



# Noblejas Logistics Technology Park

Industrial Land Available

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Madrid, 2025



# Executive summary

The Parque Tecnológico Lineal of Noblejas (Lineal Technology Park) is designed to integrate with the local community, providing green spaces, leisure and sports facilities, cycle paths, and services for employees, which will allow the implementation of well-being policies for all.

It has **BREEAM** sustainability certification. The place will have state-of-the-art facilities and high standards of construction and technology to host high-value activities



# Population

The town has a wide variety of municipal services, such as schools, health centers, police stations and fire stations. In addition, the nearest fire station is only ten minutes away in Ocaña.

Noblejas has access to a population of 1 million people within a radius of approximately 35 minutes by car, providing access to workforce

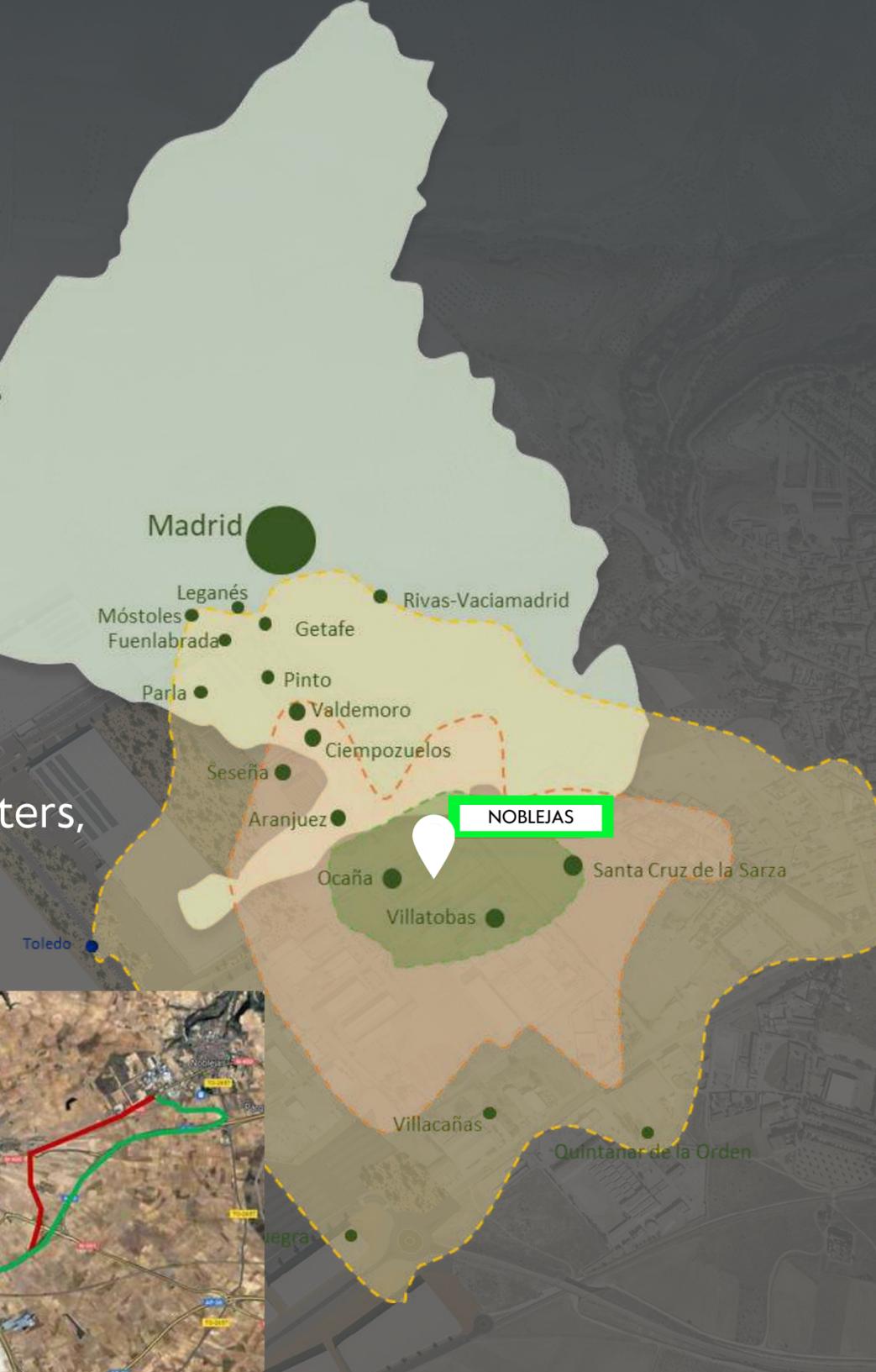
The town has a wide variety of municipal services, such as schools, health centers, police stations and fire stations.

