

A-2



Logistics Hub

Eje A2, Baix Llobregat, Barcelona



Certificado BREEAM
VERY GOOD



PLATAFORMA LOGÍSTICA DE VANGUARDIA

21.240 m²

Eje A2, Baix Llobregat, Barcelona

21,240 m² next-generation logistics platform on the A2 axis, Baix Llobregat, Barcelona



CONNECTING

EVERY MILE

A-2 LOGISTICS HUB

**OPORTUNIDAD
SECTOR
AUTOMOCIÓN**

A 5 km de Seat

**OPPORTUNITY
AUTOMOTIVE
SECTOR**

5 km FROM SEAT

01

UBICACIÓN ESTRATÉGICA

En el polígono industrial de Magarola, Esparraguera, a 40 km de Barcelona por la A-2 / AP-7 y B-40.

STRATEGIC LOCATION

In the Magarola industrial park, Esparraguera, 40 km from Barcelona via the A-2 / AP-7 and B-40.

02

SUPERFICIES ÓPTIMAS

Parcela: **37.099m²**, Nave: **21,240 m²**,
Almacén: **18.206,19m²**, Altillo: **2.501,43m²**,
Oficinas (PB+P1): **532,36m²**

OPTIMAL SIZES

Plot: 37,099 sqm, Warehouse: 21,240 sqm,
Storage: 18,206.19 sqm, Mezzanine: 2,501.43 sqm,
Offices (Ground Floor + First Floor): 532.36 sqm

03

VISIBILIDAD CORPORATIVA

Excelente visibilidad desde la A2

CORPORATE VISIBILITY

Excellent visibility from the A2

04

ZONA CONSOLIDADA

Seat, Transportes Flix, Grupo nieves, Barna Import Medica, SKORPESTON S.L., Sesé, Mercadona...

CONSOLIDATED ZONE

SEAT, Transportes Flix, Grupo Nieves, Barna Import Médica, Skorpeston S.L., Sesé, Mercadona...

05

ACCESO DIRECTO A-2

Fachada a la A-2 con acceso directo a A2/AP-7
3 minutos

DIRECT A-2 ACCESS

Facade facing the a-2 with direct access to the A2/AP-7 (3 minutes)

06

ALTOS ESTÁNDARES DE CALIDAD

22 Muelles de carga, 2 Rampas, 1 Portón de acceso, Altura libre 10,9 m, 216 Plazas de parking, Riesgo Alto 8 contra incendios

