



# Noblejas Logistics Technology Park

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## Built to suit

Madrid, 2025



# Executive summary

The Parque Tecnológico Lineal (Noblejas 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



Video



# 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.

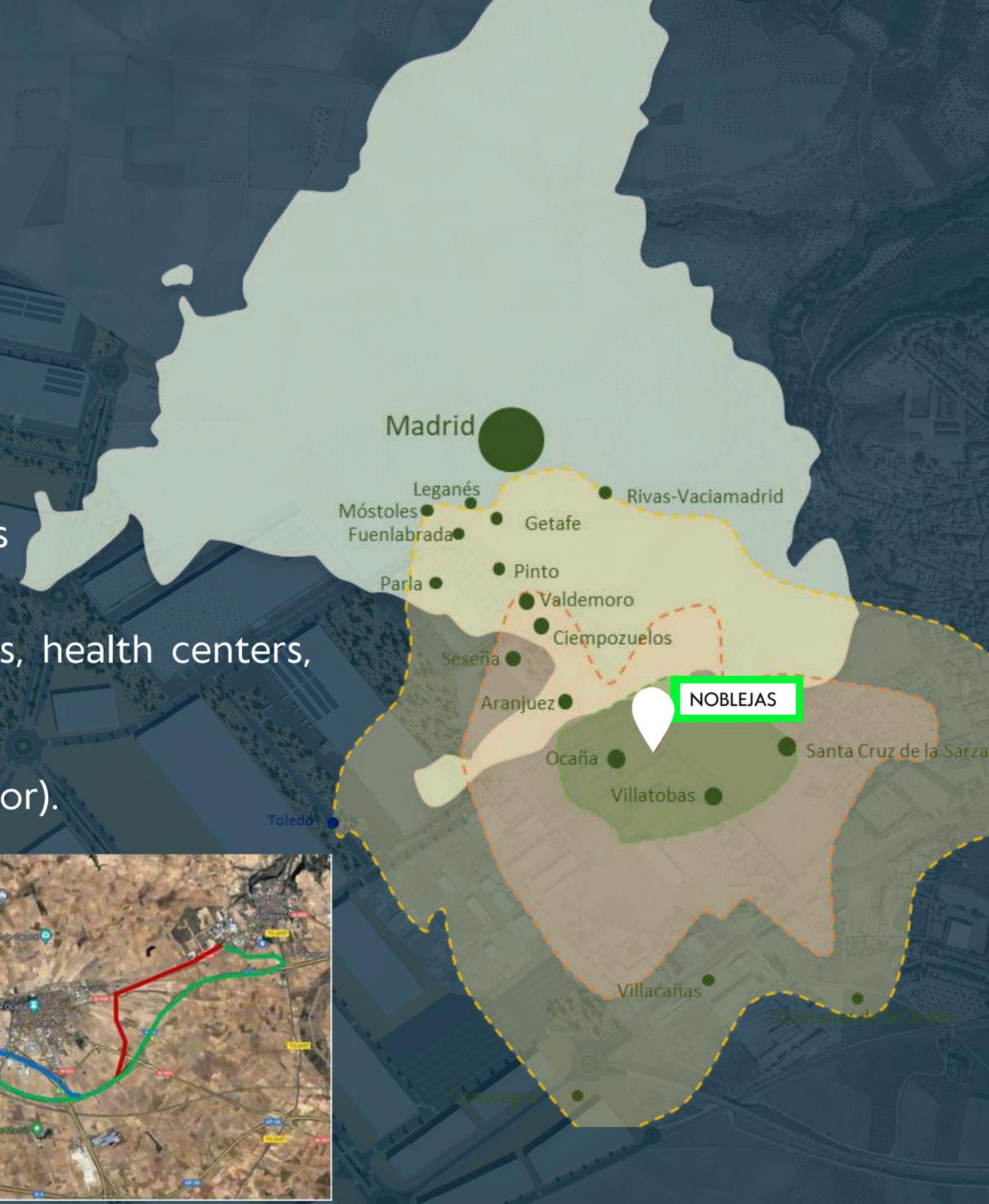
Noblejas has access to a population of 1 million people within a radius of approximately 35 minutes by car, providing access to workforce

