



# G-PARK MASQUEFA BARCELONA



Masquefa  
Barcelona  
(Spain)



Clear height  
11,70 m.



28.828,65 m<sup>2</sup>



Under  
construction  
Available  
Q4  
2023  
[eu.glp.com](http://eu.glp.com)



# G-PARK MASQUEFA

## AN UNBEATABLE LOCATION FOR A SUSTAINABLE PROJECT

Located in a privileged enclave, this 28,828.65 m<sup>2</sup> logistics platform, built on a 55,452 m<sup>2</sup> plot, has innovation and sustainability in its DNA.

Strategically located 30 minutes from El Prat Airport, it has direct access to the BV-2249 motorway and connections to the AP-7 and A-2.

This is an immologic project with an unbeatable location in the Anoia region. The project will have the best certifications in terms of sustainability and wellbeing.

In line with the brand's environmental commitment, this platform stands out for its innovative design that blends the logistics park into its surroundings.

GLP will begin construction in 2022 and expects delivery in the fourth quarter of 2023.



Strategic location

Located in the Anoia region, the site offers quick access to the AP-7 and the A-2, via the BV2249 and B-224 roads.



Qualified personnel

Availability of qualified personnel in the surrounding area. The project could generate 260 jobs in the region.



High quality

The best certifications in terms of sustainability and wellbeing, including LED lighting, solar panels, energy savings in the building envelope and indigenous vegetation.

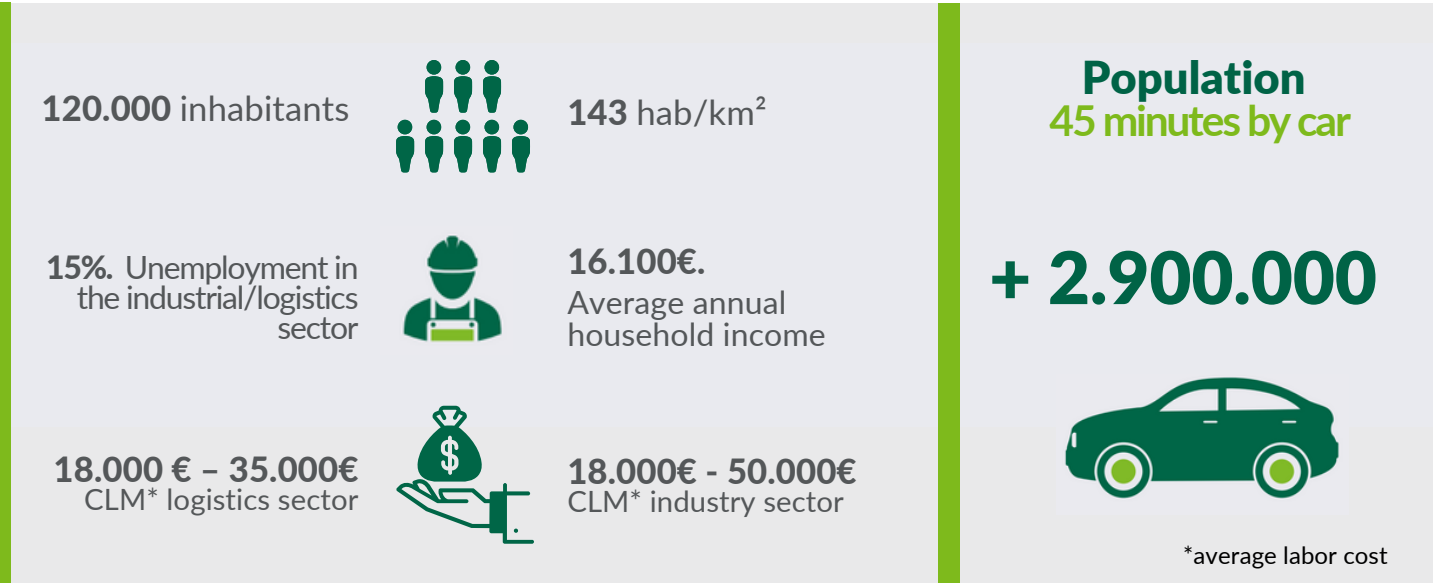


Fully fitted out offices

Equipped with numerous sustainability and wellness features.



