

“AVAILABLE”

**HIGH-SECURITY LOGISTICS
INDUSTRIAL BUILDING, C1-C4,
TOTAL 11,655 m² (125,450 sq ft), ON
19,008 m² (4,700 acre) PLOT, 10 m
(33 ft) CLEAR HEIGHT, BUILT TO
THE MOST DEMANDING
STANDARDS**



STRATEGIC POSITION in the North Industrial Estate (*Polígono Industrial Norte*) of San Agustín del Guadalix, Madrid, at km 36 on the left-hand side of the A-1 Madrid-Burgos dual carriageway, travelling from Madrid. Located between Canon España and Becton Dickinson (BD).

EASY ACCESSES to and from all the highways and dual carriageways entering and leaving Madrid, particularly the ports of Pasajes and Bilbao, Barcelona, Valencia, Algeciras and Cadiz.

HISTORY. The building was constructed 10 years ago for L'Oréal in compliance with all the international engineering and fire-protection standards, now fully updated, corresponding to the demanding and delicate work of storage and worldwide distribution of high-quality cosmetics, including some involving special hazards, such as spray cans. One of the four modules is specially prepared for hazardous materials.



In its construction and subsequent use special attention was paid to the containment and prevention of spills and fires, with 4 cm thick double roof, concrete walls, thermal insulation and the modular separation of its areas, ensuring that the end risk is divided into four identical 2,919 m² enclosures, with automatic FR communicating doors, which can be kept open or closed.

The fire-fighting installations (2 x 170 HP Diesel + 1 x 180 kW electric) and sprinklers are three-fold and the building's physical separation into four modules allows the risks to be cut off, whether in the case of spills (floors in "V") or fire, with the installations' activation being complete or individual.

The building containing the fire-fighting installations is unique and is located 12 m away from the main building, eliminating the risks for personnel in the case of an emergency or intervention.

The reserve fire water tanks, with a capacity of 625 m³ (165,100 US Galons) and 42 m³ (11,360 US Galons), are even further away and are protected to guarantee the supply of water up to the last moment of any fire disaster.

The fire-fighting installations' maintenance and surveillance is continuous and programmed. The fire, gas, and extractor (62 in all) opening and closing mechanism protection alarms are centralized in the building's indoor and outdoor control area, which is equipped with the corresponding monitors (CCTV).

Three Thyssen hydraulic elevators facilitate the reclassification of materials in high areas.

For a list of features and price information, visit www.navesalia.com or ring +34 629401572, +34 650446942 or +34 916508937.

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