

Certified



Corporation

Newdock



LAS VIÑAS II

ILLESCAS

Available

Plot area: 128,000 sqm | Built area: 81,037 sqm



Web



Tour 360°



Newdock

Newdock is a logistics management and investment platform specialized in the development and management of state-of-the-art logistics space in Europe with a special focus on Spain, Portugal, France and Italy for clients and entities, advised by Goldman Sachs Asset Management.

Newdock brings to the market a new project at the Iberum Central Platform in Illescas. The logistics park is located 30 minutes away from Madrid city centre and Adolfo Suárez Madrid Barajas airport, providing a strategic location for perfect regional and national distribution.

02

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The logistics park consists of three buildings of more than 81,000 sqm developed on a 128,000 sqm plot of land. These assets incorporate the latest design and construction trends, adapting to the needs of the clients.

Newdock prepares office spaces for possible WELL certification on all its assets.

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LOCATION

This new development, is strategically located in terms of the Spanish logistics market. It also has direct access to the country's main communication routes.

The Central Iberum Platform is both the most ecofriendly and sustainable logistics hub in Spain and Europe's first eco-industrial park. Among its many notable features are the careful management of the water cycle, the implementation of sustainable drainage systems in urban areas and the promotion of indigenous agro-gardening, contributing to the responsible use of the countryside and the generation of biodiversity.

Renowned companies such as Amazon, Toyota, Michelin, DIA, Zalando, FM Logistic, GXO, H&M and Seur are already part of this thriving ecosystem.





AIRPORT
ADOLFO SUÁREZ
MADRID-
BARAJAS

MADRID

M-30

M-40

A-42

ALCORCÓN

GETAFE

MÓSTOLES

M-50

TIER 1

A-5

FUENLABRADA

PINTO

PARLA

A-4

TIER 2

GRIÑÓN

A-42

AP-41

ILLESCAS



SESEÑA

TIER 3

CM-41

CM-43

TOLEDO (35 km)
MÁLAGA (509 km)
SEVILLA (515 km)



ILLESCAS - MADRID

30 min. 40 km.

ILLESCAS - AIRPORT

30 min. 50 km.





AREA OF INFLUENCE

Illescas is a large logistics centre where the most important companies have been located in recent years. In addition, the municipalities in the southern area have a high population density in areas less than 25 kilometres from the logistics park.

In terms of employability, Illescas Town Council, together with a renowned human resources consultancy, has developed a training programme in the logistics sector with the aim of increasing the employability of professionals in the area. As a result of this collaboration, the citizens of Illescas benefit from a training and employability process in one of the fastest growing economic sectors in Spain.





PORTFOLIO





HIGHLIGHTS

128,000 sqm
Plot area

81,037 sqm
Built area
3 buildings

A1 51,899 sqm | 55 docks

B1 14,569 sqm | 21 docks

B2 14,569 sqm | 16 docks

(Including access control booth and pp of common areas)

11.50 m
Free height

35 m
Yards

283

Parking spaces



High risk **level 8**
(C type warehouses)



Photovoltaic solar plant **884kWp**



Independent access and control on each asset

LEED®

Sustainability certification
LEED® Platinum

WELL®

Offices built according to WELL® Core certification



NEWDOCK LAS VIÑAS II IN DETAIL

The **LAS VIÑAS II** logistics park is developed on a large plot of 128,000 sqm and consists of three independent buildings.

The warehouse A1 has 51,889 sqm, while warehouse B1 and B2 have 14,569 sqm each. Each of the buildings is located in an independent enclosure and has its own access and control booth, as well as separate accesses for pedestrians, light vehicles and heavy vehicles.

The surrounding modern development has been strategically designed to handle significant levels of vehicular traffic.

The park has been designed with a clear focus on the comfort and well-being of its users. It features dining areas with direct access to outdoor relaxation areas and green spaces. Extended natural lighting in the warehouse and offices, together with high levels of insulation, improve the working environment and optimize the building's energy efficiency.



WORKSPACES

All assets have versatile office space, adapting to the most collaborative and flexible work models and are ready to obtain WELL® certification. Designed with people's wellbeing in mind, its include plenty of natural light in every corner with floor-to-ceiling windows, high-efficiency VRV air conditioning and air quality monitoring.