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



# Population



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

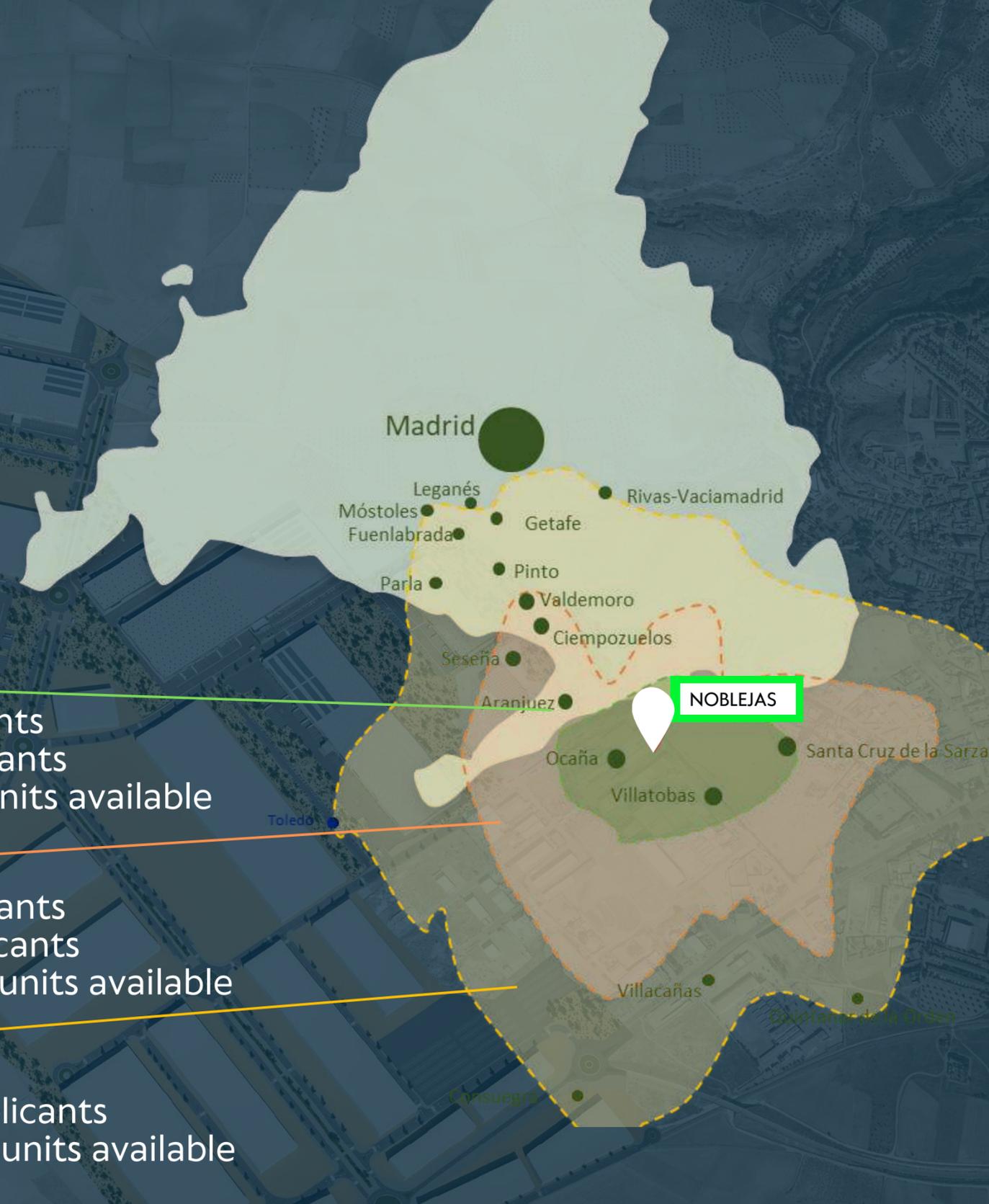
*In the 11 neighboring towns of Noblejas*

*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 town has a wide variety of municipal services, such as schools, health centers, and others.