The fire station is only 5 minutes away, in Ocaña (adjacent to the sector).

## Main accesses:

Madrid	Downtown	71,7 km	54 min
Madrid A	Airport	78,0 km	56 min
Madrid	M-50	52,0 km	39 min

A-4  
R-4



# Population



**104.525** Populations  
**> 14,98 %** unemployment rate

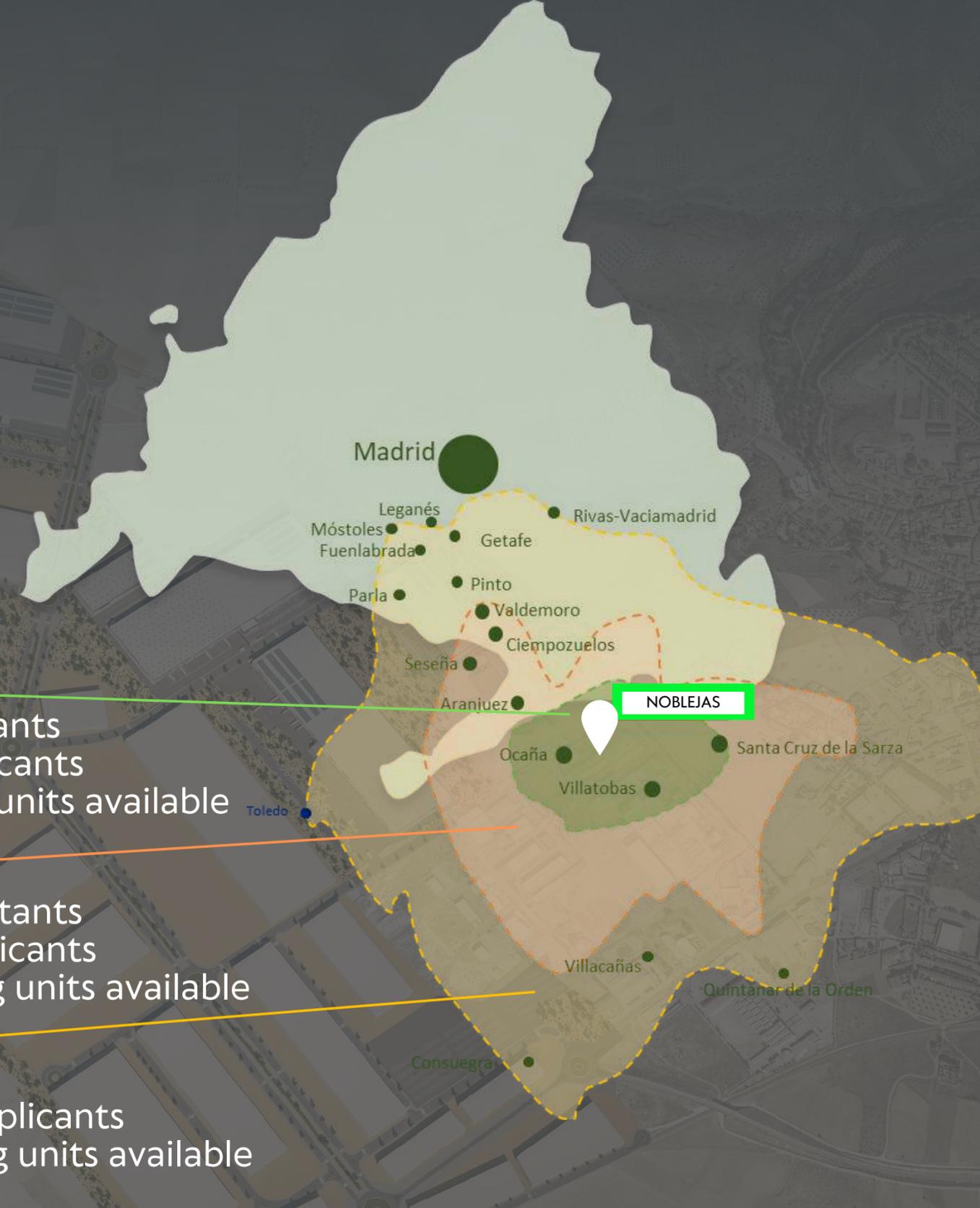
*In the 11 neighboring towns of Noblejas*

