

PRESS RELEASE

Sustainable, smart and aesthetically beautiful The logistics warehouses of the future have Nadico DNA

The company, a specialist in engineering, architecture and consulting, presents a unique yet efficient logistics building that prioritizes occupant well-being and features a self-consumption photovoltaic installation that offsets up to 80% of operational energy costs.

Parets del Vallès, January 8, 2024 – Experts predict that in 2024, the logistics sector will grow by 3%, and companies in the field face increasingly demanding challenges: reducing their carbon footprint and adopting smart technologies to enhance processes, all while ensuring people remain their core asset. With these principles in mind, Nadico has designed and delivered the Drakaris Building, a logistics facility of 11,340 m² on a 15,600 m² plot located in Granollers (Barcelona), a prime area well-connected to major transport routes to Europe and the Port of Barcelona.

In addition to using cutting-edge BIM technology for its design, Nadico's specialists set clear objectives for Drakaris, both to minimize environmental impact and to enhance its surroundings. The result is an aesthetically refined architectural design rarely seen in buildings of this type.

Regarding waste management, during construction, materials were separated and processed for recycling or reuse, reaching up to 90.25%. Another key aspect was the selection of materials: more than 80% of the glass, gypsum and insulation used carry Environmental Product Declarations (EPD).

Harnessing natural light — abundant in this Mediterranean region with an average of 2,453 hours of sun annually — was one of Nadico's great successes during the design of Drakaris. A 121.2 kWp self-consumption photovoltaic system was installed in the building, generating 167,062 kWh per year. This energy generation offsets 80% of the consumption of the building systems (lighting, climate control, hot water and ventilation). To maximize occupant comfort, the building features a thermal envelope roof, abundant natural light and highly efficient artificial lighting via LED technology. In addition, a commitment to sustainable mobility was made. Beyond being served by efficient public transport, the Drakaris parking area is equipped with four electric vehicle chargers and a designated bicycle parking space.

Connectivity and smart systems also play an important role in Drakaris. Climate control is regulated via a management system for automation, and sanitary and irrigation water use has been reduced thanks to the installation of high-efficiency water-saving devices. In the restrooms, detection and control systems were installed to prevent leaks, with alarms triggered when consumption exceeds standard levels. With the aim of improving ecology and biodiversity, Nadico included a green space occupying over 2.5% of the plot and hired a specialist ecologist to advise on tree, shrub, and herbaceous species requiring little or no watering. Bird nesting boxes and insect hotels were also installed.

Efficiency, ecology, technology and aesthetics

In addition to all these features, Drakaris is a benchmark facility for the most demanding logistics operations. The construction includes 9,700 m² of warehouse space, a mezzanine of 665 m² and 800 m² dedicated to offices. It is also equipped with 11 logistics docks, allowing for the efficient loading and unloading of trucks.

In terms of architecture, the building responds to the morphology of the plot by introducing diagonal lines throughout the layout. These diagonals are replicated on the facades through the use of oblique lines on the dark base that wraps the entire building; this element grows and recedes, adapting to the heights of openings created by doors, and adding dynamism to the main

volume, which is evident when walking along its long facades.

The office area — always a prominent feature in industrial buildings — is emphasized by the choice of an elegant metallic copper color. This space includes an overhang that provides protection from sun and rain, and also adopts the project's signature diagonal feature. The metallic gray volume housing the technical mezzanine emerges from a diagonal line that runs along the side facade toward the main facade and projects over the dock area, providing rain protection and enhancing user comfort while enriching the building's volumetric composition. It reinforces the idea that function and design are intrinsically linked in architecture.

An exterior LED lighting system was also designed to highlight the building's main architectural lines, giving it a distinctive appearance at dusk and at night, clearly enhancing its unique and singular identity.

According to Jordi Codina, CEO of Nadico, "Drakaris is an innovative building, the result of all Nadico's know-how. It's a construction designed for logistical efficiency but without compromising on quality and

excellence in every aspect — including ecological ones. This is a significant challenge, but at the same time, it shows that respect for the environment and people is a matter of values, and it also brings long-term benefits for all. Without a doubt, Drakaris is a building with Nadico DNA.”

Images



The Drakaris building features a self-consumption photovoltaic installation that generates 167,062 kWh annually, offsetting 80% of the energy use of facility systems.



Its clean lines and the use of LED technology integrated into the architecture result in lighting that makes Drakaris a unique building.

Video

You can watch the video at: <https://youtu.be/wMYXqJ6l6oo>

About Nadico

With seven branches throughout Spain and one in Morocco, and nearly 30 years of experience, Nadico is a group specialized in engineering and architectural projects, as well as consulting services.

Nadico's strong service focus includes the use of the latest digital tools and advanced materials, along with a constant concern for the environment and people.

Use of BIM technology for building design, the implementation of BREEAM and WELL certifications, and efficient energy management are part of Nadico's DNA. The company currently has over 120 highly specialized in-house collaborators.

For further information, interviews or additional images, please contact:

Nadico Press Office

Paulina Calderón Suárez
pcalderon@nadico.net
+34 637 90 86 40

Glòria Domènech Escrig
gdomenech@nadico.net
+34 666 21 30 35