MAXIMUM CAPACITIES

22 Loading docks, 2 Ramps, 1 Access gate, Clearance height 10.9 m, 216 Parking spaces, High Hazard 8 fire prevention





EXCELENTE

CONECTIVIDAD

Excellent connectivity



DIMENSIONES

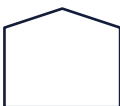
ÓPTIMAS

OPTIMAL DIMENSIONS



SUPERFICIE PARCELA
Plot area

37.099 m²



TOTAL CONSTRUÍDO
Total built area

21.240 m²



SUPERFICIE ALMACÉN
Warehouse surface

18.206,19 m²



ALTILLO
Mezzanine

2.501,43 m²



OFICINAS
Offices

532,36 m²



ALTURA LIBRE
Clear hieght

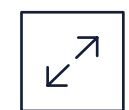
10,80 m





LA PARCELA

THE PLOT



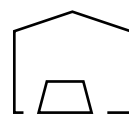
37.099 m²

PARCELA | *Plot*



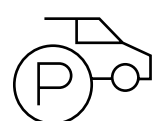
22

MUELLES DE CARGA | *Loading docks*



2

RAMPAS | *2 Ramps*

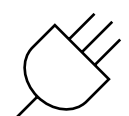


216

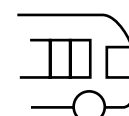
PLAZAS DE PARKING | *Parking spaces*



1 PORTÓN DE ACCESO | 1 ACCESS GATE



6 PUNTOS DE RECARGA EV | 6 EV charging points



32,2 m

DISTANCIA DE MANIOBRAS TRAILERS | *Trailer manoeuvre distance*



LA NAVE

THE WAREHOUSE

- 

NAVE ÚLTIMA GENERACIÓN

| Next generation design
- 

21.240 m²

TOTAL CONTRUIDO | Total Built Area
- 

18.206,19 m²

SUPERFICIE ALMACÉN | Warehouse surface
- 

2.501,43 m²

ALTILLO | Mezzanine
- 

532,36 m²

OFICINAS | Offices
- 

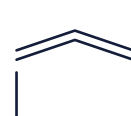
10,80

ALTURA LIBRE | Free high
- 

5 t/m² CARGA UNIFORME

RESISTENCIA DE SOLERA
| 5 t/m² Even Load
Floor Load Capacity
- 

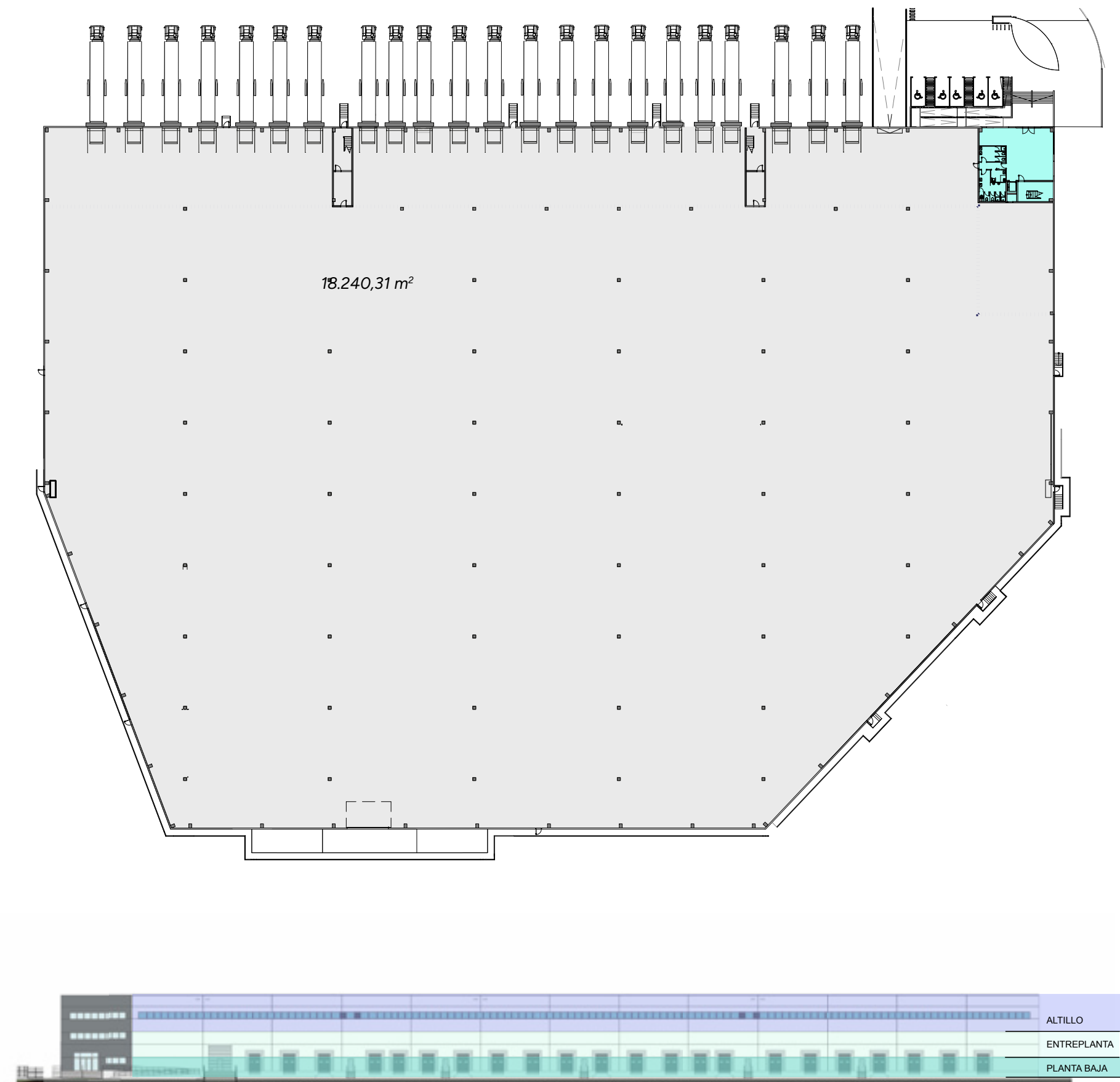
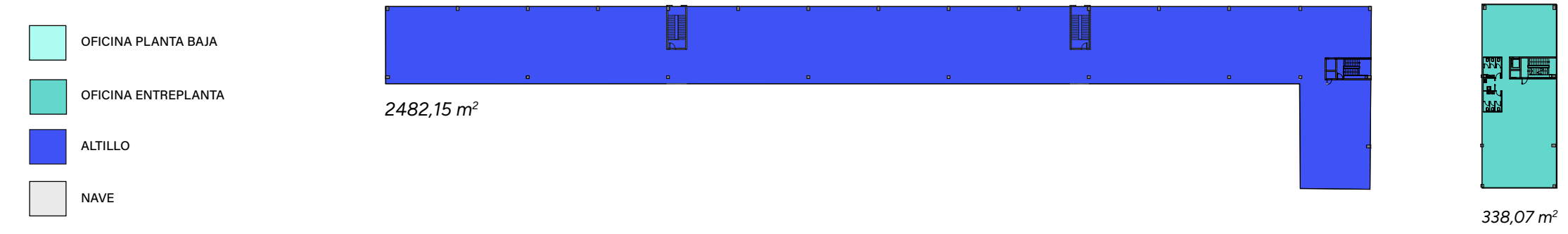
RIESGO ALTO 8

