

Logistic Park Noblejas, Toledo



web



Real Estate

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01. LOGISTIC PARK NOBLEJAS

A concept designed for companies that require a **strategic location, large plots, fast access** to the main transport corridors and cutting edge, sustainable platforms.



2,500,000 m² of gross industrial logistics land.



Tailor made plots from 5,000 m² up to 500,000 m².



Fully zoned urban land ready for construction.



Maximum speed in permit processing.



Buildability 1 m²/m²
- Site coverage 80% -
Clear height up to 40 m.



Regional incentive schemes to finance projects.



Sale of fully zoned plots.



Access to large scale ON/OFF grid energy solutions.



Turnkey lease projects.



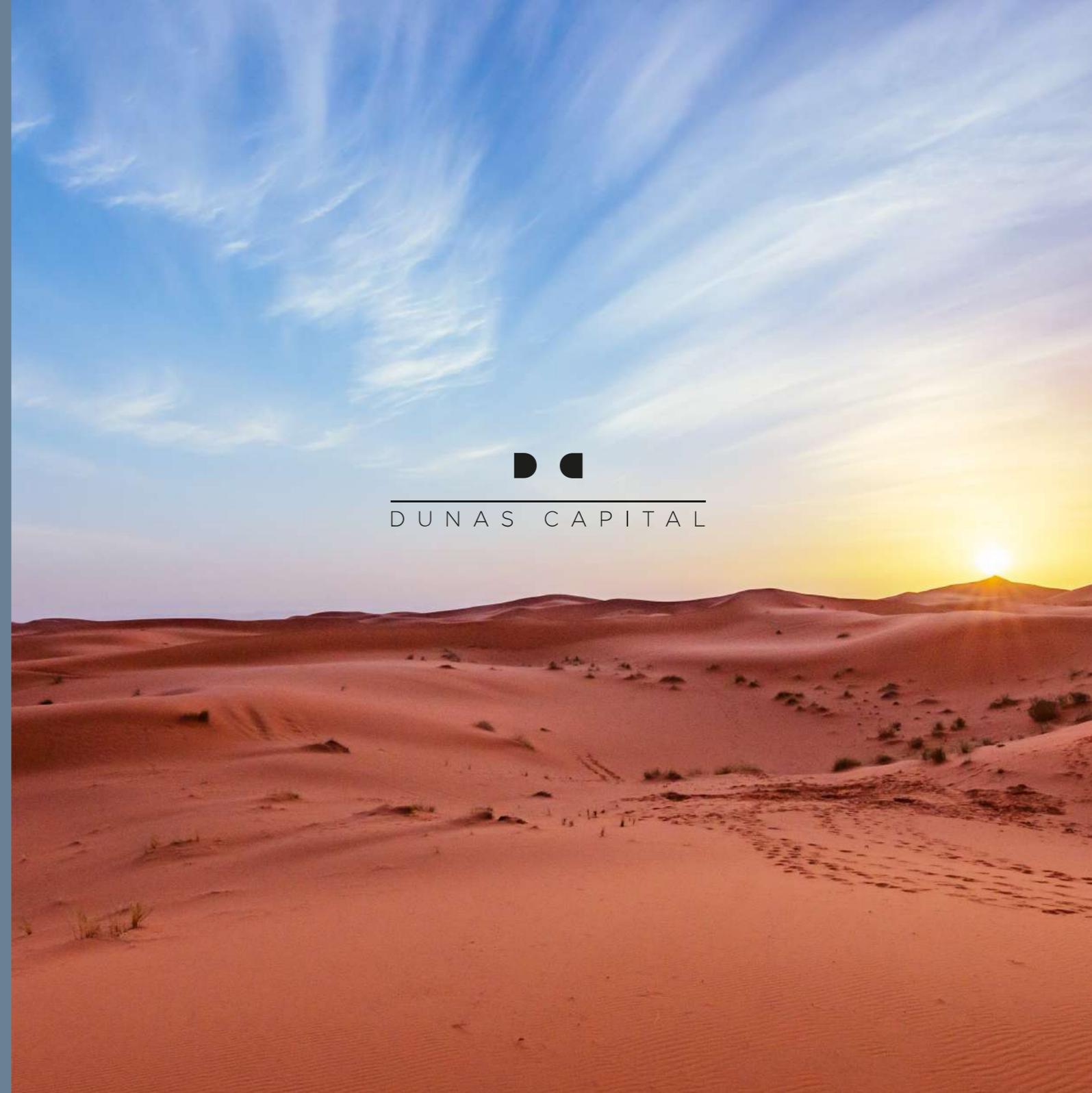
02. DUNAS CAPITAL

A **leading company in the management and development of large scale logistics real estate assets**. Investment opportunities are offered to partners and clients through specific structures managed on an individual basis. Services range from town planning development and land servicing to marketing, construction and asset management.

About Grupo Dunas Capital

Founded in 2016, Grupo Dunas Capital has established itself as a leading independent benchmark in Spain, with an outstanding track record and continuous growth of more than 35% per year since its creation, reaching nearly 5 billion euros in assets under management.

Dunas Capital has a **multidisciplinary team** specialising in the property and logistics market, ensuring successful project delivery.



03. LOCATION

Noblejas has become a strategic hub for the establishment of major logistics companies in Spain. Located **just 70 km from Madrid by road**, it provides fast access to the capital in under an hour.

This proximity makes Noblejas a key logistics location, allowing operators and companies to benefit from its closeness to one of the largest consumer markets on the Peninsula, as well as to the main distribution centres, dry ports and rail and air links. In addition, there is a wide availability of large plots, ideal for national and international operators in mass market, food and temperature controlled logistics.