# JOB AVAILABILITY IN ANOIA



# WHY G-PARK MASQUEFA



### Operations

This space, one of the first green enclaves in Europe, stands out for its size in Catalonia - a region characterised by the scarcity of land - as well as for the way it blends in with its surroundings.

### Strategic Location

The project is located in an exceptional area for national and international distribution.

### Sustainability as standard

The facilities will incorporate the Breeam Very Good environmental certificate.

### Leadership

GLP is a leader in the development and investment of state-of-the-art logistics warehouses.

# LOCATION



### Distances

- 42 km (35 min) from El Prat airport
- 47 km (48 min) from Barcelona city centre
- 277 km (2h 54min) to Zaragoza
- 330 km (3h 29min) to Valencia
- 593 km (5h 57min) to Madrid

### Access

|         |                 |
|---------|-----------------|
| AP-7    | 9 km (13 min.)  |
| BV-2249 | 400 m (1 min.)  |
| A-2     | 18 km (20 min.) |

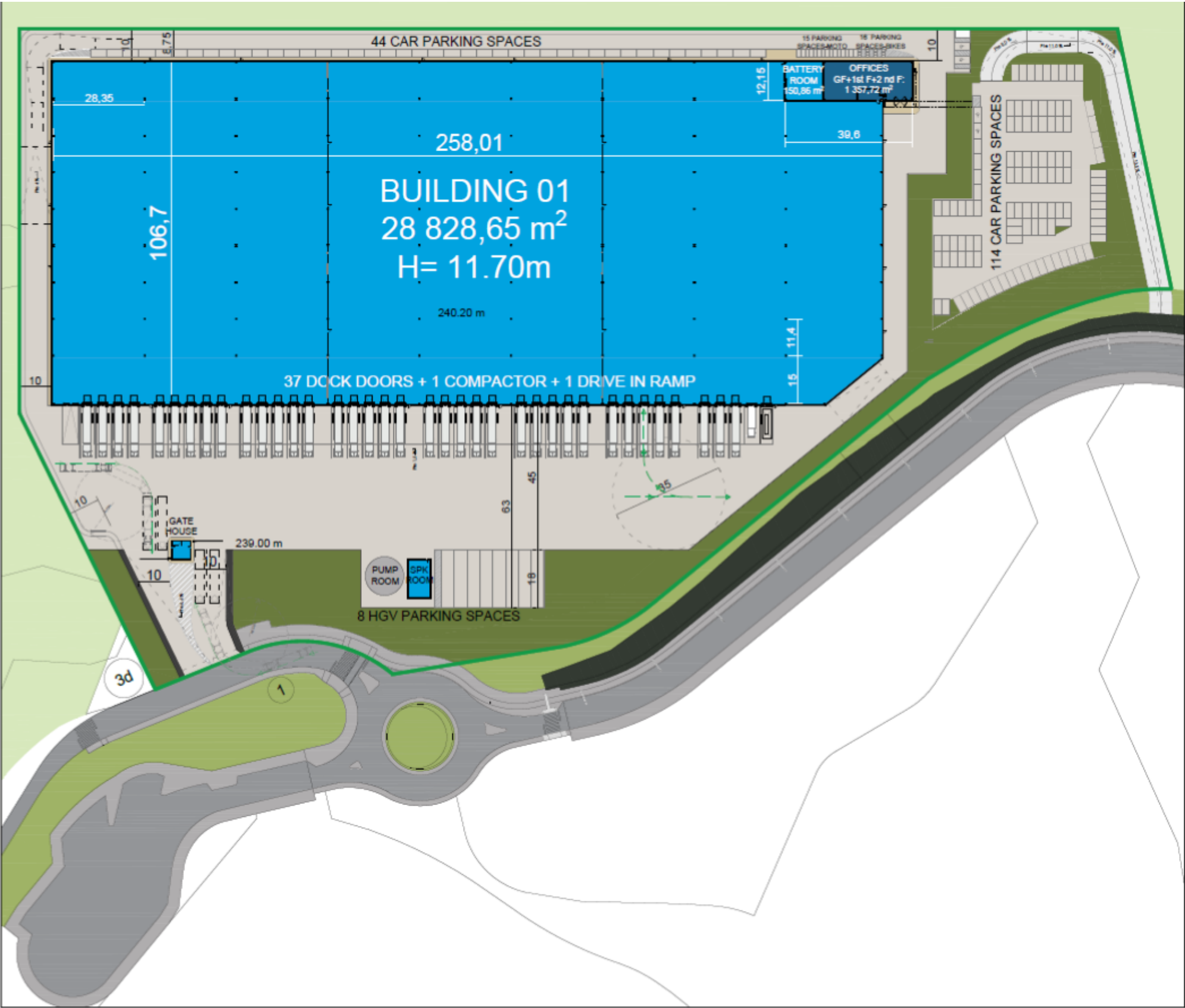
# LOCATION OF COMPANIES IN THE AREA



BREEAM®  
Very Good  
★★★



# G-PARK MASQUEFA



## SPECIFICATIONS



High Quality



28.828,65 m²

### AREAS

|                  |              |
|------------------|--------------|
| Plot             | 55.452 m²    |
| Warehouse        | 27.194,28 m² |
| Offices          | 1.357,72 m²  |
| Security booth   | Yes          |
| Total built area | 28.828,65 m² |

### EQUIPMENT

|                           |     |
|---------------------------|-----|
| Loading docks             | 37  |
| Level access doors        | 1   |
| Car parking               | 158 |
| Truck parking             | 8   |
| Electric bicycle chargers | 16  |

### TECHNICAL SPECIFICATIONS

|                              |                                                             |
|------------------------------|-------------------------------------------------------------|
| Structure                    | Prefabricated concrete                                      |
| Distribution                 | 3 fire sectors                                              |
| Structure framework (meters) | 28,35 x 11,40 m                                             |
| Seamless screed              |                                                             |
| Rack foot resistance         | 8 tn on 16x12 cm                                            |
| Floor resistance             | 5 tn/m2                                                     |