*Ocaña, DosBarrios, Villarrubio de Santiago, Yepes, Villatobas, Cabañas de Yepes, Aranjuez, La Guardia, Huerta de Valdecarábanos, Colmenar de Oreja y Ontígola*

## Access to Population:

The Noblejas area of influence, measured in distance by road, has access to :

- < **15 min**
  - 30,000 inhabitants
  - 2,000 job applicants
  - 5,000 housing units available
- < **30 min**
  - 300,000 inhabitants
  - 18,000 job applicants
  - 24,000 housing units available
- < **45 min**
  - 1.8 inhabitants
  - 100,000 job applicants
  - 70,000 housing units available





# Infrastructure and services

The city has a wide variety of municipal services, such as schools, health center, etc. In addition, the nearest fire station and Guardia Civil station are only ten minutes away in [Ocaña](#).

# Transportation

Excellent motorway transport connections to the [A-4](#) and [A-3](#) highways via the [A-40](#) highway, which is on the Lisbon-Valencia and Madrid-AndaluCia axis, respectively.



# Location & perimeter

The site of **NOBLEJAS** is consolidating as an important logistic node of peninsular connection with privileged access to the whole network of highways.

The location of this land is unbeatable, as it has a façade to the **A-4** and **A-40**, which guarantees excellent accessibility. In addition, the urbanization works are in progress, which means that you will be able to enjoy all the necessary amenities and services by the end of 2024.



# Technical specs

## Water

High-volume availability for production and industrial uses.

## Electricity

Suministro en MT/BT, previsto inicialmente 125 W/m<sup>2</sup> de parcela.



# Proximity ports



PORT	DISTANCE	TIME
BILBAO	464 km	5h 10 min
BARCELONA	657 km	7h 45 min
CORUÑA	664 km	7h 32 min
VALENCIA	316 km	3h 20min
CARTAGENA	384 km	4h 02 min
ALGECIRAS	600 km	6h 19 min
CADIZ	584 km	6h 09 min
LISBOA	644 km	6h 56 min
OPORTO	628 km	7h 05 min



# Location advantages

We have a privileged location in a key point to connect with the main ports of Spain and Portugal, such as Barcelona, Valencia, Algeciras, Porto and Lisbon.

This translates into significant time and distance savings, thanks to the excellence of our communications hub.

In this logistics-industrial park, you can find renowned companies such as **ONTIME, BERLYS, ALPLA IBERÉRICA, SCHREIBER FOODS, INAEL ELECTRICAL SYSTEMS, FLORETTE**, among others. This gives you the opportunity to be part of a successful business environment.



