

Goodman+

da un paso inteligente+



2.9 KM
A LA AUTOPISTA
AP7



CERTIFICACION
BREEAM
"GOOD"



SERVICIOS PROPIOS
DE GESTIÓN
INMOBILIARIA

7.000 M²

DISPONIBLES
EN ALQUILER

**GOODMAN
CAN MARGARIT III**
LOGISTICS CENTRE

Goodman Can Margarit III Logistics Centre

Polígono Industrial Can Margarit, San Esteve Sesrovires 08635

7.000 m² disponibles de espacio logístico Clase A a tu alcance

Goodman Can Margarit III Logistics Centre se ubica en Barcelona. Situado en el Baix Llobregat, este innovador centro logístico representa una oportunidad excepcional para ubicarse en el área sur-oeste de Barcelona.

Situado en el nuevo Polígono Industrial Can Margarit, en San Esteve Sesrovires, permite a los clientes de Goodman beneficiarse de la contratación de personal cualificado, ayudas y programas de formación especializada para los empleados.

Ventajas +

- + Ubicación estratégica: 2,9 km a la autopista AP7 y 10 km a la autopista A2
- + Espacio de almacenaje de nueva construcción en módulo independiente de 7.000 m² incluyendo 300 m² de oficinas en 2 plantas
- + Certificación BREEAM "GOOD"
- + Almacén tipo B para múltiples arrendatarios (Normativa RSCIEI ,RD 2267)
- + Servicios propios de gestión inmobiliaria

Goodman Can Margarit III Logistics Centre

Polígono Industrial Can Margarit, San Esteve Sesrovires 08635

7,000 sqm high quality class A logistics space within your reach

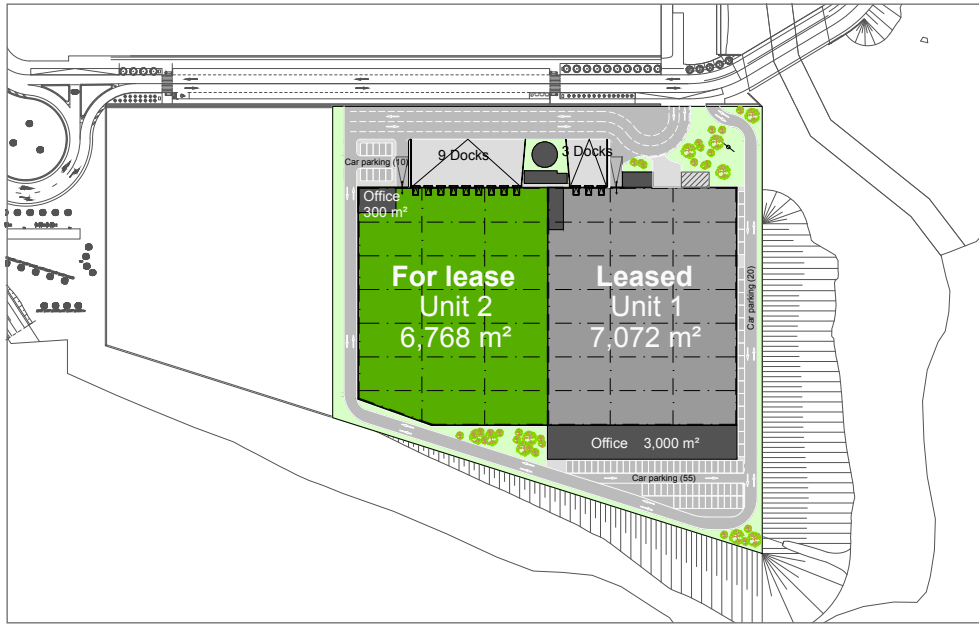
Goodman Can Margarit III Logistics Centre is strategically located in the Barcelona region. Situated in the Baix Llobregat, this state-of-the-art logistics centre represents a unique opportunity to set up a business in the south-west area of the Barcelona region.

Located on the Can Margarit Industrial Estate within the San Esteve Sesrovires municipality, it allows Goodman's customers to take advantage of a skilled workforce, grants and access to training programmes for employees.

Main benefits +

- + Strategic location: 2.9 km to the AP7 motorway and 10 km to the A2
- + Brand new 7,000 sqm Class A logistics unit for lease including 300 sqm office area over 2 floors
- + BREEAM "GOOD" Certification
- + Warehouse suitable for multi-customer activity (Type B Norm Activity based on Fire Regulation RD 2267)
- + In-house dedicated services





Especificaciones técnicas+

- + Nave logística clase A
- + 1 muelle de carga por 1.000 m²
- + Altura almacenamiento interior 10 m
- + Capacidad portante del suelo 5 TN / m²
- + Solera sin juntas de retracción
- + Sistema de protección contra incendios ESFR
- + Riesgo Medio nivel 5 para almacenaje
- + Área de maniobra de camiones con pavimento de hormigón
- + Perímetro vallado 2 m altura con puerta de acceso automática y caseta seguridad
- + Amplia zona de aparcamiento para turismos
- + Iluminación LED

