mountpark
Sallent
bages

Driven By Quality

Introducing Mountpark Sallent | Bages,
a brand-new, state-of-the-art logistics facility with
design and build opportunities up to **19,288 m².**

MOUNTPARK.COM/**SALLENT-BAGES**

Enter

Expand your potential

Mountpark Sallent | Bages is the newest development opportunity in the Mountpark Spanish portfolio.

This new development is ideally positioned in an established logistics location, which enjoys excellent transport links and features a high-specification, tailored to support your business success.







Premium

Overview →
One unit scheme →
Two unit scheme →
Specification →
Wellbeing →

Strategic

Overview →
Location →
Occupiers →
Integrated transport hub →
Demographics →

Proven

Mountpark legacy →
Committed to our values →
Record of our results →

Premium

Using state-of-the-art materials and building practices, Mountpark deliver the highest standards of occupier specification.

Overview →

One unit scheme →

Two unit scheme →

Specification →

Wellbeing →



Mountpark Bristol360



Elevate your business

Mountpark Sallent | Bages features a design that prioritises both sustainability and employee wellbeing, without compromising business and operational performance.

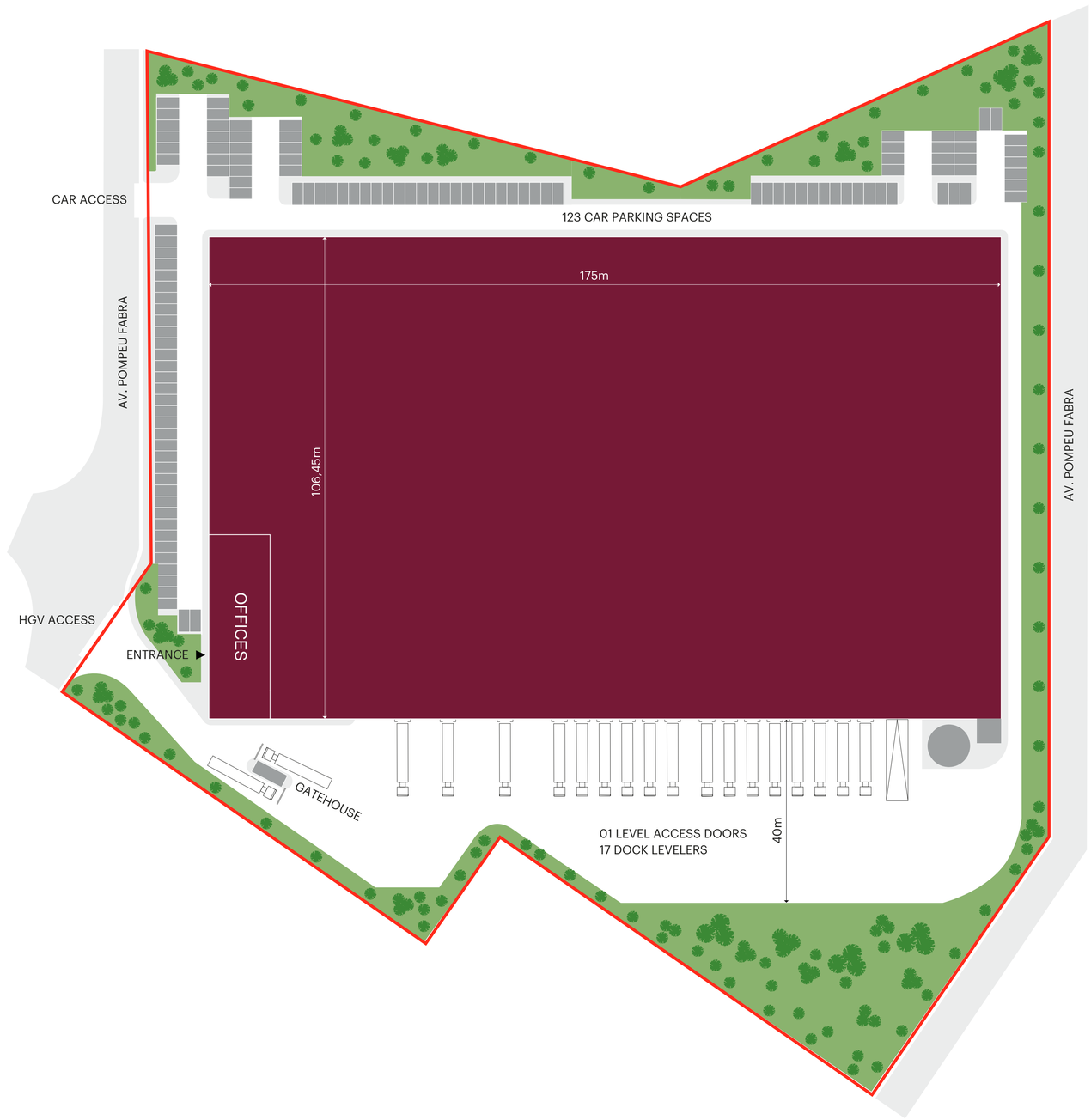
View layout options →

SINGLE UNIT | DOUBLE UNIT

Single occupation layout scheme

Mountpark Sallent | Bages offers a single unit layout of 19,288 m². This illustrative design demonstrates a single occupation unit featuring high-quality amenities, including two-storey offices, on-site parking, EV charging points and a roof terrace.

Accommodation Schedule	M²
Warehouse	18,139
Offices	1,098
Hub	-
Gate House	21
Pump House	30
Total	19,288