NOBLEJAS - MADRID CITY CENTRE

 71.7 km  54 min

NOBLEJAS - AIRPORT

 78.0 km  56 min

NOBLEJAS - M-50

 52.0 km  39 min

SPAIN



EXCELLENT CONNECTIONS

The location of this land is unbeatable, with direct frontage onto the **A-4** and **A-3** motorways, ensuring excellent visibility and private transport access along the **Lisbon-Valencia** and **Madrid-Andalusia** corridors respectively.

Noblejas is also connected to Madrid by **public transport via the VAC 231 Route 9 coach line (Madrid South Station) and the Ocaña - Madrid Atocha commuter rail service.**

These features make Noblejas an **outstanding opportunity for logistics projects requiring immediacy, scalability and a high distribution capacity across Spain and southern Europe.**

NOBLEJAS - VALENCIA

 325 km  3 hours 12 minutes



04. NOBLEJAS IN DETAIL

Noblejas is a municipality which, together with nearby towns, has a combined population of more than **104,000 inhabitants** and offers a wide range of services, such as schools, health centres, police stations and fire stations. The nearest fire station is just ten minutes away, in Ocaña.

This is a unique opportunity to set up in a location with huge potential and excellent connections.



7 REASONS TO INVEST

01.

A unique opportunity

to locate in an area with great potential.

02.

Coherent design

A coherent, modern and cutting edge park layout in a unique location.

03.

XXL platforms

Next generation platforms with the option of sectorisation.

04.

Commitment to sustainability

With the most demanding certifications on the market.

05.

Tailor made plots

From 10,000 square metres up to 500,000 square metres.

06.

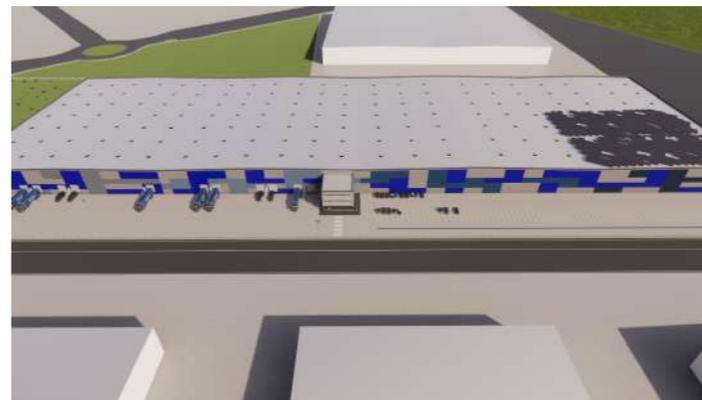
Modular concept

A modular conception of the platforms, offering users the possibility to adapt their space requirements and allowing them to grow and develop their activity with maximum flexibility.

