

MAGNA PARK SAGUNTO VALENCIA



Sagunto,
Valencia



Clear height
11,70 m.



Plot area
136 159 m²



Available for
turnkey
project
www.glp.com

MAGNA PARK SAGUNTO

FAST CONNECTION TO MAIN LOGISTICS HUBS IN SPAIN AND SOUTHERN EUROPE

26,000 m² to 82,000 m²
of buildable area

GLP's new project in Spain will be built on a 136,159 m² plot located in Sagunto, in the province of Valencia. Meant for businesses that need a distribution centre in southern Europe, the development's strategic location allows for superb transport connections with hubs in Barcelona, Madrid, and Aragon, as well as with the rest of the continent.

It is a turnkey project that allows for the development of an XXL warehouse as well as different solutions for a multi-customer park, starting at 26,000 m². Both options will boast an optimal design and aim to offer a next generation logistics solution.



Different installations and their divisibility are considered based on the customer needs.



Fully equipped and sustainable office space



Qualified personnel




High quality

Qualified staff in the vicinity.

Quality standards above the market average, with fully equipped office space.

STRATEGIC LOCATION FOR LOGISTICS

Strategic location. The best connections with Europe and Spain via motorways such as AP-7 toward Barcelona or Alicante, A-23 to Zaragoza, and A-3 to Madrid, in addition to the ports of Valencia and Sagunto, and connections with the ADIF railway system, including the option of a direct connection with the plot.

 Short distance from the Port of Valencia (the main Mediterranean port, which handles 5 million containers annually) and the Port of Sagunto.



LOCATION ACCESS AND DISTANCES



[Virtual tour](#)



Distances

380 km from Madrid (3 h 50 min)
330 km from Barcelona (3 h 35 min)
285 km from Zaragoza (2 h 50 min)
29 km from Valencia (25 min)



Access

Motorway A-3
Mediterranean Highway or AP-7
Motorway A-23
Motorway V-23

WHY CHOOSE MAGNA PARK SAGUNTO



Photo for illustrative purposes. Does not feature the finished Magna-Park Sagunto warehouse, but rather another, previously built, GLP Project.

Exclusiveness

One of the few available plots in the area that boast more than 100,000 m², which will enable customers to consolidate their operations in a strategic location.

Strategic location

Quick access to A-3, AP-7, and A-23, thus enabling the use of synergies with the Sagunto logistics hub.

Sustainability as standard

The installations include a BREEAM environmental certification rating of Very Good, at no additional cost.

Leadership

GLP is a leader in developing and investing in next generation logistics warehouses.



136,159
(plot)



