

21,211 M<sup>2</sup> OF  
LOGISTICS SPACE  
AVAILABLE FROM Q4 2025



Watch video here



# P3 ABRERA

## ADDRESS

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All information in this document is valid on this date.  
For current information please contact P3.



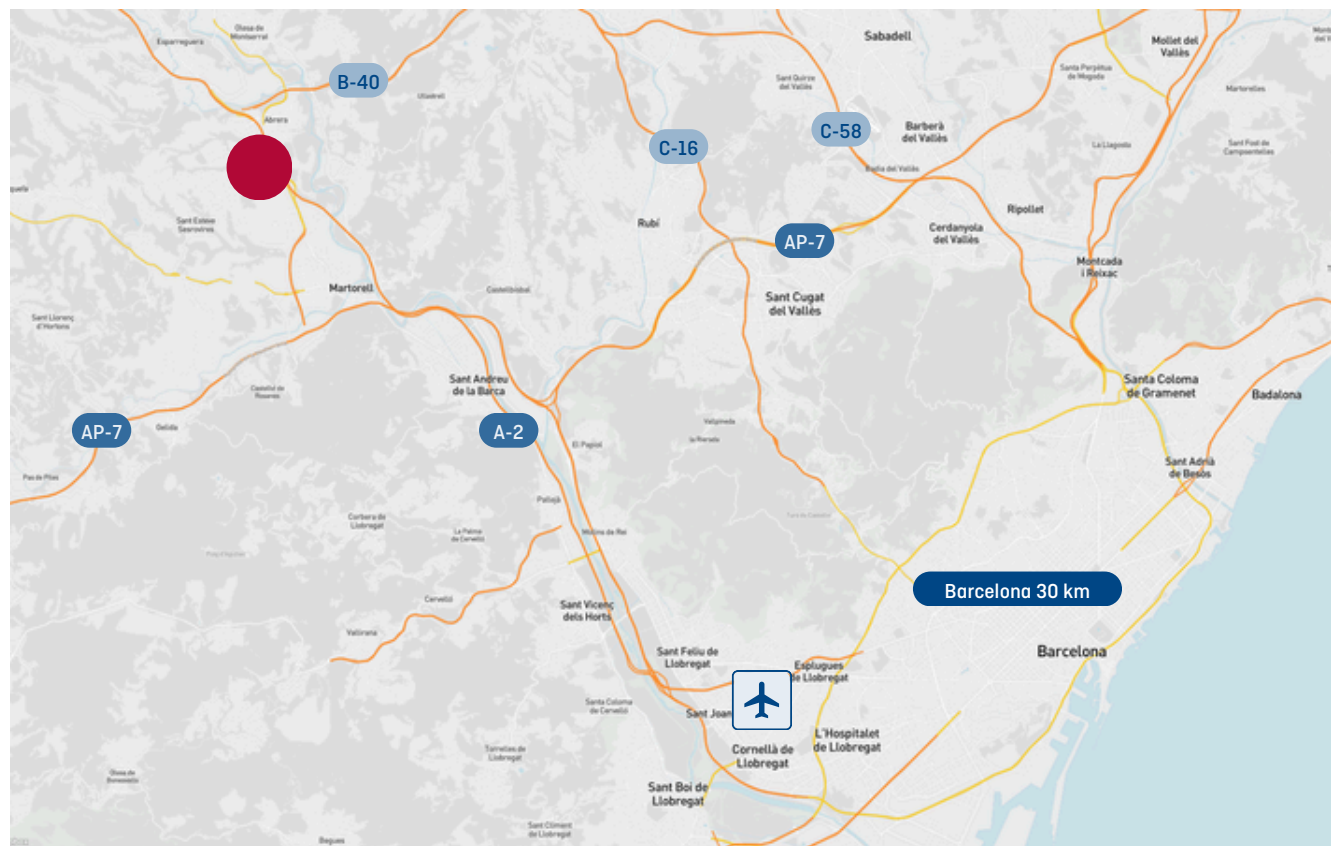
## OVERVIEW

**P3 Abrera is located in Barcelona, Catalonia, one of Spain's most significant economic regions, serving as a leading industrial and logistics hub in Europe.**

The area benefits from an excellent connectivity with direct access to the A-2, AP-7, and Barcelona's 4th beltway, B-40, now featuring a direct connection to the Vallès Corridor and the French border. These infrastructures link with the Mediterranean Corridor and the Barcelona-Zaragoza-Madrid axis.

Abrera is located in Barcelona's First Logistics Ring, just 30 minutes from the city center and close to key infrastructures such as Barcelona - El Prat Airport and ZAL Port.

