

Corporate building for rent

LES FRANQUESES DEL VALLÈS

Available Q4 2026

www.nausbcn.cat





nausbcn 1989

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 VALLÈSCarrer lugoslavia, 4
2,360 m² of land
1,300 m² build
1 warehouse



LES FRANQUESES DEL VALLÈSCarrer 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 VALLÈSCarrer França, 7
32,342 m² of land
17,074 m² build



GRANOLLERSCarrer 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

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



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



SANTA PERPÈTUA DE MOGODACarrer Can Vinyalets, 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



Corporate building for rent

LES FRANQUESES DEL VALLÈS

- 2.364 m² total land area
- **1.493** m² total construction area
- 1 warehouse built

Building located in the municipality of Les Franqueses del Vallès, in the Pla de Llerona industrial estate.

Built to the highest quality standards and complying with the most demanding sustainability criteria.

Plot of 2,364 m², consisting of a warehouse with 1,493 m² built, $1,232 \text{ m}^2$ on the main floor. The main warehouse is divided into two sectors of 775 m² and 252 m² for racking, two loading docks, yard area and cross-dock of 112 m², and 261 m² built on the first floor for offices.

Capacity for up to 1,668 pallets in logistics use. High risk level 8 for logistics use.



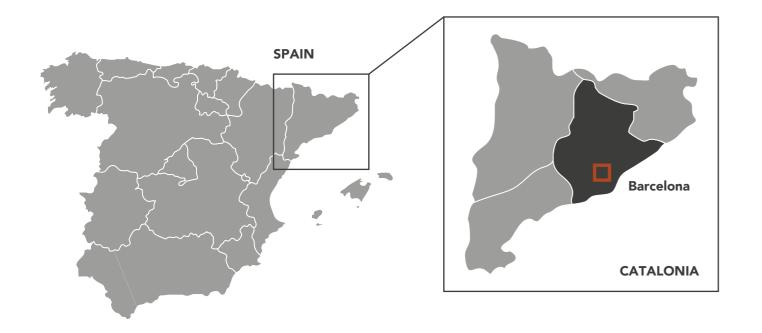
Location

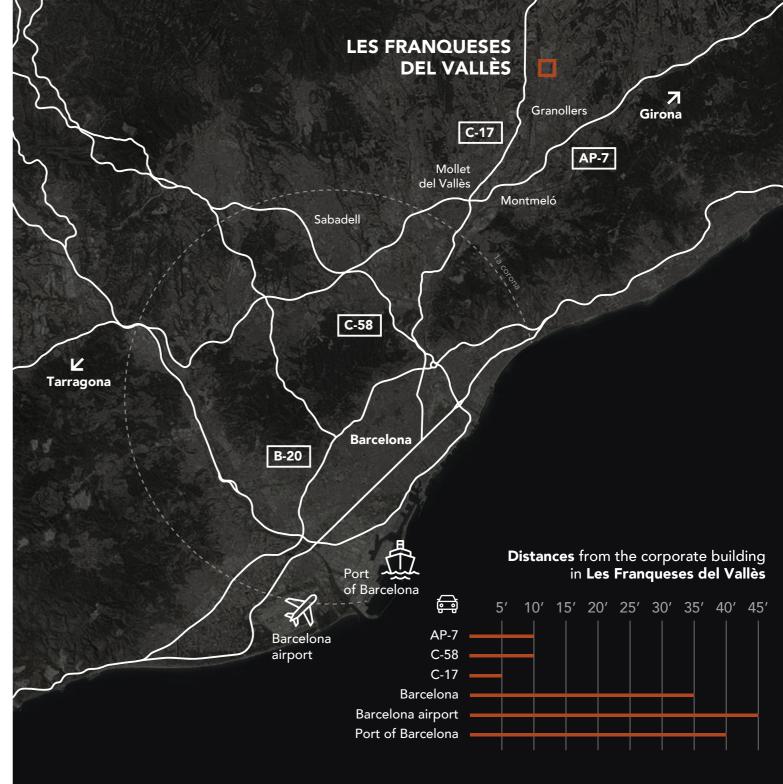
Pla de Llerona Industrial Estate Carrer Iugoslavia, 4, 08520, Les Franqueses del Vallès, Barcelona

Les Franqueses del Vallès, located in the Vallès Oriental region, a region with outstanding industrial and logistics activity, is a municipality economically focused on industry, commerce and services.