High quality

AREAS

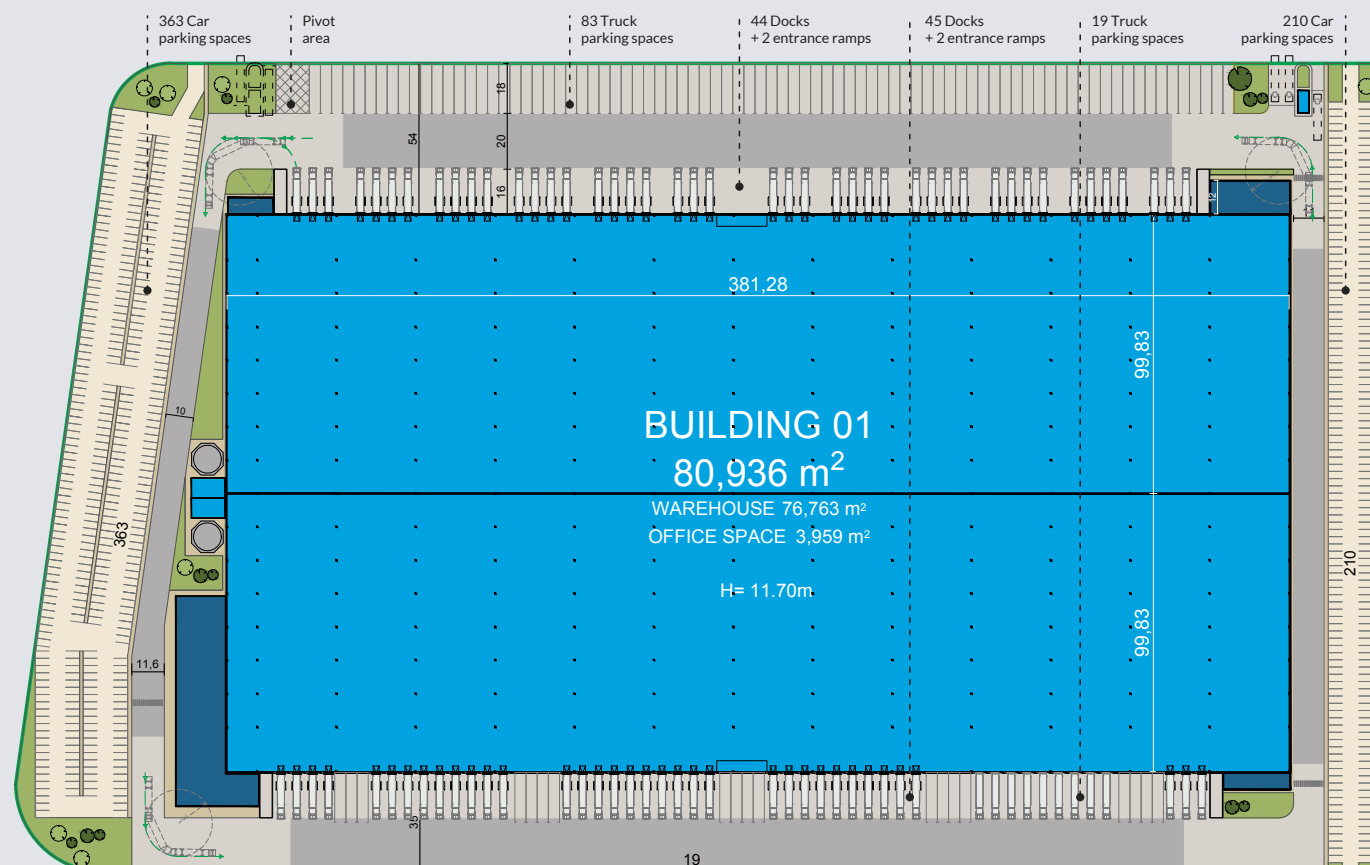
Plot	136,159 m ²
Maximum occupancy	determined based on setbacks to boundaries
Clear height	11.70m
Cornice height	option to increase to 20 m
Staging area	35 m

TECHNICAL SPECS

Structure	Prefabricated cement
Flooring resistance	5 tn / m ²
Rack base capacity	8 tn over a 16 cm x 12 cm baseplate.
Planimetry	Minimum FM2

Electrical power	800 to 3,000 KVA
Roof type	DECK with TPO membrane
Insulation	2.7 m ² K/W
Façade	PIR metal panel
Sprinkler heads	ESFR K25

Sprinkler system standard	NFPA 20
Risk	Medium-5, Royal Decree 2267/2004
Drainage system	Siphonic with a secondary system for extra security
Office finishes	Characteristic and functional
In-warehouse bathrooms	2 fully equipped blocks

