



## SEGRO LOGISTICS PARK MOLLET

CAN MAGAROLA INDUSTRIAL AREA

50.000 M<sup>2</sup>

BARCELONA

**SEGRO**



Class A Building



Environmental BREEAM "Very Good" certification



Direct Access: AP-7, C-33 y C-17



Available on Q1 2020

## THE PROJECT

The **SEGRO Logistics Park Mollet** platform, will be built on a 70,000 sqm plot and will benefit from a high quality of specification and sustainability standards (**BREEAM "Very Good" certification**).

**The class A project** is specifically designed to serve industrial, distribution and logistics companies. As well as offering all the standard features this sector requires, the project will also provide **additional facilities, including sport & recreational area and changing rooms for employees**.

The building will be highly flexible with modular areas, capable of meeting the needs of different occupiers. The characteristics of the premises and the large roads provide easy access for TIR trucks. It has a total of 72 loading and unloading docks (expandable to 82), as well as, 7 access ramps at the front and 6 access at the rear. Additionally, it offers independent parking areas for trucks and electrical vehicles (cars and motorbikes).

With this new platform, **SEGRO** is increasing its offer in the Barcelona urban area with latest generation facilities and services.

KEY LOCATION



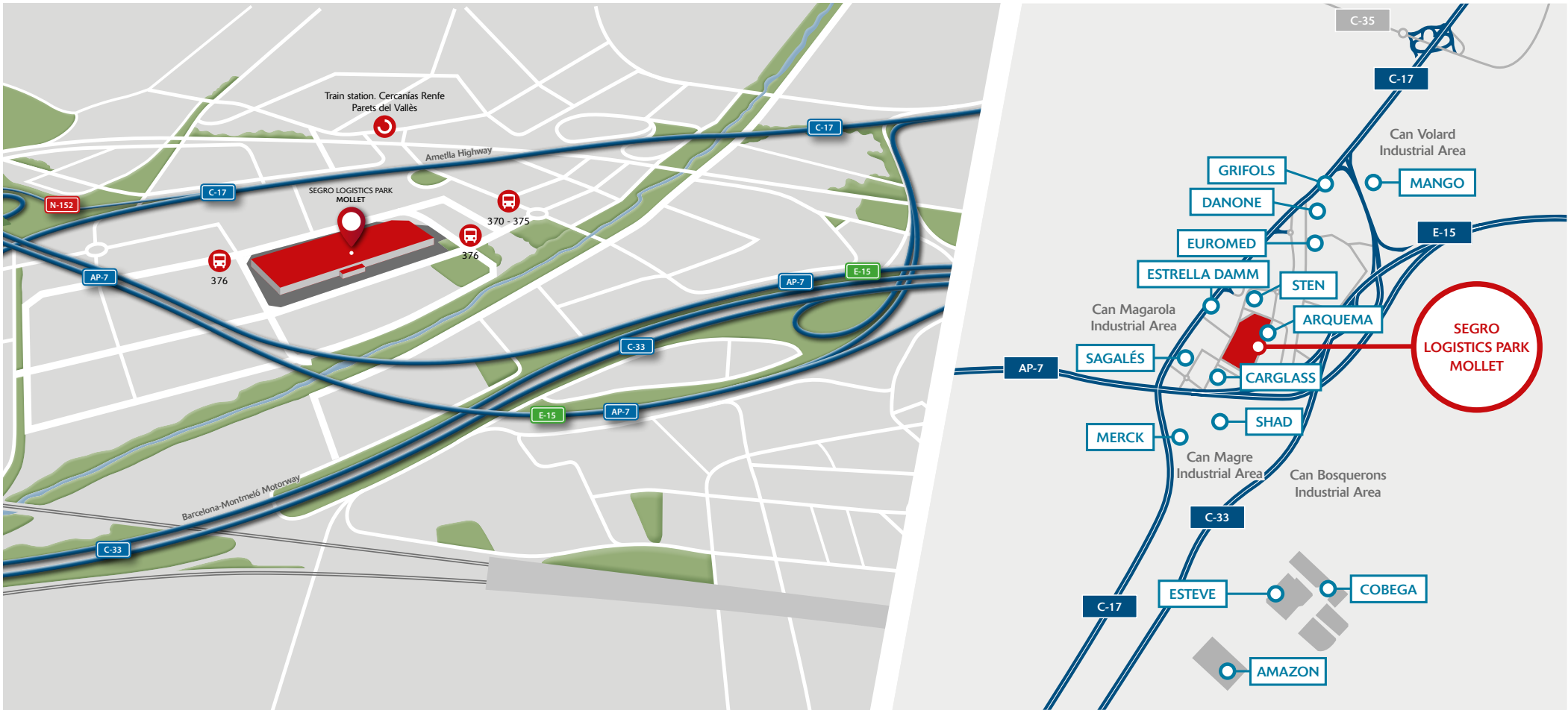
## KEY LOCATION




**SEGRO Logistics Park Mollet** is located in the **Can Magarola Industrial Area of Mollet del Vallès**, one of the main cities of the Eastern Vallès region and a key hub with easy access and close proximity to Barcelona. The Park, which is on the plot of the former Bacardi factory, is located in the angle between the **AP-7** motorway that connects Madrid with France and the **C-17** highway, which leads directly to the **centre of Barcelona**. The international airport Barcelona - El Prat is 33 km away and the port is 31 km.

Nearby occupiers include companies such as **Amazon, Arquema, Carglass, Cobega, Danone, Esteve Pharmaceuticals, Estrella Damm, Euromed, Grifols, Mango, Merck, Sagalés, Shad and Sten.**



