



P3 MANRESA

- 50,000 sqm logistics space available from Q4 2025
- Located in Manresa, Barcelona
- Front-line to C-25 highway

STRATEGIC HOME FOR YOUR BUSINESS



About the region

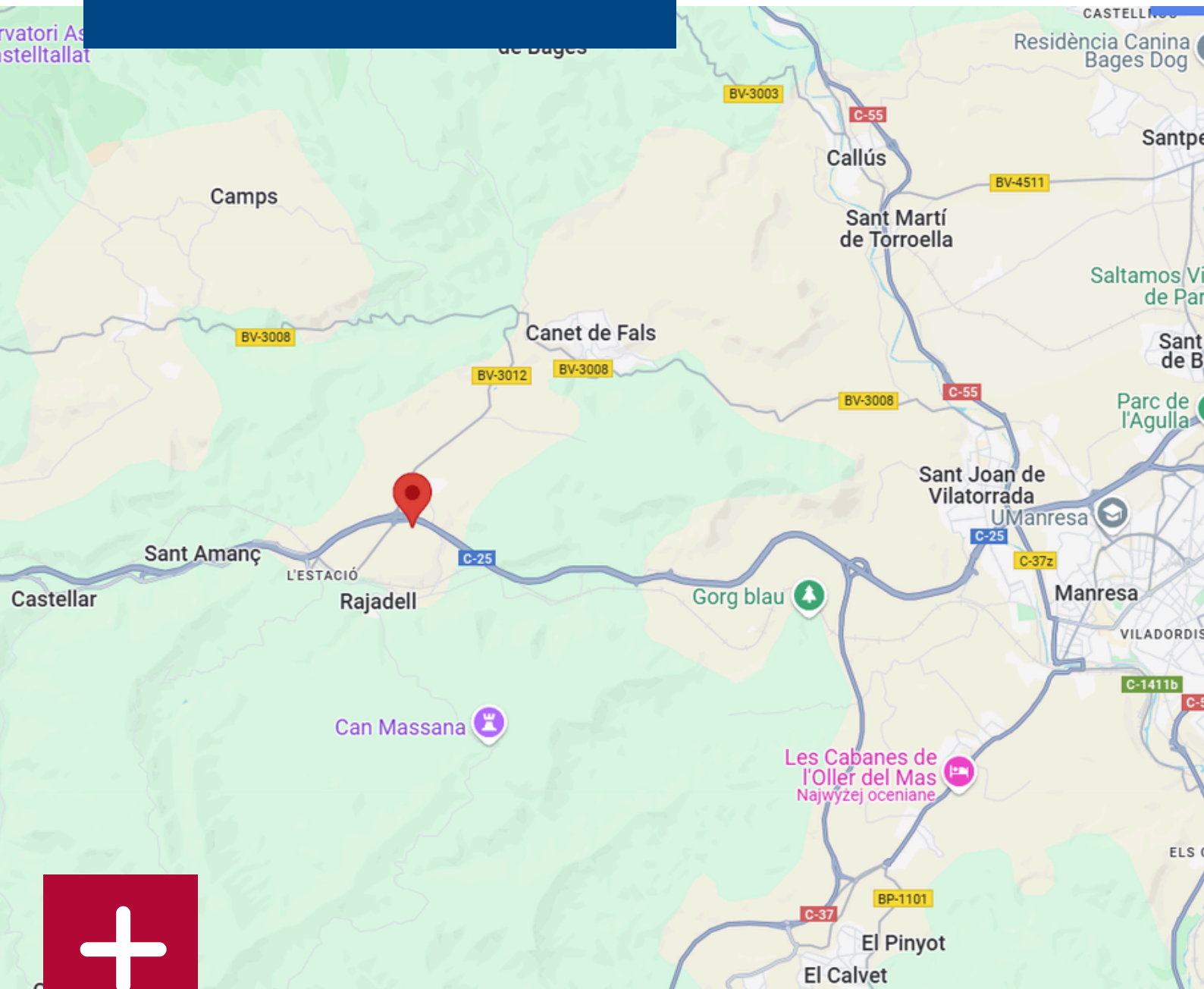
Manresa is located in Barcelona, Catalonia, one of the strongest economic regions in Spain being an historical industrial center in Europe, with a broad range of companies in various sectors due to its unparalleled connection through the Mediterranean Corridor. Manresa is located in the 3rd Ring of Barcelona logistics hub, 1h away from the city center as well as from the major infrastructures: Barcelona Airport and ZAL Port.

About the park

New logistics park consisting in +50,000 sqm of GLA in a 83,000 sqm land plot, to shelter one or two Grade A logistics facilities. Sufficient car parking spaces are available. Some of the car parking spaces will be equipped with e-charging stations. The park can be used for both production and logistics. 24/7 operation is possible.

PARK LOCATION & ACCESS

The asset has frontage on the C-25.
Address: Rajadell, 08256, Barcelona



MOTORWAYS

C-25
0,5 km



CITIES

Manresa 12 km
Santpedor 16 km



AIRPORTS

Barcelona El Prat
78 km, 57 min



BORDERS

France 185 km
Andorra 148 km

SITEPLAN & ACCESSIBILITY



ACCESSIBILITY

UNIT	WAREHOUSE	OFFICE	DOCKING BAYS
WH 1	24,283 m ²	928,85 m ²	25
WH 2	24,283 m ²	928,85 m ²	25
TOTAL	48,566 m²	1857,7 m²	50

KEY INFORMATION:

- Clear height 11.2 meters
- Load capacity: 7t/sqm; single racking leg 10t
- Fire Level high 8
- 25 +25 dock doors
- 1+1 level loading doors
- 125+125 car parking
- 250KwP +250KwP Pv panels
- Targeting BREEAM Excellent
- Well Certification
- LED Lighting
- Parking space for bicycles
- Charging points for cars

P3 SUSTAINABLE OPTIONS



SUSTAINABILITY

Better buildings mean better spaces for customers, the environment, and the communities where we do business.

All of P3's new developments target BREEAM Excellent standard or better. P3 continues to roll-out energy efficiency measures to be in line with globally recognized carbon neutral targets. All P3's new developments are constructed 'solar' ready, and we proactively install solar farms on our roofs.

P3 actively works with customers to identify opportunities to collaborate on sustainable solutions.





Contact us!



LUIS POCH
Business Development Manager

+34 669 695 937
luis.poch@p3parks.com

PP3 Logistic Parks Iberia S.L.U.
Calle Luchana 23, 3rd Floor
28010 Madrid, Spain

+34 91 063 00 40
spain@p3parks.com
www.p3parks.com

Stay tuned with P3!



@PointParkProperties



@P3LogisticParks