| Clear height                 | 11,70 m                                                     |
| Storage height               | 12,20 m                                                     |
| Roofing                      | DECK type with TPO sheet 1.2 mm                             |
| Façade                       | Metal sandwich panel with PIR type insulation BS2d0 (60 mm) |
| Photovoltaic power           | 100 kW                                                      |
| LED lighting                 | Presence and intensity detectors                            |
| Fire risk                    | Medium type 5                                               |
| Environmental certification  | Breeam Very Good                                            |
| BMS system                   | With monitoring of on-site or remote remote                 |



# EXCELLENCE IN SUSTAINABILITY



At GLP, we are committed to making sustainability a core element of our business to build a cleaner future. We work in keeping with our high ESG sustainability standards to create businesses and to invest responsibly, develop and manage sustainable assets, seek ways to improve efficiency and increase value, operate ethically and transparently, and promote well-being of the staff. Enhancement of existing developed land such that there is no consumption of original soil.

## ABOUT GLP

GLP is a global leader in investment management and business development in logistics, real estate, infrastructure, finance and related technologies. Our combined investment and operational expertise enables us to create value for our clients and investors. We operate in Brazil, China, Europe, India, Japan, the United States and Vietnam and have \$120 billion in assets under management in real estate and private equity funds.

Our European operating portfolio consists of more than 7.4 million square meters in strategic logistics markets, which are leased to blue-chip customers such as Amazon, DHL or DB Schenker. In addition, GLP Europe has a prime land bank enabling the development of a further 4 million square meters. For more information on our European operations, please visit [eu.glp.com](http://eu.glp.com).



7.4 million m² of operating portfolio



Leaders in innovation



Leaders in the European and global market



Award-winning projects

Please contact us for further information or to arrange a meeting regarding the project.



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**CBRE**

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