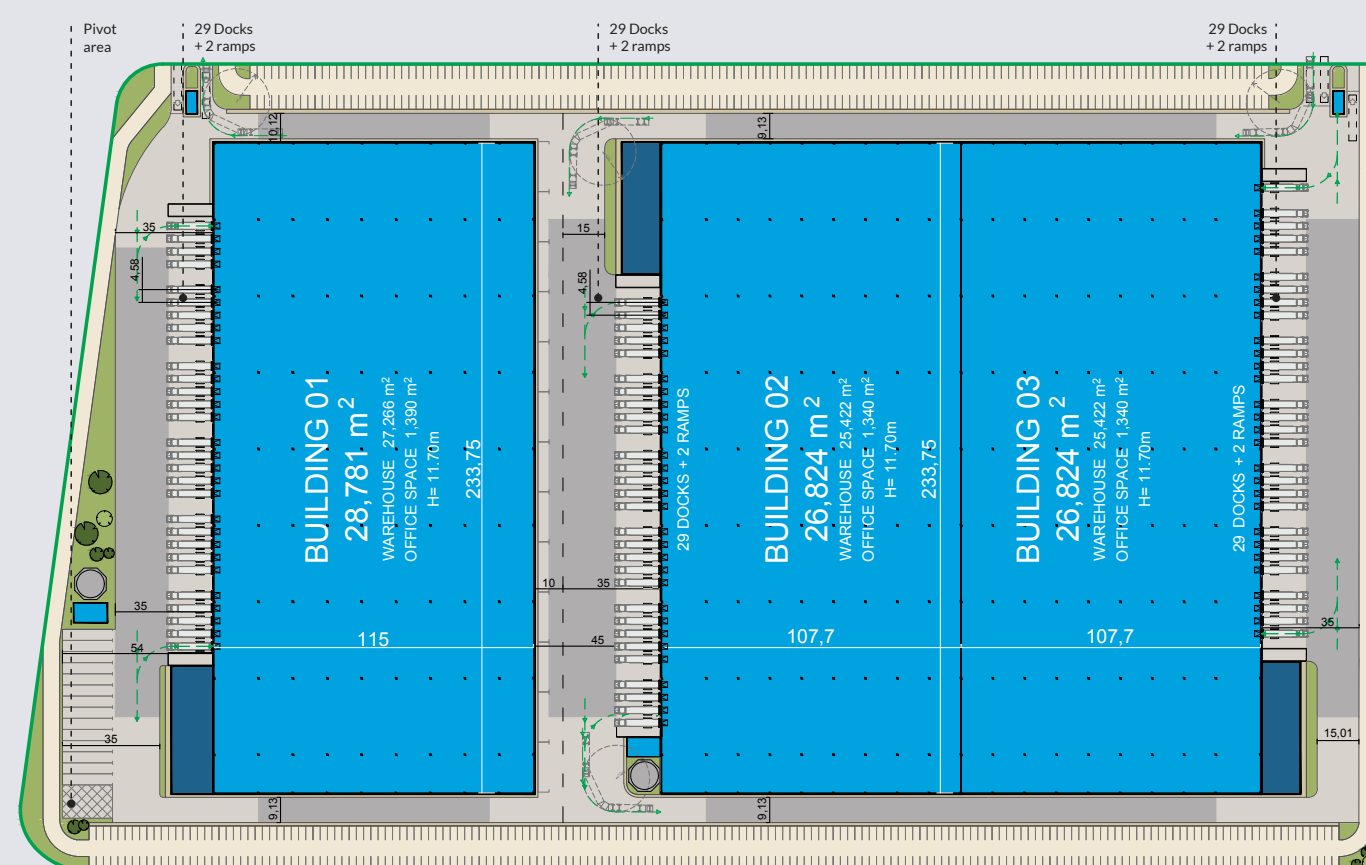


SPECIFICATIONS CONFIGURATION 1

EQUIPMENT

Loading docks	89
Grade-level access doors	4
Car parking	573
Truck parking	102

Warehouse area	76,763 m ²
Office space	ground level + 1st floor 2,102 m ² + 1,857 m ²
Sprinkler room	179 m ²
Access control	35 m ²
Shipping area	6% of skylight area and 300 lx
Structural framework	27.8 x 11.59 m
Total area constructed	80,936 m ²
Projected occupancy	59.44 %
Build suitability	0.59



SPECIFICATIONS CONFIGURATION 2

EQUIPMENT

Loading docks	87
Grade-level access doors	2
Car parking	631
Truck parking	14
Total area constructed	82,429 m ²
Projected occupancy	58 %
Build suitability	0.60

BUILDING 01

Warehouse area	27,266 m ²
Office space	ground level + 1st floor 695 m ² + 695 m ²
Sprinkler room	90 m ²
Access control	35 m ²

BUILDINGS 02 AND 03

Warehouse area	25,422 m ²
Office space	ground level + 1st floor 670 m ² + 670 m ²
Sprinkler room	45 m ²
Access control	17.50 m ²

EXCELLENCE IN SUSTAINABILITY



At GLP, we are committed to making sustainability a core element of our business to build a cleaner future. We work in keeping with our high ESG sustainability standards to create businesses and to invest responsibly, develop and manage sustainable assets, seek ways to improve efficiency and increase value, operate ethically and transparently, and promote well-being.

ABOUT GLP

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined expertise in investments and operations allows us to create value for our clients and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have over US\$89 billion in assets under management in property and private equity funds. More information at www.glp.com



200 Sustainable
Buildings



Leaders in
Innovation



Leaders in the European
and Global Markets



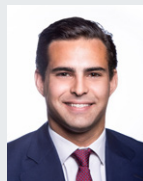
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Projects

If you would like any further information on the project, or to arrange a meeting, please contact us.



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