P3 Abrera also features remarkable connections with public transport network, within 3km from Abrera train station.



### DISTANCE TO MAJOR LANDMARKS

A-2 highway	2 min	0.9 km
AP-7 highway	5 min	1.6km
Terrasa (SP)	10 min	14.6 km
Barcelona (SP)	30 min	30 km
Barcelona El Prat Airport 	30 min	30 km
Madrid (SP)	5 hours 45 min	575 km
France	1 hour 50 min	134 km
Andorra	1 hour 45 min	175 km





## LOCAL ACCESS

**Abrera is a municipality in the district of the Baix Llobregat in Catalonia, Spain. It is located approximately 30 km northwest from Barcelona.**

Abrera benefits from a well-developed industrial cluster, hosting a diverse range of companies from sectors such as automotive, manufacturing and distribution, including Seat, Mercadona, Sesé, and Faurecia in the Barcelona metropolitan area. It also counts with service station and rest of services such as public transport or restaurants.

P3 Abrera offers a high-quality facility, wide space for large-scale operations and access to a skilled workforce, enhancing its attractiveness for businesses seeking to optimize their logistics and supply chain activities.



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Tram stop



Main entrance



## AVAILABLE SPACE

Site area of 45,181 m<sup>2</sup> featuring a Grade "A" single asset of 21,211 m<sup>2</sup> of GLA. The building benefits from a 33.5m court depth, 17 loading docks and 14 level access doors.

TOTAL	Warehouse (m <sup>2</sup> )	Office (m <sup>2</sup> )	Docks
21,211	20,323	888	17+14

- Existing building
- Development opportunity
- Offices
- Under construction





## TECHNICAL SPECIFICATIONS

### Space features according to client requirements:

- Clear height: 11m
- Fire protection (FPS) according to the latest regulations, High Risk - Level 8
- Dock doors: 17
- Level access doors: 14
- Truck court depth: 33.5m
- Double manouvering bay
- Side loading space with external canopy
- Clear warehouse with a single line of columns
- Car parking: up to 213 spaces
- Solar panels: 99 kWp
- BREEAM Excellent
- WELL Ready (Prepared for WELL Gold)
- EPC Rating B, office area
- Bicycle parking
- EV chargers



## SUSTAINABLE PERFORMANCE

# 99 kWp

RENEWABLES CAPACITY

# B

EPC RATING

# Excellent

BREEAM CERTIFICATION

# Ready

WELL CERTIFICATION



## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m<sup>2</sup> of assets under management and land bank of 3.2 million m<sup>2</sup> for further development**

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit [www.p3parks.com](http://www.p3parks.com)

