

P3 SANT FRUITÓS

Sant Fruitós de Bages, Barcelona



65,818 sqm

Plot size

33,488 sqm

Built area

Q4 2024

Delivery date





WE OWN

8.5 million sqm
of Grade A space

833,000 sqm in Spain



WE DEVELOP

760,000 sqm
under construction

190,000 sqm in Spain



WE INVEST

2 million sqm
to be developed

500,000 sqm in Spain



WE MANAGE

342 buildings

27 in Spain



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SPAIN



-  1. Barcelona Airport: 66 km
-  2. Port of Barcelona (ZAL): 67 km
-  3. Plaza Catalunya: 60 km

LOCATION

A strategic gateway to national and European logistics markets, **P3 Sant Fruitós** stands at a vital node in the Catalan transport network. For users, this means direct access to main routes connecting Spain, France and Central Europe.

Carretera de Berga Industrial Park in Sant Fruitós de Bages is rapidly developing into the premier logistics hub for both North-South (Llobregat) and East-West (C-25) sectors.



↑
GERONA
FRANCE

CARRETERA DE
BERGA INDUSTRIAL
ESTATE

↑
ANDORRA
FRANCIA



C-16

LÉRIDA
ZARAGOZA
MADRID
A-2
←

C-25

C-16C

SANT FRUITÓS
DE BAGES

SANT ISIDRE
INDUSTRIAL ESTATE

CATCHMENT AREA

Sant Fruitós de Bages is a major logistics hub, chosen by some of the world's best-known companies.

Once the epicentre of Catalonia's automotive and textile industries, today it is home to more than 250,000 sqm of logistics platforms.

 **1,200**

Workforce available for logistics roles in the comarca of Bages, extending to 5,000 in the immediate vicinity.

↓
BARCELONA

P3 Sant Fruitós occupies a substantial plot of 65,818 sqm, with a built area of 33,488 sqm. Dedicated entirely to serving the logistics sector, it offers 1,250 sqm of flexible office space on two levels, designed for dynamic teams that value collaboration and well-being.

Direct links to the C-25 (Transversal Arterial, Cervera-Gerona), C-16 (Barcelona-Pyrenees) and N-141c motorways make P3 Sant Fruitós the logistics powerhouse of northern Catalonia, hosting a roll call of international corporations including INDITEX, Gestamp and Denso.

The platform is part of a well-established industrial district conjoining the regional cities of Manresa, Terrassa, Igualada and Vic.