AREAS

 **128,000 sqm**
Plot area

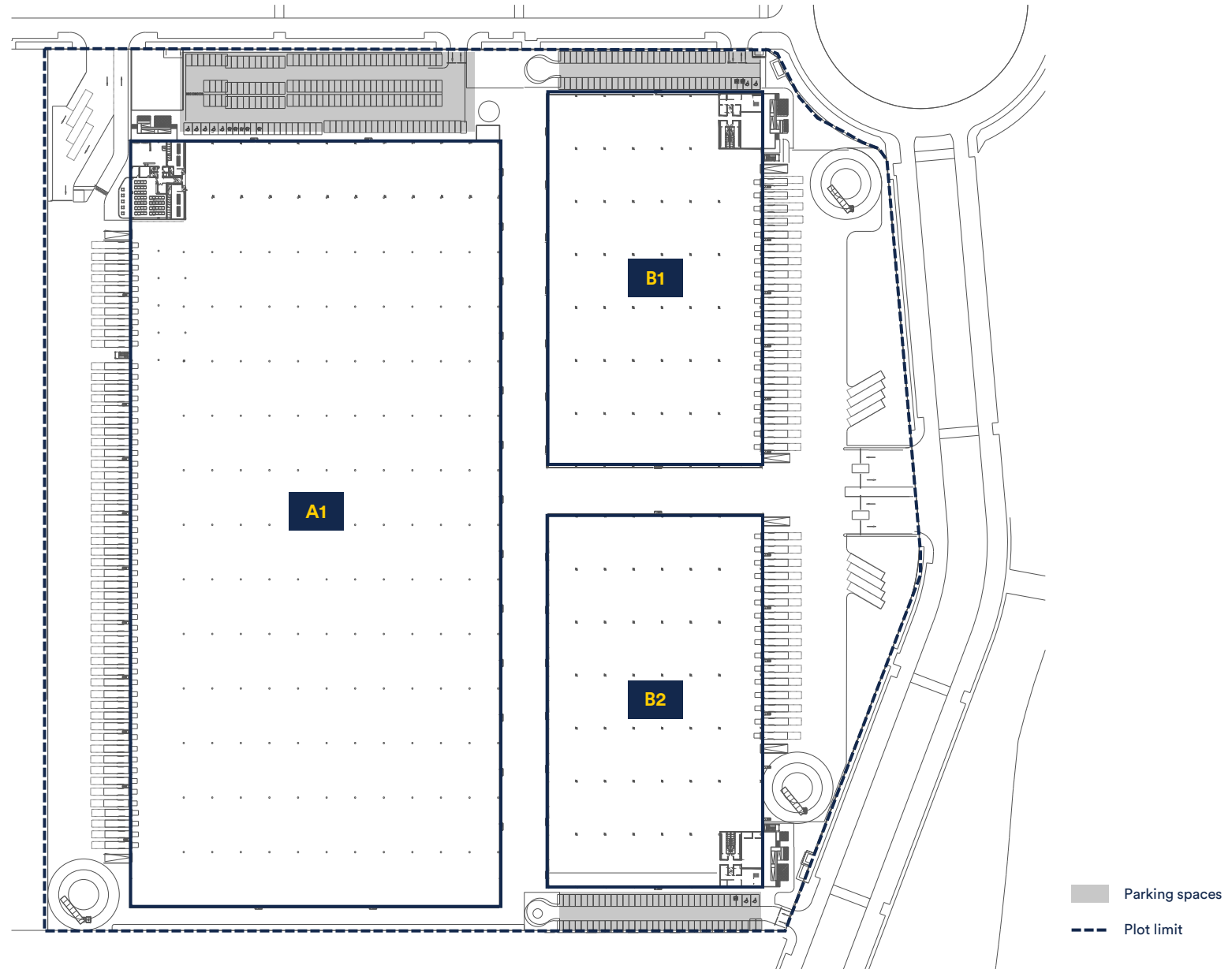
 **81,037 sqm**
Built area

	Warehouse	Offices	PCI	Control	Total area	Docks	Parking spaces
WAREHOUSE A1	49,087 sqm	2,738 sqm	43 sqm	32 sqm	51,899 sqm	55	168
WAREHOUSE B1	13,743 sqm	796 sqm	12 sqm	17 sqm	14,569 sqm	21	59
WAREHOUSE B2	13,743 sqm	796 sqm	12 sqm	17 sqm	14,569 sqm	16	56



PLANS

NEWDOCK LAS VIÑAS II | 81,037 sqm built area



TECHNICAL SPECIFICATIONS

ROOFING. Lightweight DECK type, U: 0.45W/sqmk.

BMS (Building Management System). The building management system enables occupiers to control energy usage and adjust the lighting and HVAC. This system can be adapted to meet any tenant's needs.

ELECTRIC VEHICLE CHARGING. Charging points according to CTE, as well as pre-installation (channelling) for 50% of the light vehicle spaces.

LIGHTING. LED lighting with motion detectors to optimise energy usage. Lighting can also be zoned or automated via the BMS.

PHOTOVOLTAIC PLANT ON THE ROOF 884 kWp. The entire roof structure is designed to allow for the extension of the photovoltaic plant.

