



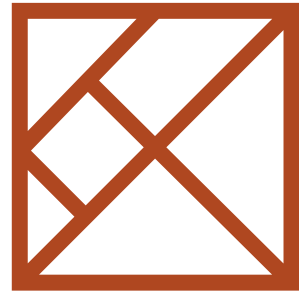
Corporate building for rent

LES FRANQUESES DEL VALLÈS

Available Q4 2026

www.nausbcn.cat





nausbcn

1989

We build long-term
sustainable property solutions.



Project in Santa Perpetua
2624 m² constructed - delivered T4 2025

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**

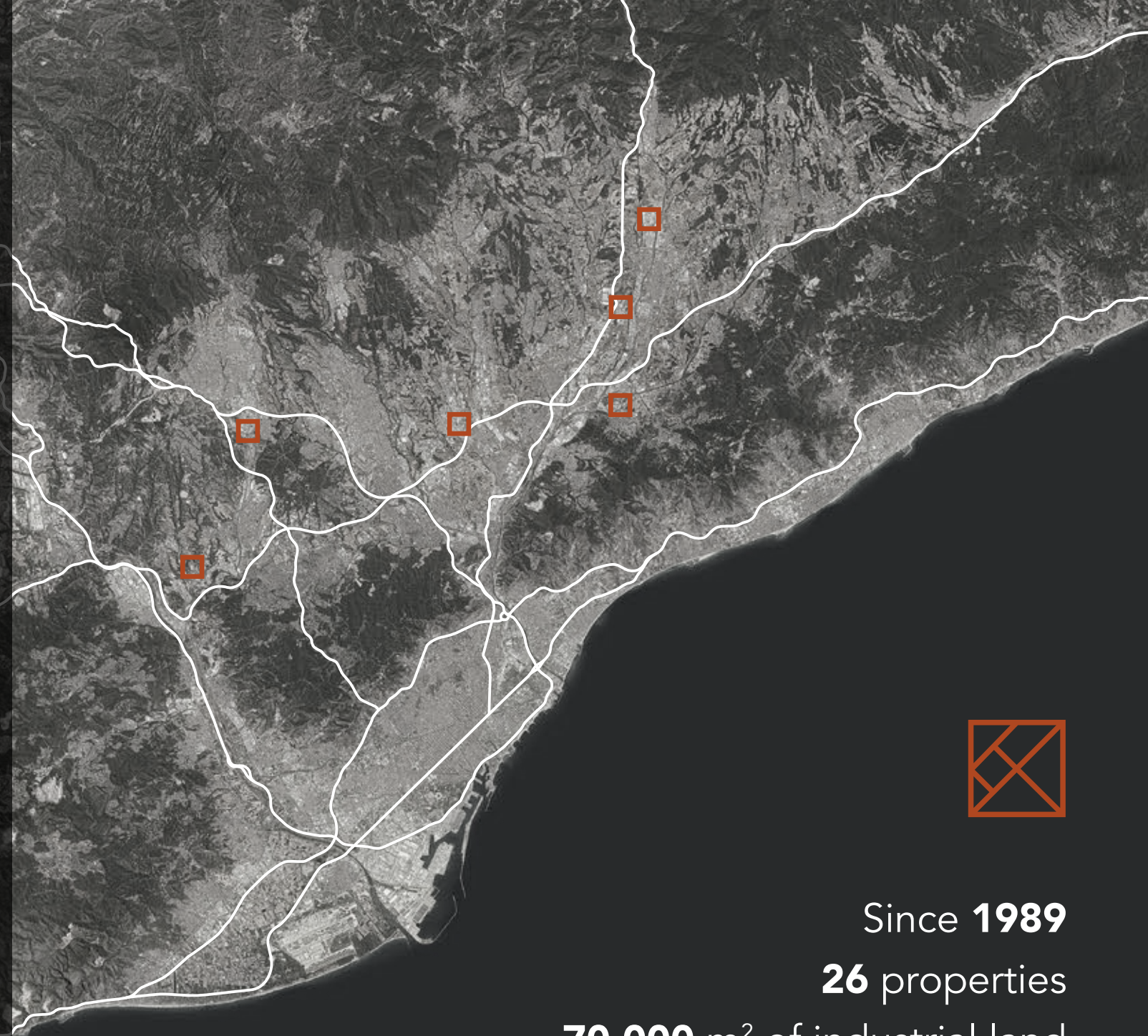
Carretera de Rubí, 375
1,962 m² of land
1,956 m² build
3 warehouses