Specifications+

- + High quality Class A warehouse
- + Minimum 1 dock per 1,000 sqm
- + Free stocking height 10 m
- + Floor load capacity 50 kN/sqm
- + Jointless slab
- + ESFR roof-net sprinkler
- + Fire Risk level Medium 5
- + Concrete loading pit
- + 2 m high fenced facility with electric gate and security guard house
- + Ample car parking
- + LED lighting

Características de Sostenibilidad+

- + Lucernarios en cubierta y en fachada para incrementar la iluminación natural
- + Zonas verdes con vegetación autóctona con sistemas de riego sostenible
- + Implementación de recogida de aguas pluviales para su reutilización
- + Certificación BREEAM "GOOD"

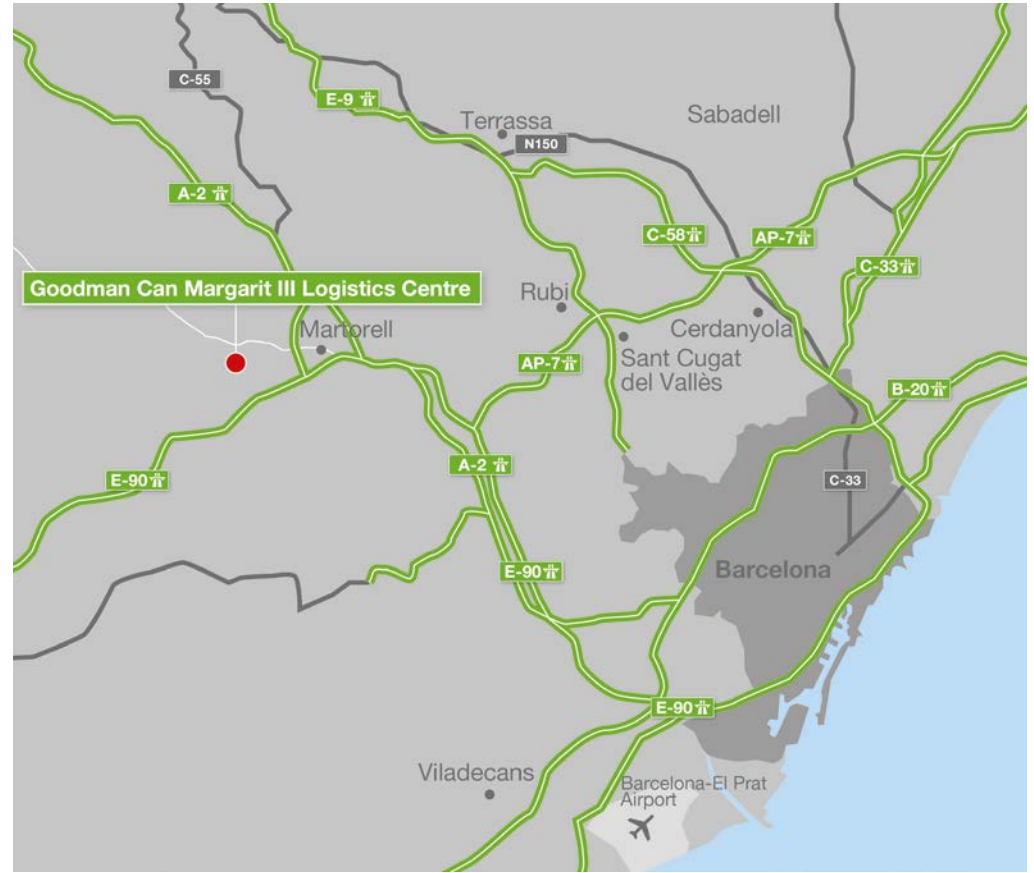
Sustainable features+

- + Skylights on roof and façade to enhance natural light
- + Landscaped using native plants and sustainable irrigation systems
- + Implementation of rainwater harvesting (rainwater tanks) for re-use
- + BREEAM "GOOD" Certification

Ubicación+

La plataforma logística esta estratégicamente ubicada en el municipio de San Esteve Sesrovires, en una zona de las zonas industriales más importantes del sur este de Barcelona. Con acceso directo a la A2 y AP7 y situado en un área logística próxima a Martorell, garantiza que su empresa esté fácilmente accesible, haciéndola más eficiente día tras día.

- + 2,9 km a la autopista AP7
- + 6 km a la planta de fabricación de Seat
- + 10 km a la autovía A2
- + 31 km al centro de Barcelona
- + 32 km al Puerto de Barcelona
- + 36 km al Aeropuerto de Barcelona



Location+

The logistics platform is ideally located within San Esteve Sesrovires, in the main industrial area in the south west Barcelona region. Direct access to the A2 and AP7 in a logistics area close to Martorell ensures that your business is easily accessible, making it run more efficiently every day.

- + 2.9 km to AP7 motorway
- + 6 km to Seat Manufacturing plant
- + 10 km to the A2 highway
- + 31 km to Barcelona Center
- + 32 km to Barcelona Port
- + 36 km to Barcelona Airport



Contact+

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Global property experts in logistics+business space

Goodman is a global integrated property group that owns, develops and manages logistics and business space. We have an extensive development pipeline for flexible and functional logistics space across Europe. Our integrated customer service offering is at the heart of everything we do. Working with customers throughout each stage of a project allows us to develop a thorough understanding of their needs, resulting in long term relationships and creative solutions.

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