PROTECCIÓN CONTRA INCENDIO
| High Hazard Grade 8
Fire Protection
- 

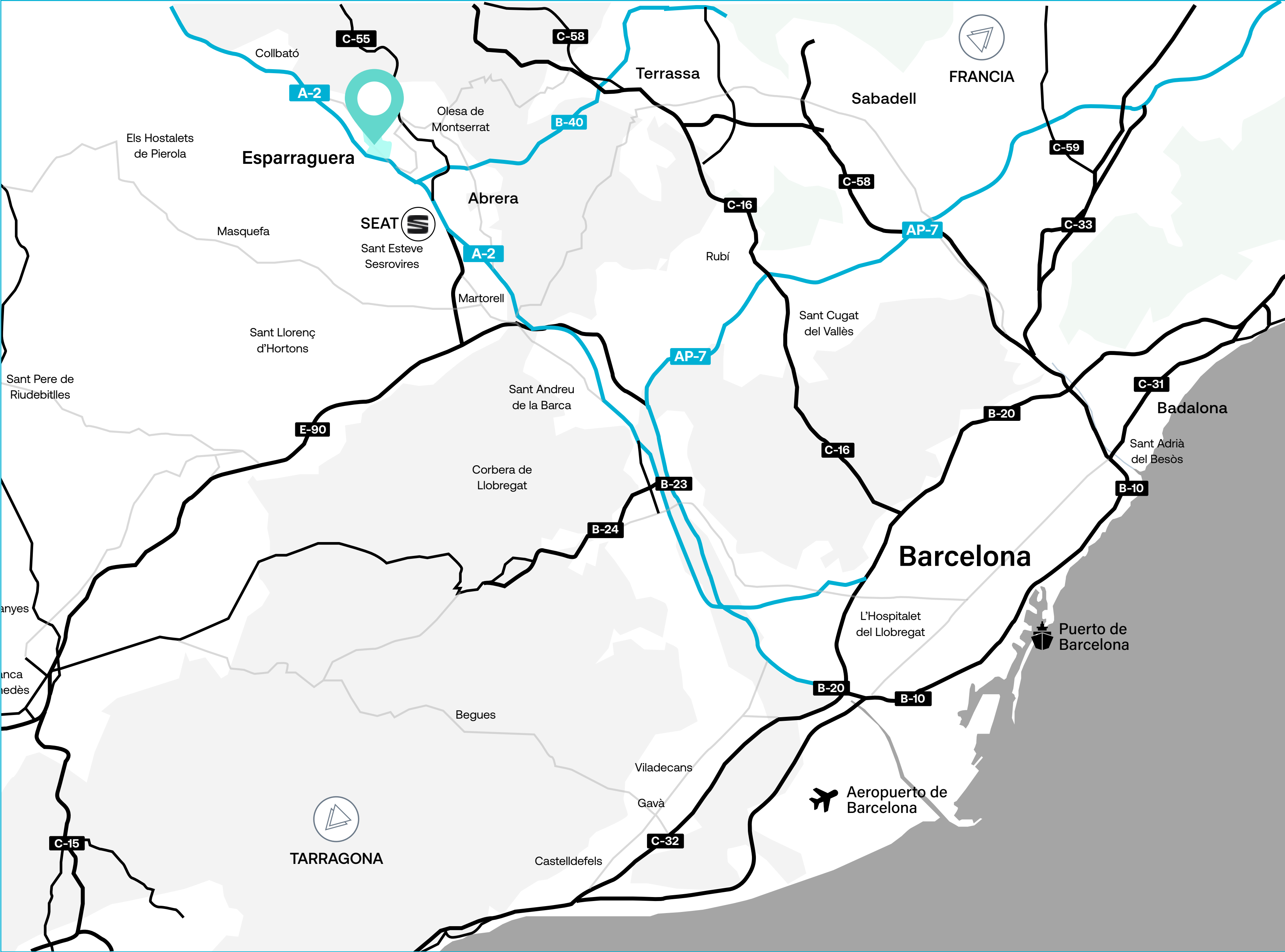
FACHADA

HORMIGÓN CON POLIESTIRENO
| Façade
Prefabricated concrete
- 

CERTIFICADO BREEAM
VERY GOOD | BREEAM Very Good certified







UBICACIÓN

LOCATION

Ubicado en el Eje A-2 del Baix Llobregat