**10.3 mil. m<sup>2</sup> 11**

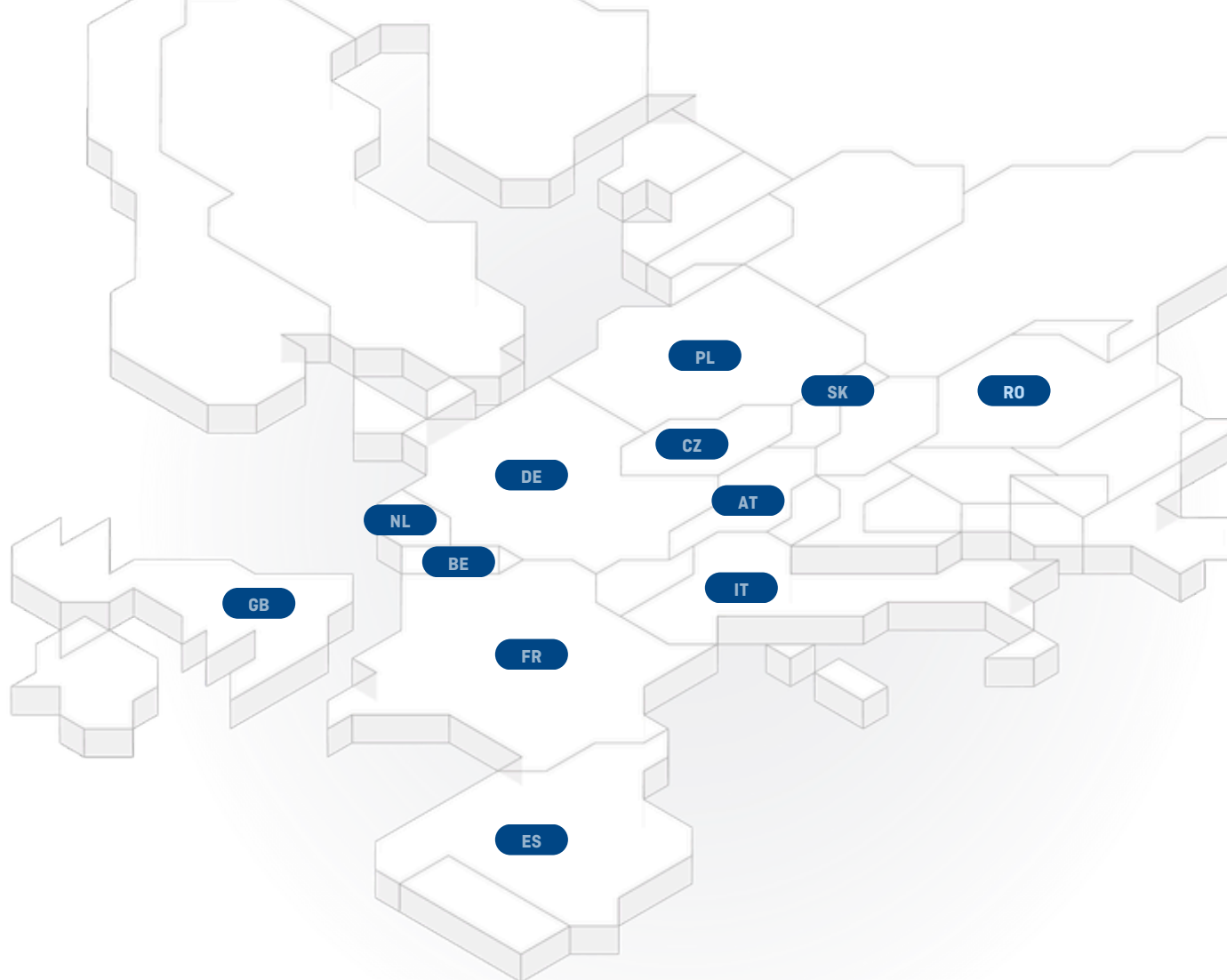
GROSS LETTABLE AREA

COUNTRIES

**3.2 mil. m<sup>2</sup> 470 +**

LANDBANK FOR DEVELOPMENT

CUSTOMERS





## REFERENCE PROJECTS



**P3 REUS**



GLA 113,912 m<sup>2</sup> | COMPLETION 13 months after construction start

Located in Reus, Tarragona, P3 Reus is a unique logistics hub in Spain's Mediterranean Corridor. Situated 5 km from Reus Airport and 10 km from Tarragona Port, the park offers direct connections to major highways, making it an ideal regional, national, and Southern Europe distribution center for blue-chip tenants.



**P3 SANT FRUITÓS**



GLA 33,448 m<sup>2</sup> | COMPLETION 2024

Situated 6 km from Manresa and 60 km from Barcelona, P3 Sant Fruitós offers excellent connectivity via the C-16 and C-25 motorways. With proximity to the ZAL Port de Barcelona, this park is well-suited for logistics operations, benefiting from its visibility and strategic location.



**P3 MANRESA**



GLA 50,000 m<sup>2</sup> | AVAILABLE in 2026

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.



**P3 ZIGOITIA**



GLA 43,072 m<sup>2</sup> | COMPLETION 2025

P3 Zigoitia is a new development located at 7 minutes from the Basque Country's capital, Vitoria - Gasteiz, which places it in a strategic enclave for both national and European logistics, thanks to its connections with Bilbao and Southern France. It is a multitenant grade "A" logistics facility adding up to 43,000 m<sup>2</sup> of GLA.



**P3 LAON**



GLA 136,000 m<sup>2</sup> | COMPLETION 14 months after agreement

P3 Laon offers up to 136,000 m<sup>2</sup> of space for logistics and industrial operations, featuring a 96,000 m<sup>2</sup> divisible XXL platform and two additional buildings of 19,000 m<sup>2</sup> and 21,000 m<sup>2</sup>. The complex is designed to accommodate various ICPE classifications, including SEVESO low threshold for specific lots, and is targeting BREEAM Excellent certification, ensuring high environmental and operational standards.



**P3 LIVORNO**



GLA 71,000 m<sup>2</sup>

The project is in Interporto Livorno, Collesalveti, east of Livorno, with direct access to the Fi-Pi-Li freeway (Florence-Pisa-Livorno) and 4 minutes from the A12 Highway (Genova-Rome) via the Collesalveti tollbooth. A road and rail link to the Port of Livorno is under construction. The site is 8 minutes from Livorno, 16 from Pisa, and 45 from Florence.

# SPACE TO CREATE

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