**SANTA PERPÈTUA DE MOGODA**

Carrer Can 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

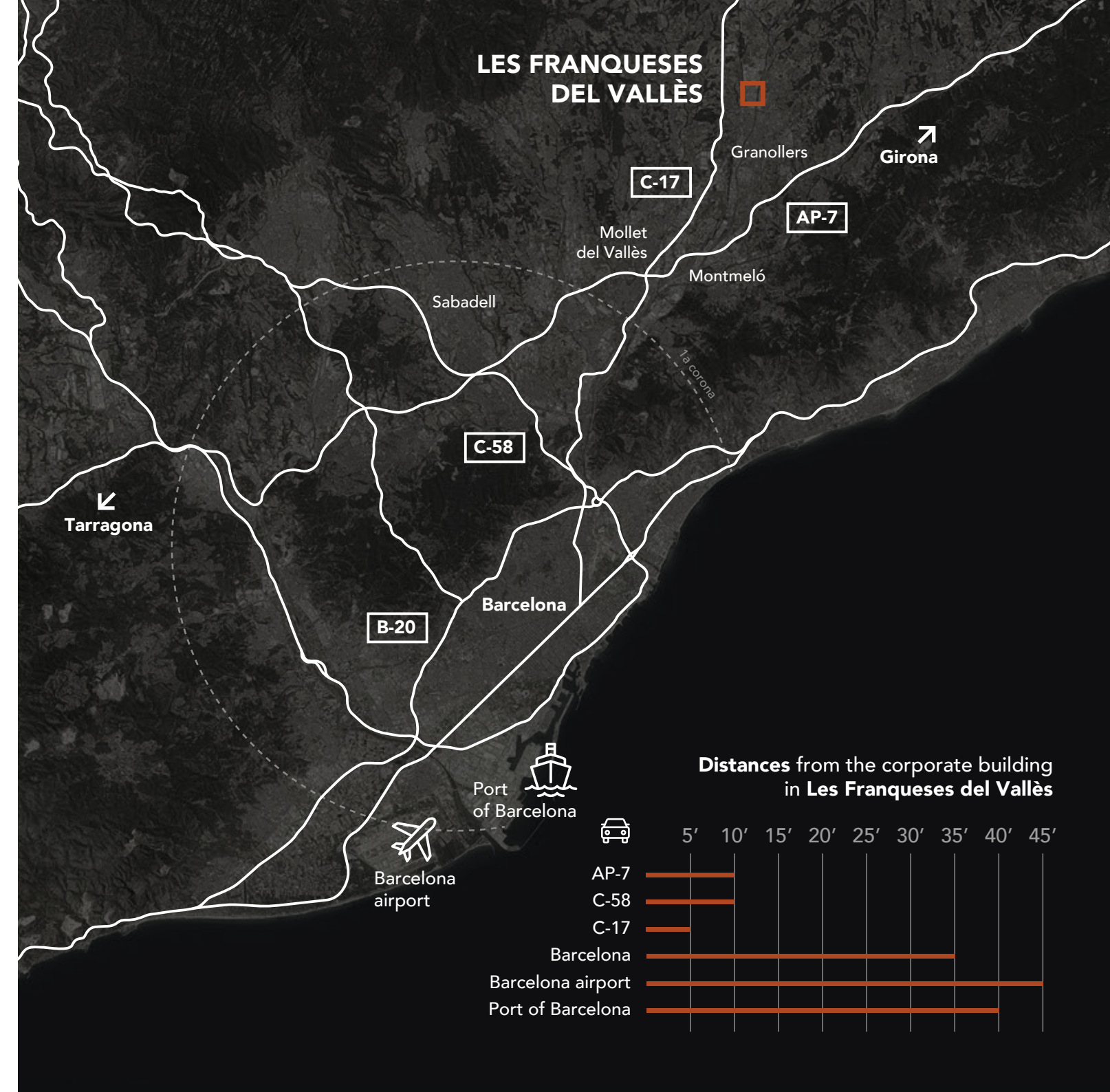
Building located in the municipality of Les Franqueses del Vallès, in the Pla de Llerona industrial estate.

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 m² 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.







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



Project in Castellbisbal
3110 m² constructed - delivered 2024



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





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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