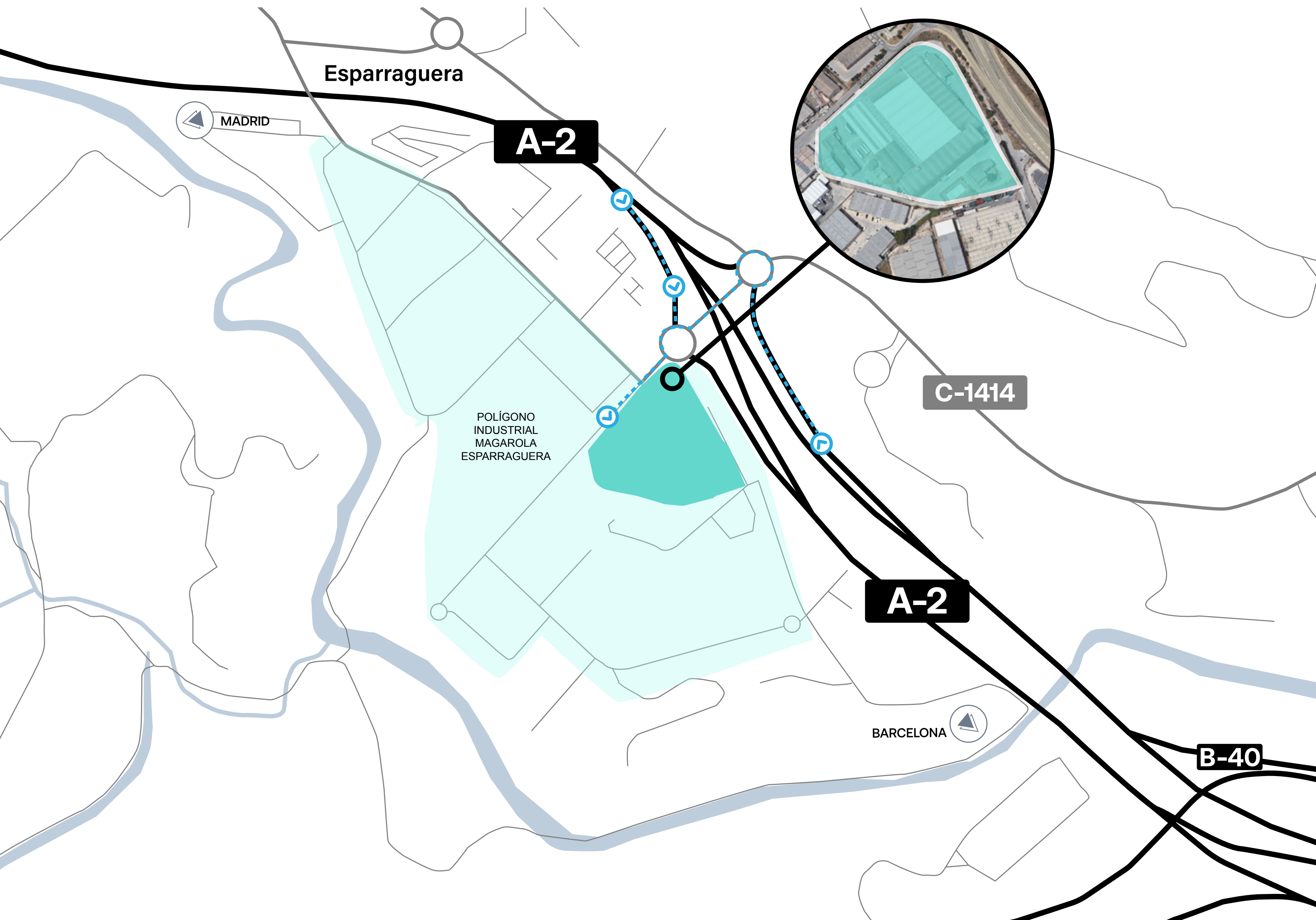
A2 Logistics Hub se situa en Esparraguera en la segunda corona de Barcelona ofreciendo conectividad directa con la A-2/AP-7/B-40 , además de acceso al ecosistema industrial del Baix Llogregat y la red logística del Port de Barcelona.