P3 SANT FRUITÓS UP CLOSE

65,818 sqm
Plot size

33,488 sqm
Built area

336
Parking spaces

32 m
Yards

32
Loading bays

1
Warehouse roll
shutter door

11 m
Free height



**BREEAM Excellent
certification**

8
High fire risk

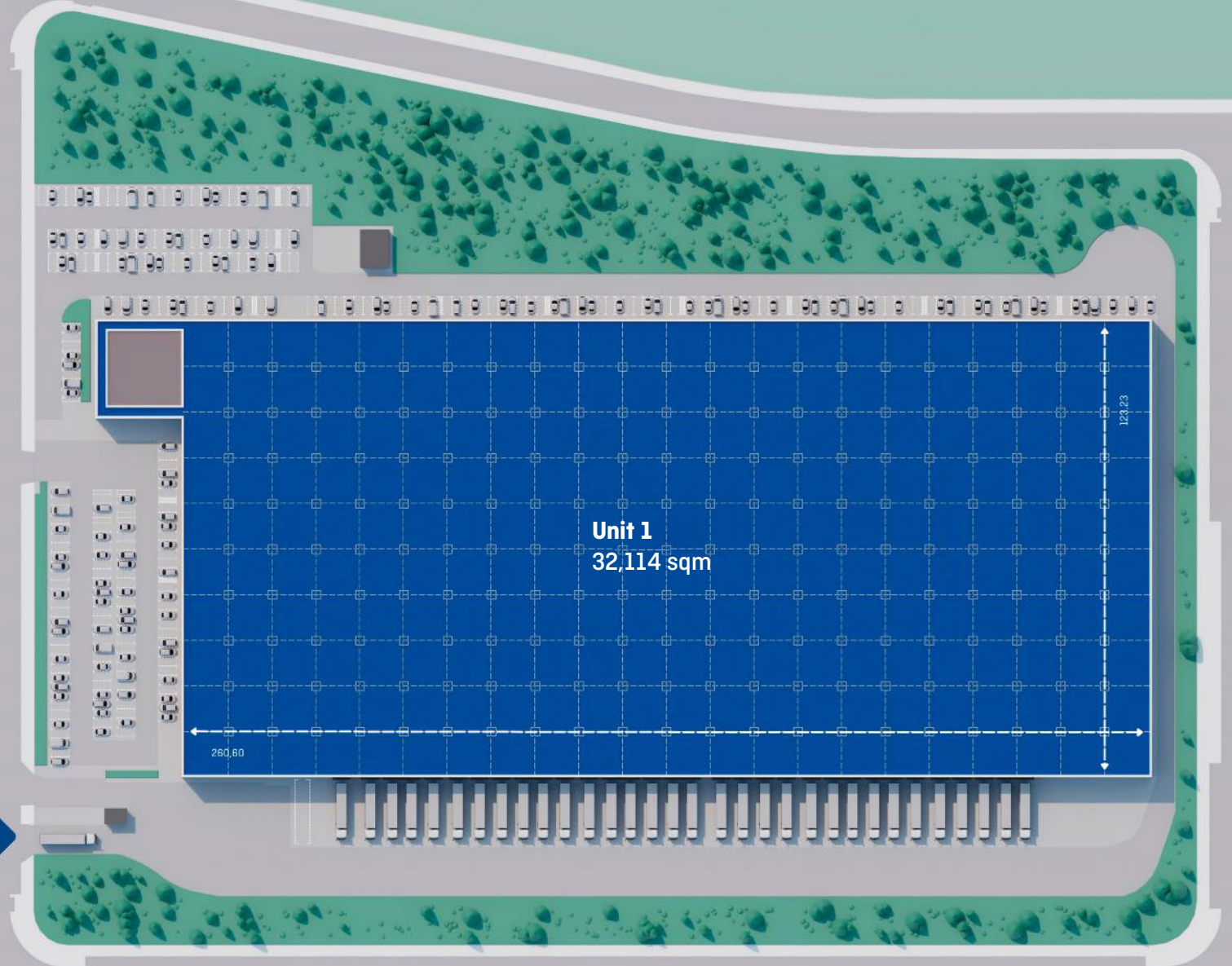


- Property
- Offices
- Main entrance

Available space

Unit	Warehouse	Offices	Development
1	32,114 sqm	1,250 sqm	0 sqm
Total	32,114 sqm	1,250 sqm	0 sqm

AREAS AND FLOOR PLAN



TECHNICAL SPECIFICATIONS



ESFR automatic sprinklers. Automatic smoke vents



1 waste compactor door



LED track lighting



Sandwich panel metal façade (U<0.35 W/m2k)



Offices finished with porcelain flooring, suspended ceiling, electrical installation and HVAC system



DECK roofing system



Prefabricated concrete structure



Floor resistance: 7 Tn



BREEAM Excellent certification



Prepared for WELL certification

ESG



P3 reflects our dedication to offering value through high-quality real estate that is forward-thinking, resilient, energy-efficient, safe and that ensures maximum operational efficiency for our tenants.

ESG is integral to our core values of integrity, ambition, high standards and teamwork, and it is our deep-rooted commitment to these principles that allows us to deliver outstanding value to clients, employees and shareholders.

- **SOCIETY:** people are the cornerstone of P3's ESG strategy and the key to our corporate vision: to help our clients thrive every day.
- **ENVIRONMENT:** we are dedicated to building a low-carbon future, always looking for new ways to address the challenges we face and seize any new opportunities.
- **GOVERNANCE:** we ensure we operate to the highest of ethical standards, acting responsibly and in compliance with all applicable laws and regulations. We are renowned for the flexibility and efficiency we bring to our operations, while also still ensuring we have the same level of controls in place as other industry leaders.



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