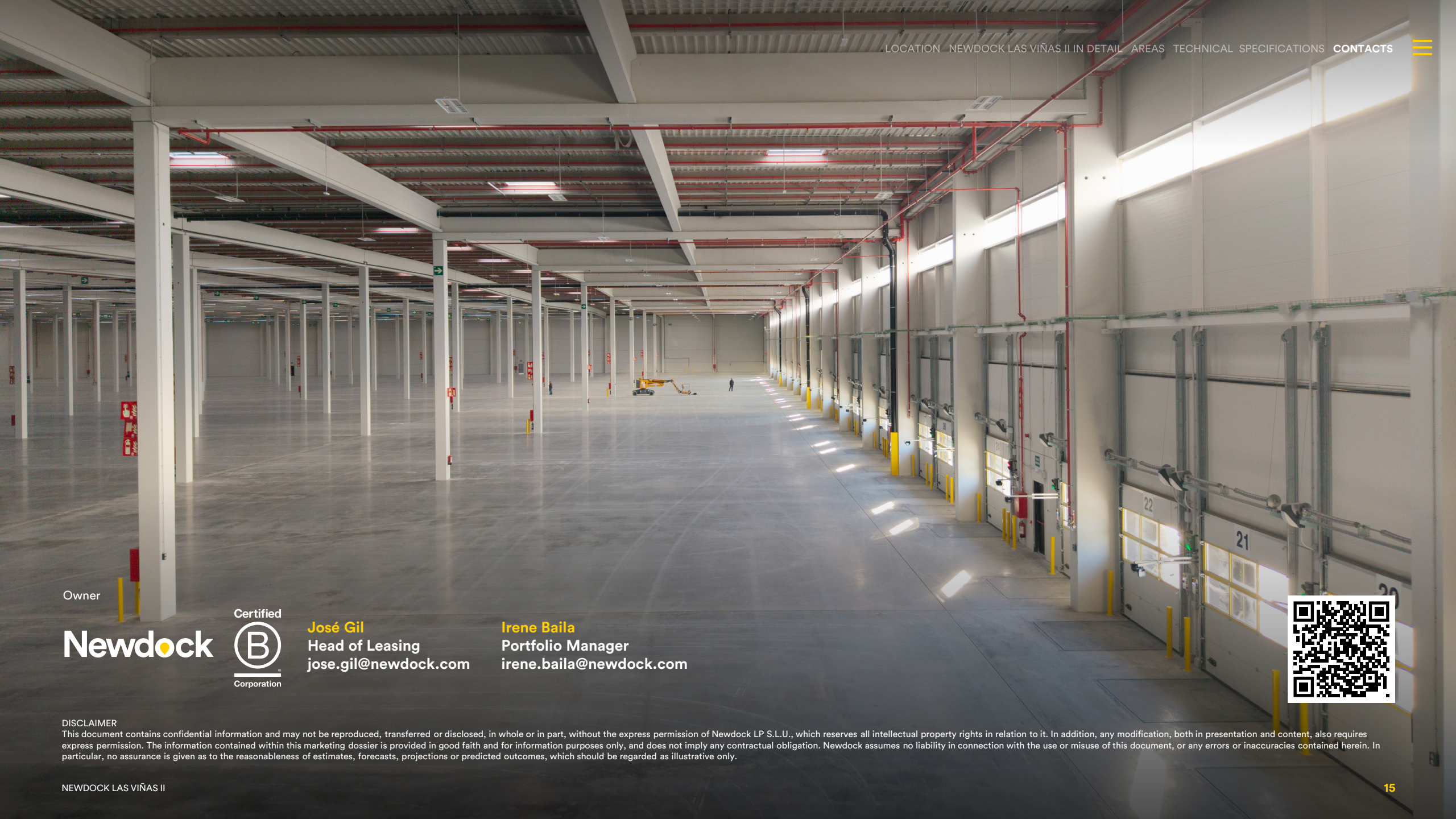
ELECTRICAL INSTALLATION. The maximum installed power in hall A1 is 2000 kVA. In halls B1 and B2 the maximum installed power is 630 kVA.

SAFETY AND FIRE PROTECTION. Compliance with typology C, high risk level 8. ESFR sprinkler system in accordance with NFPA standards, BIES, fire extinguishers and fire detection in the warehouse. Fire-fighting water supply for hydrant, sprinkler and BIES networks consisting of a water tank and pump room equipped with two diesel pumps and one electric pump (jockey).

INTERIOR FLOOR SCREED AND OFFICE FLOORING. Fibre-reinforced concrete screed without shrinkage joints in the warehouse, with a load-bearing capacity of 60 KN/sqm. Flatness and levelness level FF45 / FL 35 according to ASTM 1155.

PLUMBING AND DRAINAGE. Hot and cold water supply and distribution network. Domestic hot water production by aerothermal energy. Siphonic rainwater collection system on the roof.

SUSTAINABILITY AND WELLBEING. LEED® Platinum certification (in final processing phase), BMS, photovoltaic plant expandable according to user needs, electric vehicle charging points with possibility of extension, rainwater harvesting cistern for irrigation, bicycle parking, increased levels of natural lighting in key areas (floor-to-ceiling glazing in offices, dock doors with transparent segments, skylights in warehouse façade). Preparation for possible future WELL® certification of office spaces by the user.



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