**KEY LOCATION**

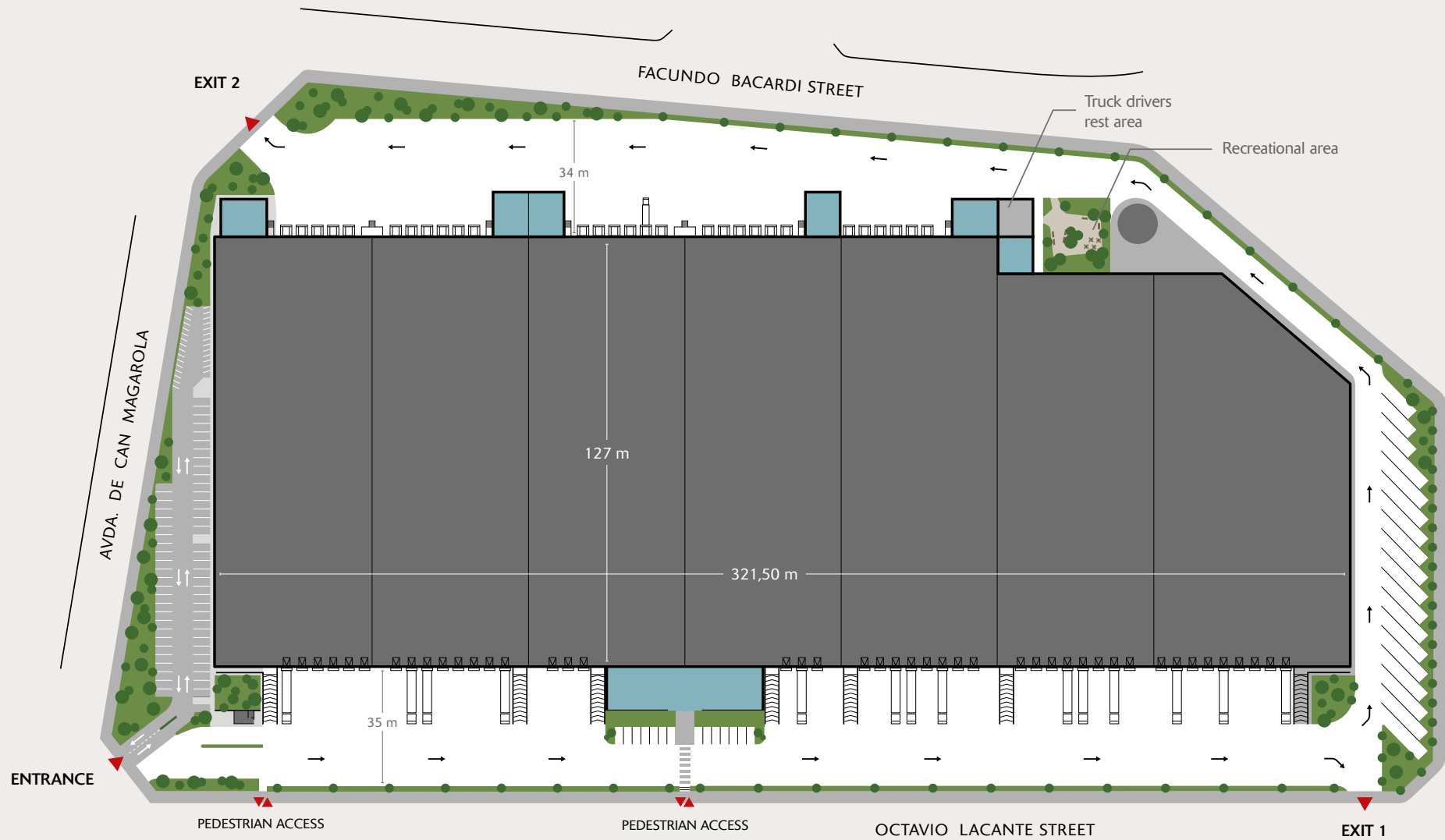


-  SEGRO Logistics Park Mollet  
Octavio Lacante, 25. 08100 Mollet del Vallès, Barcelona
-  13 km from Barcelona
-  Access: AP-7 / C-17 / C-33

-  31 km from Barcelona Port
-  33 km from Barcelona - El Prat Airport
-  1 km from train station Parets del Vallès
-  Buses nearby: 370 / 375 / 376 (Sagalés)

## SEGRO LOGISTICS PARK MOLLET

- Yard depth: 35 m at the front and up to 34 m at the rear.
- 43 docks and 7 access ramps at the front, 29 docks (possibility to extend to 39) and 6 access ramps at the rear.





## FEATURES

- Free interior height up to 12 meters.
- Seven open warehouses, without divisions.
- Modular surfaces from 4,770 sqm.
- Lighting and natural ventilation in warehouse and offices.
- Offices equipped with A/C hot/cold.
- Parking for vehicles inside the premises (14 trucks, 225 cars and 29 motorcycles).
- Battery charge room with emergency showers.

- Facilities including alarms, emergency lighting, fire house reel, fire extinguishers, LED lighting, water pressure pumps, ESFR sprinklers, warehouse with electrical box and sockets.
- Perimeter fencing. Security and access control.
- Toilets, showers and changing rooms.
- Storage and distribution with an average fire load of level 5.
- Sports facilities and recreational area.

## SURFACES

	BUILT SQM
WAREHOUSE	41.000 m <sup>2</sup>
GROUND FLOOR OFFICES	600 m <sup>2</sup>
1st FLOOR OFFICES	600 m <sup>2</sup>
<b>TOTAL</b>	<b>42.200 m<sup>2</sup></b>

Possibility to extend at mezzanine level by up to 7,800 sqm for picking and offices



## ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), and a leading owner, manager and developer of modern warehouses and light industrial property. It owns or manages 7.8 million square metres of space (84 million square feet) valued at £11.7 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in eight other European countries.

See [www.SEGRO.com](http://www.SEGRO.com) for further information.







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