

GREEN ASSET INITIATIVE OF THE YEAR



INVESTMENT
AWARDS

P3 LOGISTIC PARKS – P3 ABRERA



LOCATION:
Barcelona,
Spain

SECTOR:
Logistics

RENOVATION DATE:
Initiated in Q2
2025

INNOVATION:
BREEAM Outstanding
certification; 100% reduction
in operational CO² emissions
and non-renewable
energy consumption

Located in Barcelona's first logistics ring, P3 Abrera stands as a benchmark in sustainable industrial real estate, achieving a BREEAM Outstanding certification with a score of 97.76%, the highest ever recorded in Spain across all asset classes. This milestone positions the project as a national reference for sustainability and demonstrates the potential of refurbishment strategies to outperform new developments in environmental performance.

Originally built in 2001, the asset comprises over 21,000 sqm of logistics space and has undergone a comprehensive transformation to meet the highest standards of efficiency, sustainability and operational functionality. The project reflects a strategic repositioning of an existing asset in one of Spain's most supply-constrained logistics markets, reinforcing both its environmental and commercial value.

Sustainability lies at the core of the refurbishment. The intervention delivered a 100% reduction in operational CO² emissions and non-renewable energy consumption, alongside a 41% reduction in energy demand and a 63% decrease in water usage. Construction processes were also optimised, achieving a 97% recovery rate of waste materials.

The integration of more than 3,500 sqm of non-irrigated green areas and electric mobility infrastructure further enhances the asset's environmental performance and aligns it with evolving tenant requirements around decarbonisation.

The success of P3 Abrera is rooted in a coordinated, multi-disciplinary approach. P3 led the transformation in collaboration with CBC as main contractor, INEL as engineering partner, and PGI for monitoring, ensuring that each phase of the project met stringent sustainability and efficiency criteria.

Beyond its technical achievements, the project highlights a broader shift within the logistics sector. It demonstrates that upgrading existing assets can deliver superior environmental outcomes while maintaining full operational capacity, offering a scalable and cost-efficient model for future developments.

By combining measurable ESG impact, strategic location and high operational standards, P3 Abrera sets a new benchmark for sustainable logistics in Spain and establishes a clear pathway for the sector's transition towards a more efficient and responsible built environment.