Located on the A-2 axis of the Baix Llobregat

A2 Logistics Hub is located in Esparraguera, in the second ring of Barcelona, offering direct connectivity to the A-2/AP-7/B-40, as well as access to the Baix Llobregat industrial ecosystem and the Port of Barcelona's logistics network.

VIA WAY	DISTANCIA DISTANCE
A-2 / AP-7 / B-40	<2 km
Barcelona centro / Central Barcelona	40 km
Seat	5 km
Aeropuerto / Airport	35 km
Puerto Barcelona/ Barcelona Port	40 km





ACCESOS

ACCESS

Fácil y rápido acceso de la A-2, el cuarto cinturón, de la AP-7 y B-40

Quick and easy access from the A-2, the orbital motorway, the AP-7 and, B-40.

Aeropuerto Barcelona

Barcelona Airport

35 km | 33 min

Puerto Barcelona

Barcelona Port

40 km | 41 min



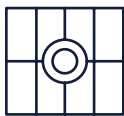
SOSTENIBILIDAD Y BIENESTAR

SUSTAINABILITY AND WELL-BEING



Edificio con certificación **BREEAM®** (*Building Research Establishment Environmental Assessment Method*) nivel **VERY GOOD**

Building with **BREEAM®** (Building Research Establishment Environmental Assessment Method) **VERY GOOD** certification



Estructura de techo 100% preparada para paneles fotovoltaicos; con instalación fotovoltaica en la base del edificio

100% PV ready roof structure; with base build PV installation



Diseño y selección de materiales respaldados por el análisis de la huella de carbono

Design and material selections underpinned by Carbon Footprint analysis



95% de reutilización o reciclaje de materiales obtenidos en la obra. 95% re-use or recycling of site-won materials



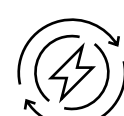
Almacenamiento y descarga sostenibles de agua de lluvia

Sustainable storage and discharging of rainwater.



Aparcamientos para bicicletas, patinetes y motos, y duchas/vestuarios

Cycle, scooter, motorbike shelters and shower/changing facilities



Sistemas de monitoreo y gestión de energía y combustible

Energy and fuel monitoring and management systems



CONTACTO

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