In addition, the nearest fire station and Guarda 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 under construction, which means that you will be able to enjoy all the necessary amenities and services by the end of 2024.



# 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



# 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

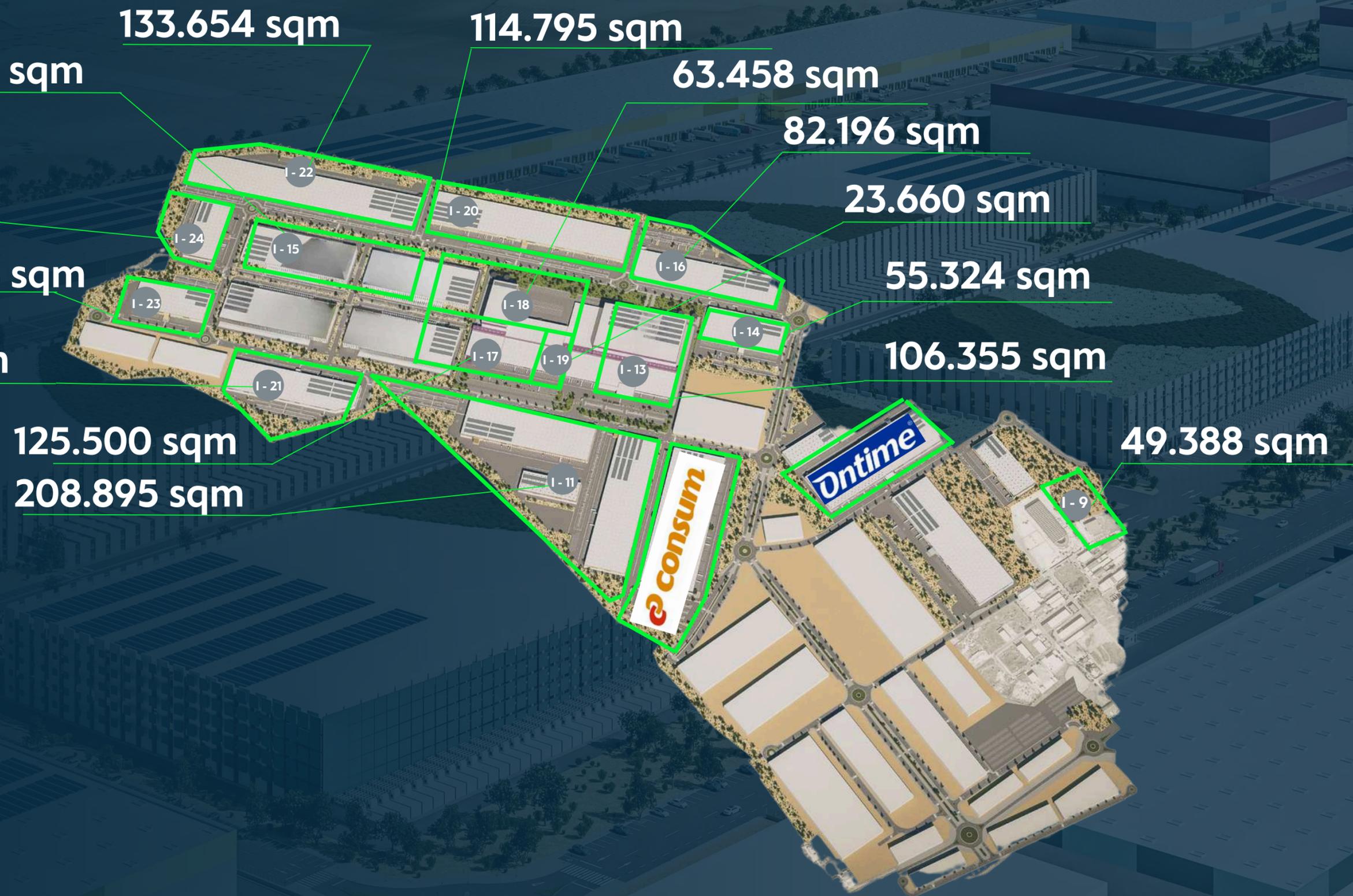
**1,5 million sqm**

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



# Technical specs

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### FRONT

The façade of the warehouse buildings will consist of precast concrete panels or sandwich panels depending on the aesthetics desired by the client. The façade structure will be anchored to the concrete pillars of the building.



