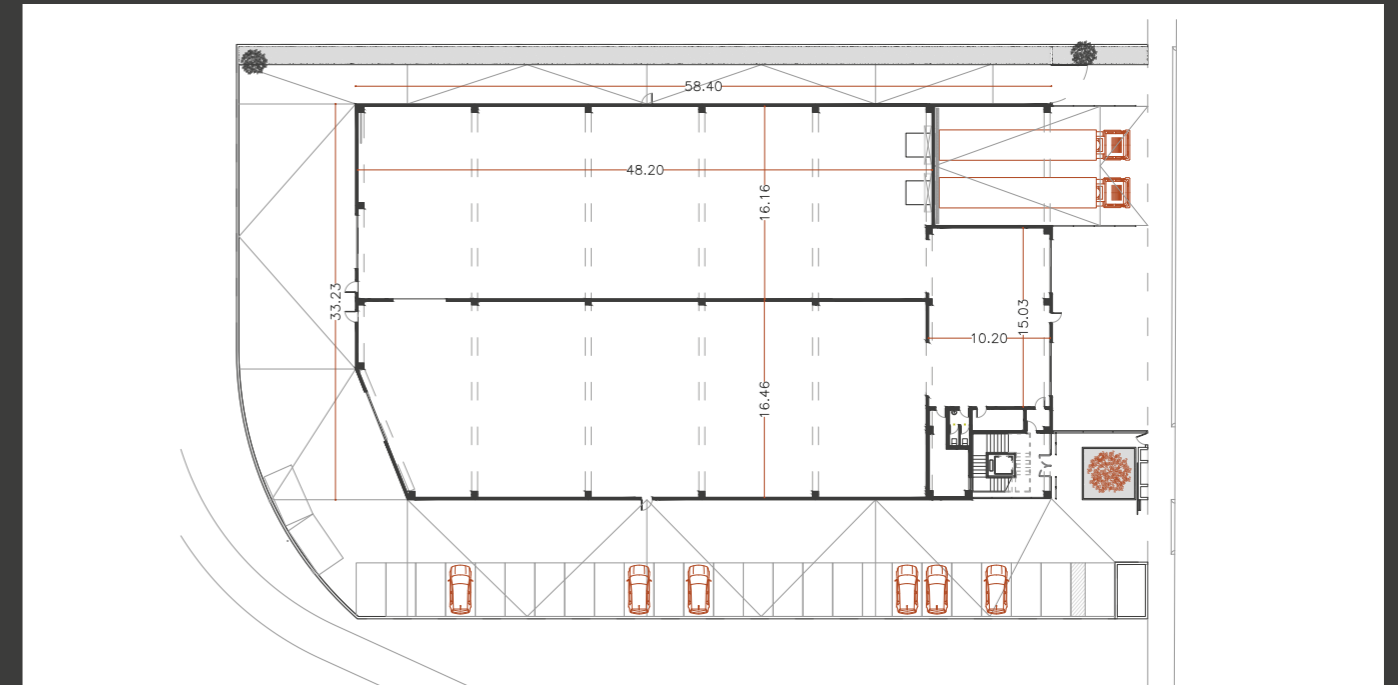
1 accessible toilet in the office area

Changing rooms with showers for
warehouse personnel

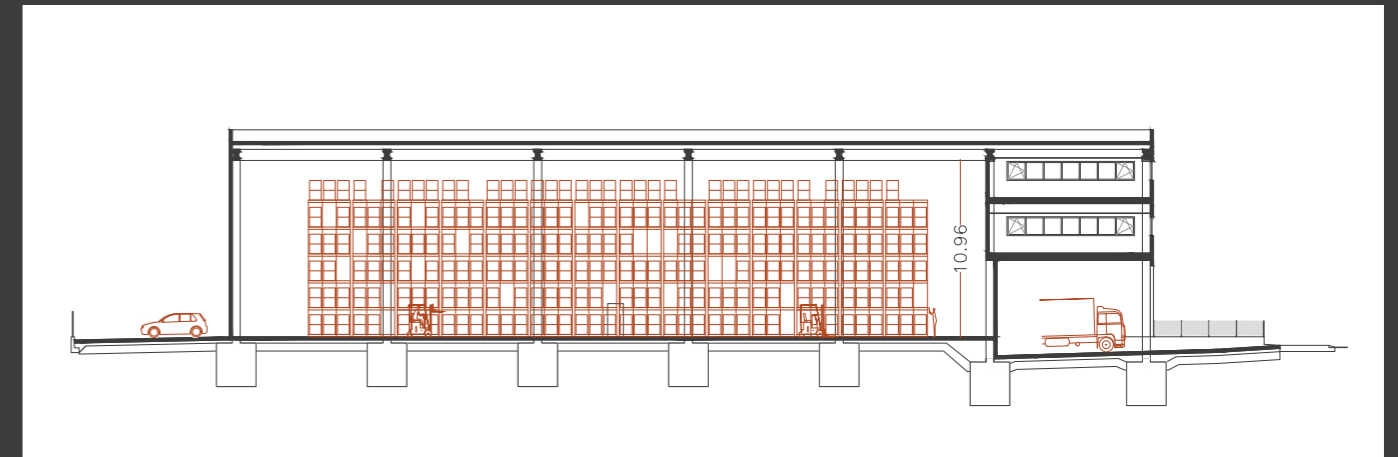
Security

Fence: Complete perimeter

Alarm: Intrusion system and CCTV



IMPLANTATION - FIRST FLOOR



SECTION





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Monthly rent: **€21,400 (+ IVA)**

First floor: **€6.75/m² per month**

Offices: **€12/m² per month**

Availability: **Fourth quarter of 2025**

Markets:

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