# Technical specs

**2,5 million sqm**

NET INDUSTRIAL-LOGISTIC LAND

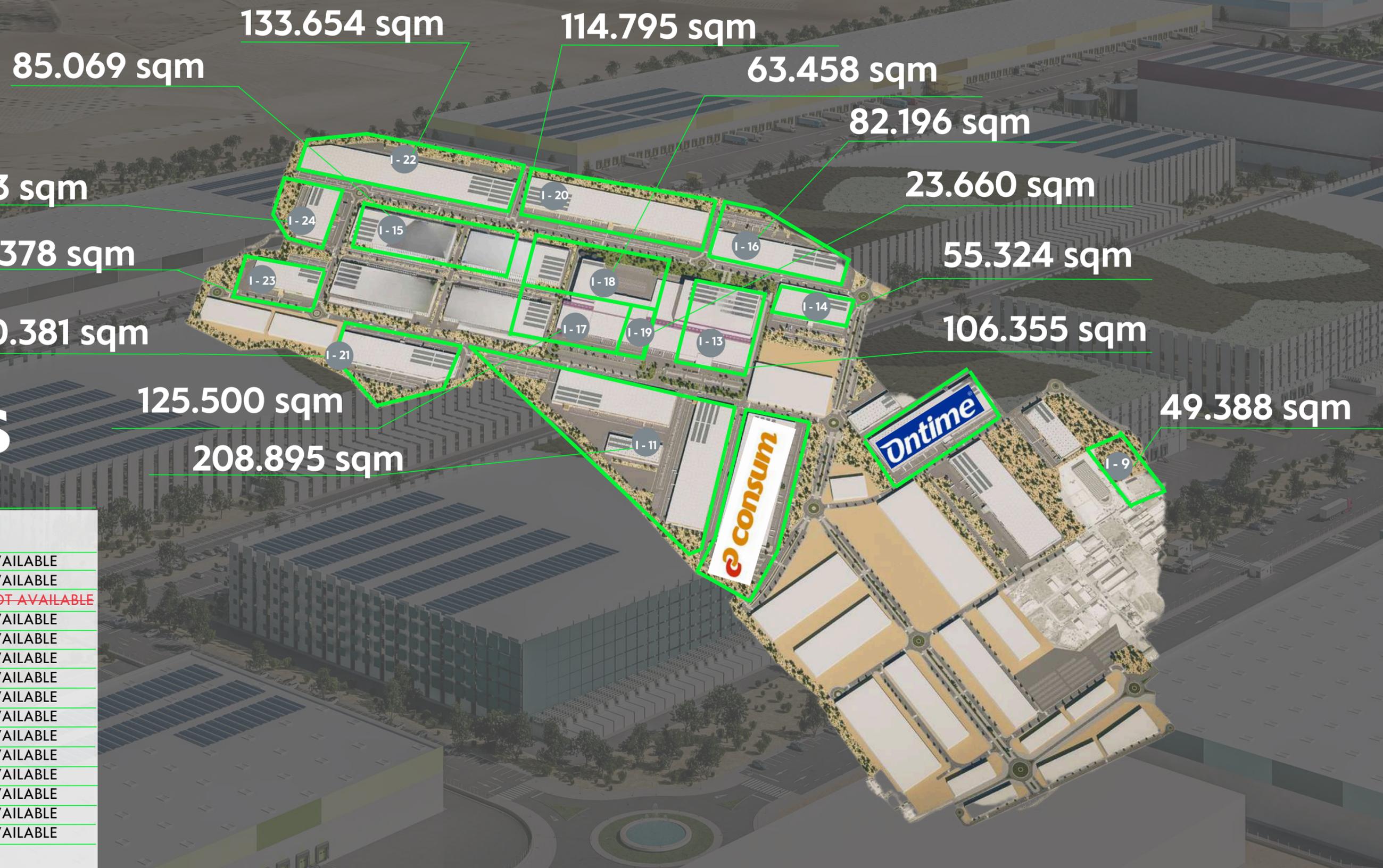
**1,5 million sqm**

Plot sizes range from 30,000 to 300,000 sqm of land, with the possibility



# Plots SURFACES

NUMBER OF PLOTS	sqm	
I-9	49.388	AVAILABLE
I-11	208.895	AVAILABLE
I-12	147.551	NOT AVAILABLE
I-13	106.355	AVAILABLE
I-14	55.323	AVAILABLE
I-15	85.069	AVAILABLE
I-16	82.196	AVAILABLE
I-17	125.500	AVAILABLE
I-18	63.458	AVAILABLE
I-19	23.659	AVAILABLE
I-20	114.795	AVAILABLE
I-21	70.381	AVAILABLE
I-22	133.654	AVAILABLE
I-23	56.378	AVAILABLE
I-24	40.893	AVAILABLE



85.069 sqm

133.654 sqm

114.795 sqm

63.458 sqm

82.196 sqm

40.893 sqm

23.660 sqm

56.378 sqm

55.324 sqm

70.381 sqm

106.355 sqm

125.500 sqm

49.388 sqm

208.895 sqm

consum

ontime

I-9

I-22

I-20

I-16

I-24

I-15

I-18

I-14

I-23

I-21

I-17

I-19

I-13

I-11

# Our plots XXL

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# Economic conditions

Plot sale price



Price from  
€90/m<sup>2</sup> of plot

\*Depending on project



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