### LUCERNARIOS

At least 2% of the roof surface is required to be made of translucent materials. These elements can be roof windows, skylights, glass panels, or similar, and must comply with Spanish fire protection regulations. In addition, they must have automatic smoke evacuation systems if this is necessary.



### ROOF

The roof shall be composed of concrete purlins, corrugated profiled sheeting, PIR vapor and thermal insulation and/or mineral insulation and a top layer of waterproof synthetic or asphalt sheeting.



# Technical specs

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### THE STRUCTURE OF THE BUILDING

The structure of the building will be made of prefabricated reinforced concrete. Pillars in grid of 12x24 and height under plate of 13.70 sqm being able to be adapted to meet customer needs.



### PRODUCTION AND WAREHOUSE AREAS

Each tenant has specific needs. Our approach is to customize each production or warehouse space specifically and according to the wishes and needs of our tenants.



### OFFICE SPACES

The office area will have air conditioning and false ceilings insulated with mineral fiber panels. Coatings according to the client's preferences, with a choice of carpet, ceramic, laminate or PVC flooring and the colors of doors and walls. Diaphanous, except for changing rooms and toilets.



### PERIMETER

There will be a perimeter fence with an electrowelded fence and a sentry box for access control.



# Technical specs

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### SLAB

The pavements of the warehouse will be built with concrete reinforced with metallic fibers (25 Kg/m<sup>3</sup>) with a minimum thickness of 18 cm. It will be executed without joints and mechanically treated guaranteeing an optimum planimetry and an overload of 5 Tn/m<sup>2</sup>.



### DOORS AND LOADING DOCKS

Sufficient access ramps to the building and 2.80 x 3.00 m docks for loading and unloading trucks will be provided. Standard sectional doors will have dimensions of 3.0 x 3.5 m and will be equipped with viewing windows to the outside. Possibility of including pits, shelters and complements such as box light, interior traffic light and signage.



### FIRE FIGHTING

The storage area will have sprinkler installation, internal fire hoses network, external hydrant network, fire extinguishers and signaling. It can be adapted to the client according to RSCIEI (warehouse) and CTE DB SI (offices).



### LED LIGHTING

The storage area will be equipped with efficient lighting of 200 lux intensity in the space between shelves and 300 lux in the picking area. Anti-reflective criteria shall be taken into account in the lighting design.



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### WINDOWS

All windows in the administrative areas will be made of aluminum profiles with thermal break or PVC, thermo-acoustically insulating and lacquered. The glazing will comply with heat conductivity levels appropriate for central Spain.



### CORPORATE IMAGE

Design and image elements such as corporate colors will be used to identify the ship with the user.



### PAVED SURFACES

All truck access roads, including parking and handling areas, will be adequately sized to provide sufficient maneuvering space for 18 m long, fully loaded vehicles.

35 m truck maneuvering yard cross section calculated on the basis of heavy traffic performance and can be adapted to the specific traffic foreseen by each client.



### VOLTAGE

Electrical power supply with transformer station to be sized according to customer's needs.



# Sustainable features



One of only **three logistics parks in Spain** with environmental and sustainability certification

Separate rainwater and sewage network

Green areas and parks with recycled furniture and native trees

Energy efficiency through solar panels and LED light bulbs throughout the park

Rainwater recovery and recycling technologies

Use of recycled materials for urbanization

Solar-powered vehicle charging stations

Circular economies

Recreational areas with exercise machines and green areas

Employee Services Area to enable the implementation of **Wellbeing policies**



# More features...

Commercial services, catering, leisure and parking

Service area, parking areas and rotating parking for truck drivers

Wide avenues up to 40 sqm wide and 60 sqm diameter traffic circles for easy maneuvering of vehicles

Rest and service areas for carriers, surveillance and access control.

State-of-the-art logistics park

Training center and recreational areas for users

34 hectares of parks and recreation areas

200.000 sqm of sports facilities





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