07.

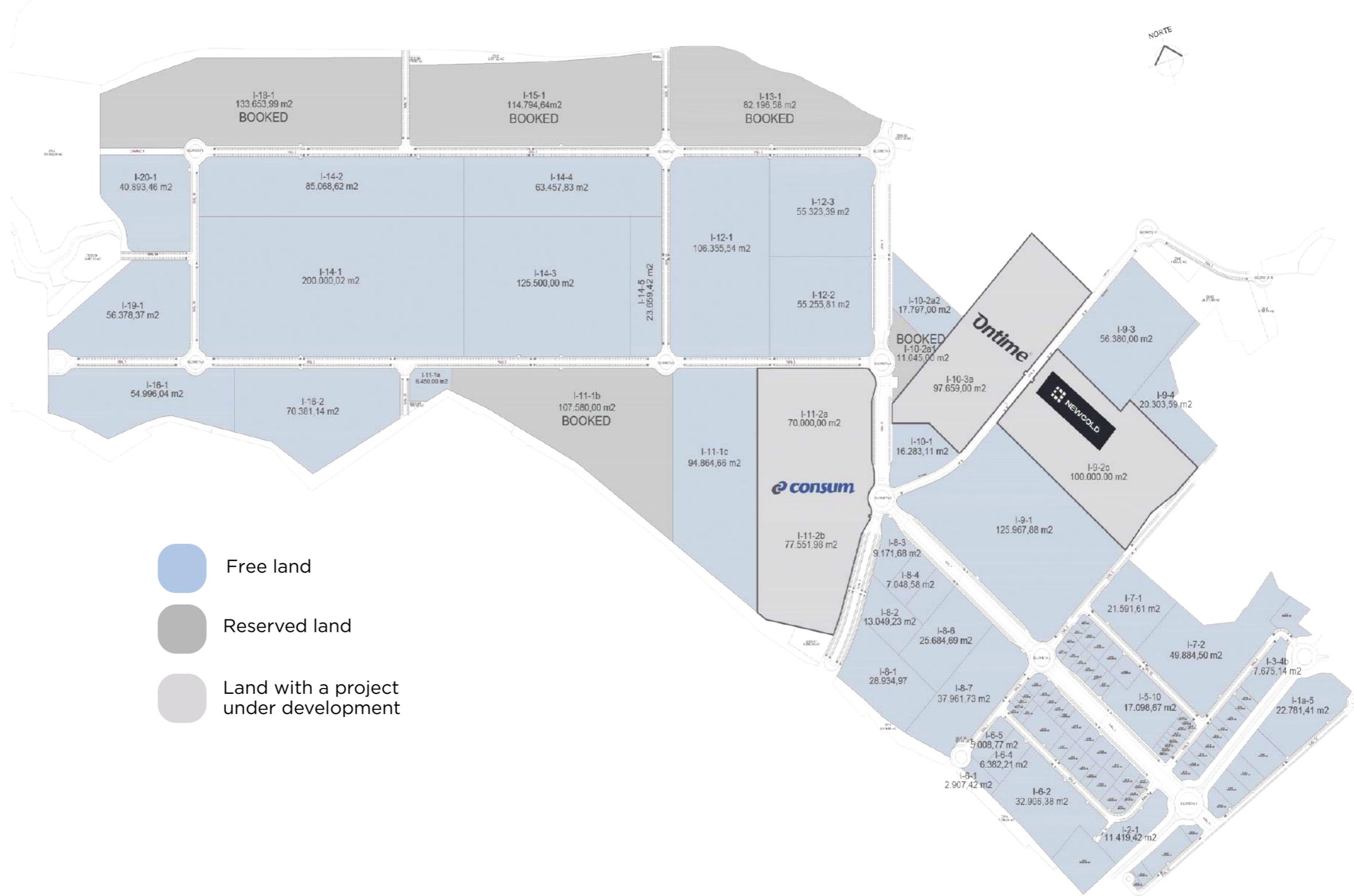
Distinctive architecture

Carefully designed, distinctive architecture that gives the properties strong presence and enhances the company's corporate image.