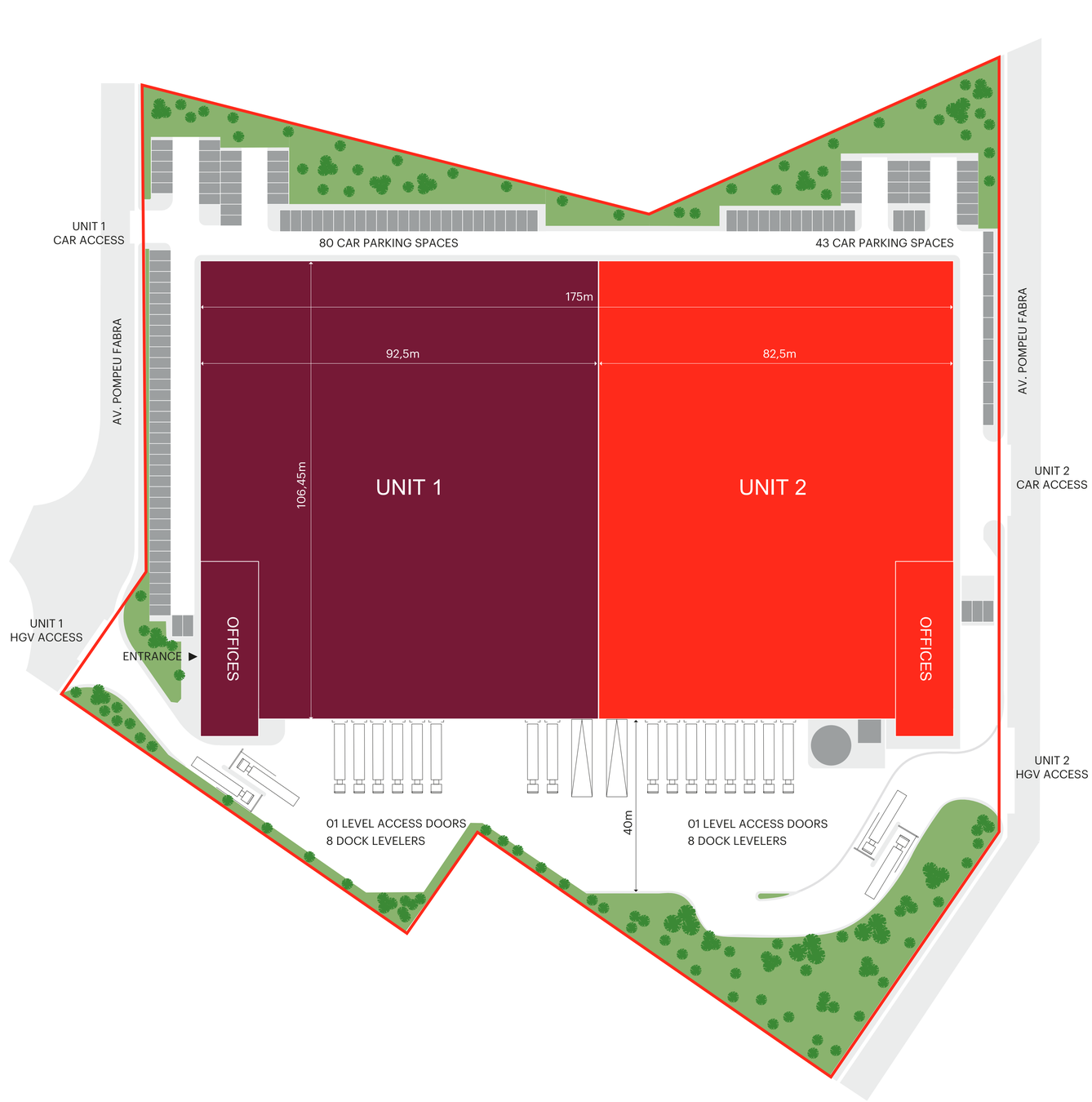
SINGLE UNIT | DOUBLE UNIT

Multi occupation layout scheme

Mountpark Sallent | Bages provides the flexibility to cater for multiple occupants, with two units encompassing state-of-the-art materials and building practices, ensuring all occupier needs are met.

Unit 1 Accommodation Schedule	M²
Warehouse	9,354
Offices	1,098
Hub	-
Gate House	-
Pump House	-
Total	10,452

Unit 2 Accommodation Schedule	M²
Warehouse	8,291
Offices	1,098
Hub	-
Gate House	-
Pump House	30
Total	9,419



PREMIUM | STRATEGIC | PROVEN



An unrivalled specification

Mountpark Sallent | Bages offers a unique logistics prospect for the Barcelona market. The site is engineered to enhance operational efficiencies by leveraging state-of-the-art construction technology.

Clear Height
11.2m

Yard Depth
40m

Fire Risk
High 6
(SEVESO Capabilities)

Electrical Power
1.6 MVA

Eurodocks
17

Floor Loading
70kn/m²

Car Charging
8

PV Capacity
200 KW

Level Access Doors
1

Multi Temperature
Storage Capabilities
0–23°

BREEAM Rating
'Outstanding'

Specification relates to single occupation layout.

A space to excel

The development boasts several amenities aimed at prioritising employee welfare. Mountpark Sallent | Bages places a strong emphasis on the wellbeing of your workforce, offering ribbon-glazed offices for ample natural light, alongside outdoor breakout areas and terraces.





- Ribbon glazed offices
- Passive roof ventilation
- Outdoor wellbeing areas
- Landscaped park adjacent to the development
- Scenic surroundings
- Roof terrace

Strategic

Immediate access from the C16 motorway which connects Sallent to Barcelona. Easy connection to the Mediterranean corridor AP-7 motorway (59 km / 38 mins).

Overview →

Location →

Occupiers →

Integrated transport hub →

Demographics →