It is located in a strategic location, with direct access to the C-17 and very close to the AP-7 (Autopista del Mediterrani), which allows an excellent connection with Barcelona and the rest of the metropolitan area. This places our asset just 35 minutes from the Catalan capital.

It connects to Barcelona via the R3 Rodalies line, with regular services throughout the day, as well as several bus lines that facilitate access to Granollers and other nearby municipalities.







Corporate offices



Office Area - Floor 1: 261 m²



AC5 laminate flooring



Retractable mineral fiber suspended ceiling



Heat recovery ventilator (HRV)



Ducted air-conditioning system



Dedicated kitchenette space



Dedicated rack room



Sustainability



Planned environmental certification BREEAM Very good



105 m² of native vegetation



LED lighting throughout the project



2 charging stations for electric vehicles



Photovoltaic installation for self-consumption with 68 kWp



Energy certificate: A



Estimated annual production of 86.398 year



Equivalent to saving 12.527,71 kg of CO₂ from being released into the atmosphere



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







Advantages



Total capacity: 1,668 European pallets, class 300A forklift



Proximity to the C-17 and AP-7

Technical specifications



10 m interior height under beams



2 loading bays



2 sectional doors



Warehouse area on first floor: 1,493 m²



13 parking spaces for cars within the premises



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

Precast walls & structure

Panels: 20 cm concrete panel with lightweight core – 6+8+6

Floor Slab

Standards: $FF = 50 \mid FL = 40$

Thickness: 20 cm

Office Characteristics

Flooring: AC5 laminate

Windows: Aluminum frame

with thermal break

Suspended ceiling: Retractable mineral fiber

Climate control: Air heating and air cooling

Energy Certificate: A

Accessibility

Installed elevetor

1 accessible parking space

1 accessible toilet on the ground floor

1 accessible toilet in the office area

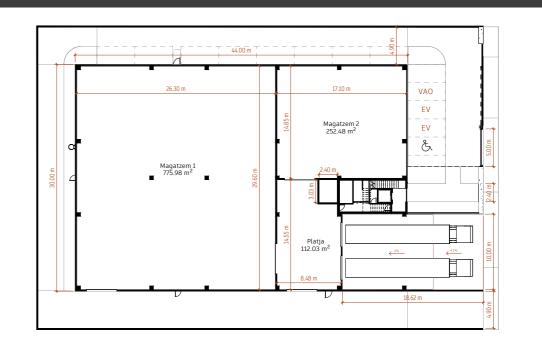
Changing rooms with showers for

warehouse personnel

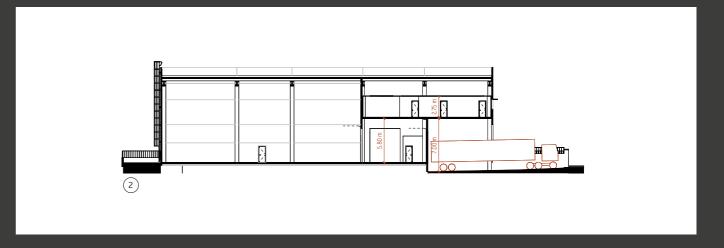
Security

Fence: Complete perimeter

Alarm: Anti-intrusion system



IMPLANTATION - FIRST FLOOR





SECTION



Monthly rent: **€11,756** (+ IVA)

First floor: **€7/m² per month**

Offices: **€12/m²** per month

Availability: Fourth quarter of 2026

Markets:



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