Prime logistics destination

View Location →

Mountpark Sallent | Bages, located in Sallent Industrial Estate and the wider logistics area of the Bages region has established itself as one of the premier logistics locations in the Northwest Barcelona market.

This is demonstrated by the number of major companies that have invested in the area, such as RMT logistics, GLS, CBL TIPSA, and many more 3PLs.

Due to its strategic location, offering connectivity, scale and accessibility, the site delivers significant supply chain efficiencies for multiple logistic operators.

Staying connected

3 km
to C16 highway

59 km
to AP-7 motorway
(38 mins)

12 km
to Manresa Train Station *(14 mins)*

33 km
to A2 motorway
(22 mins)

68 km
to Barcelona
(48 mins)

73 km
to Puerto de Barcelona
(56 mins)

114 km
to Girona
(74 mins)

118 km
to Lleida
(80 mins)

Drive times are approximate.



Dynamic marketplace

Located in the the heart of the Bages region, the site boasts a rich concentration of industrial businesses nearby, the area has solidified its reputation as a prime destination for commerce and logistics.

The strategic connectivity of Mountpark Sallent | Bages ensures seamless transportation of goods across Spain, offering excellent access to key markets.



Integrated transport hub



Ports

Strategically located within a 56 minute drive to the Barcelona Port and a 90 minute drive to the Tarragona Port, the site offers prime logistical advantages to link your business to global markets, optimise supply chain efficiency, and unlock limitless opportunities for growth.

Airports

Strategically positioned within a 51 minute drive to Barcelona International Airport.

Stations

The proximity of the development to Manresa station (12km) ensures access to regional and national rail networks.

Cities

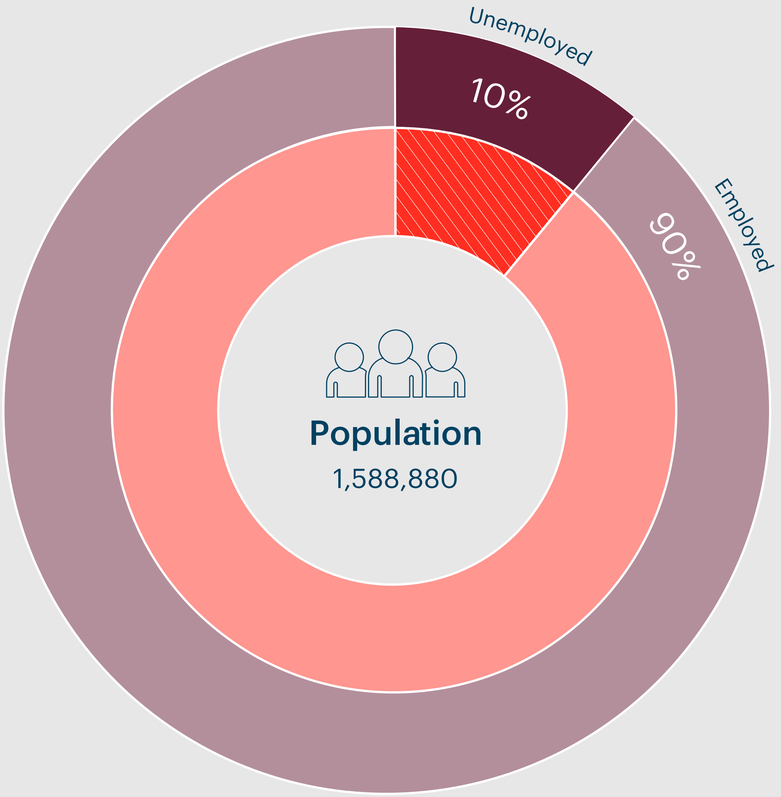
Within 48 minute reach of Barcelona, the site benefits from the city's extensive infrastructure without compromising on operational efficiency and affordability.

Drive times are approximate.









Demographics

Within a 45 minute drive of Mountpark Sallent | Bages, there is a population of 1,588,880, which has an unemployment rate of 10%. The site is also within an hour's drive to Barcelona (Spain's second largest city) and further benefits from its skilled and diverse labour pool.



Proven

Mountpark has emerged as a premier player in the logistics property sector, renowned for its autonomy, adaptability, and specialised proficiency in crafting bespoke, state-of-the-art buildings to suit client needs.

Mountpark legacy →

Committed to our values →

Record of our results →







Mountpark legacy

Mountpark's portfolio across Europe boasts a secure landbank of over 5 years, with the potential to deliver 2.7 million m^2.

In Spain we have built nearly 200.000 m^2 of high-quality assets, leased to GXO, Grupo Carreras, TXT, and Storline.

Committed to our values











Mountpark's objective is to develop in an environmentally responsible way, with buildings and schemes that assist our customers in reducing their operational carbon.

To support this objective, we have implemented a number of common measures across all our developments. These include high-quality open spaces for the benefit of our partners and the local community, whilst prioritising the welfare of employees.

We believe our commitment to both the environment and the wellbeing of employees sets Mountpark buildings apart.

Success stories

We work flexibly with our customers to deliver the preferred logistics solutions to suit their business' needs.



Mountpark Illescas / TXT

"Mountpark has been committed to providing us with an asset with which we want to expand our operations and expand throughout the country. The quality of the building and its excellent connections with the rest of the Iberian Peninsula allow us to say that Mountpark is the ideal logistics partner to carry out our logistics operations."

Marc Castells, President of TXT


Mountpark Illescas / Carreras Group

"Mountpark is the ideal partner when it comes to the design and construction of logistics facilities. They have always strived to meet deadlines and guarantee the highest quality standards. The magnificent building they have delivered in Illescas is proof of this."

Fernando Carreras, CEO Carreras Group



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Developer
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mountpark AFFINIUS CAPITAL

MOUNTPARK.COM/**SALLENT-BAGES**

PREMIUM | STRATEGIC | PROVEN