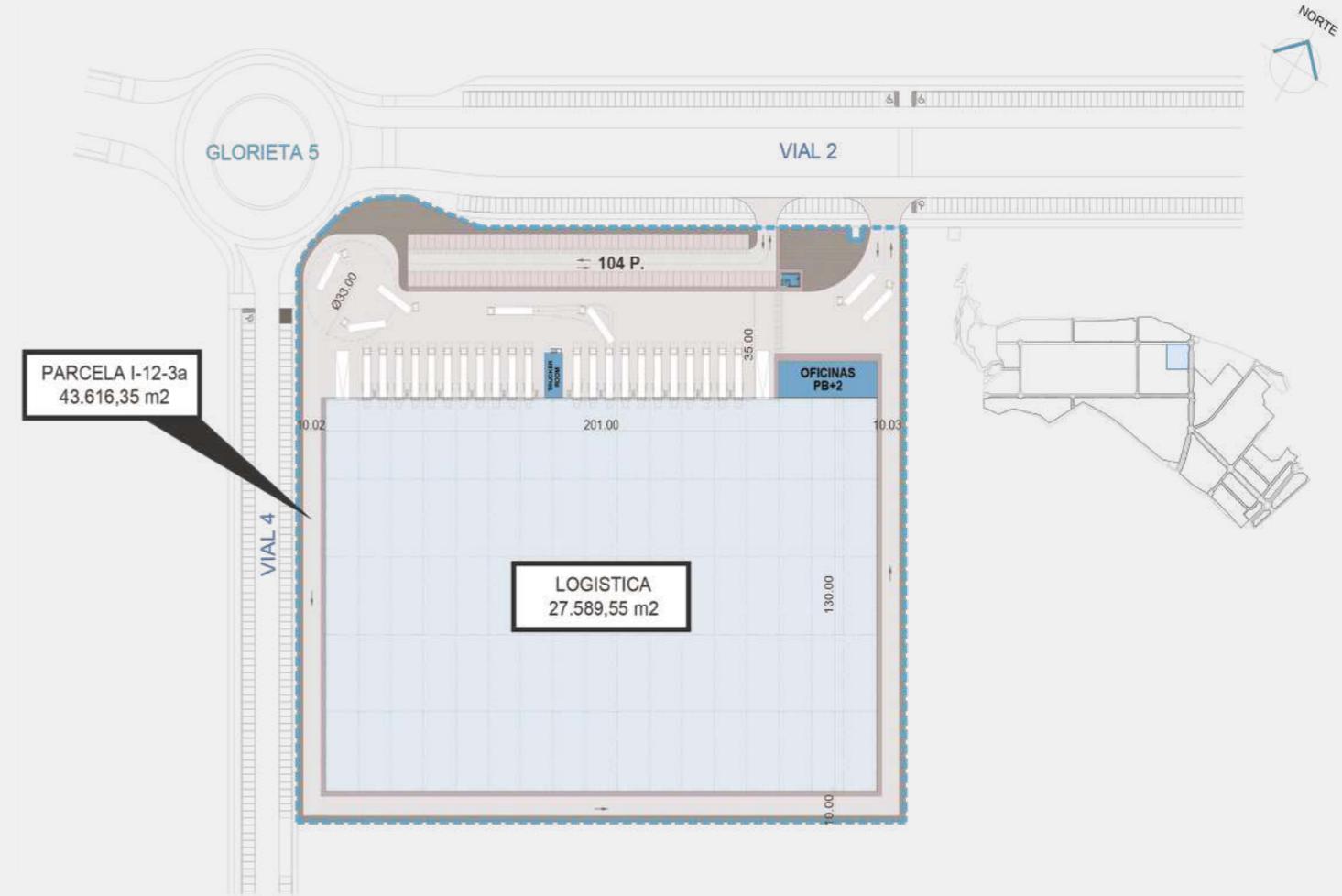
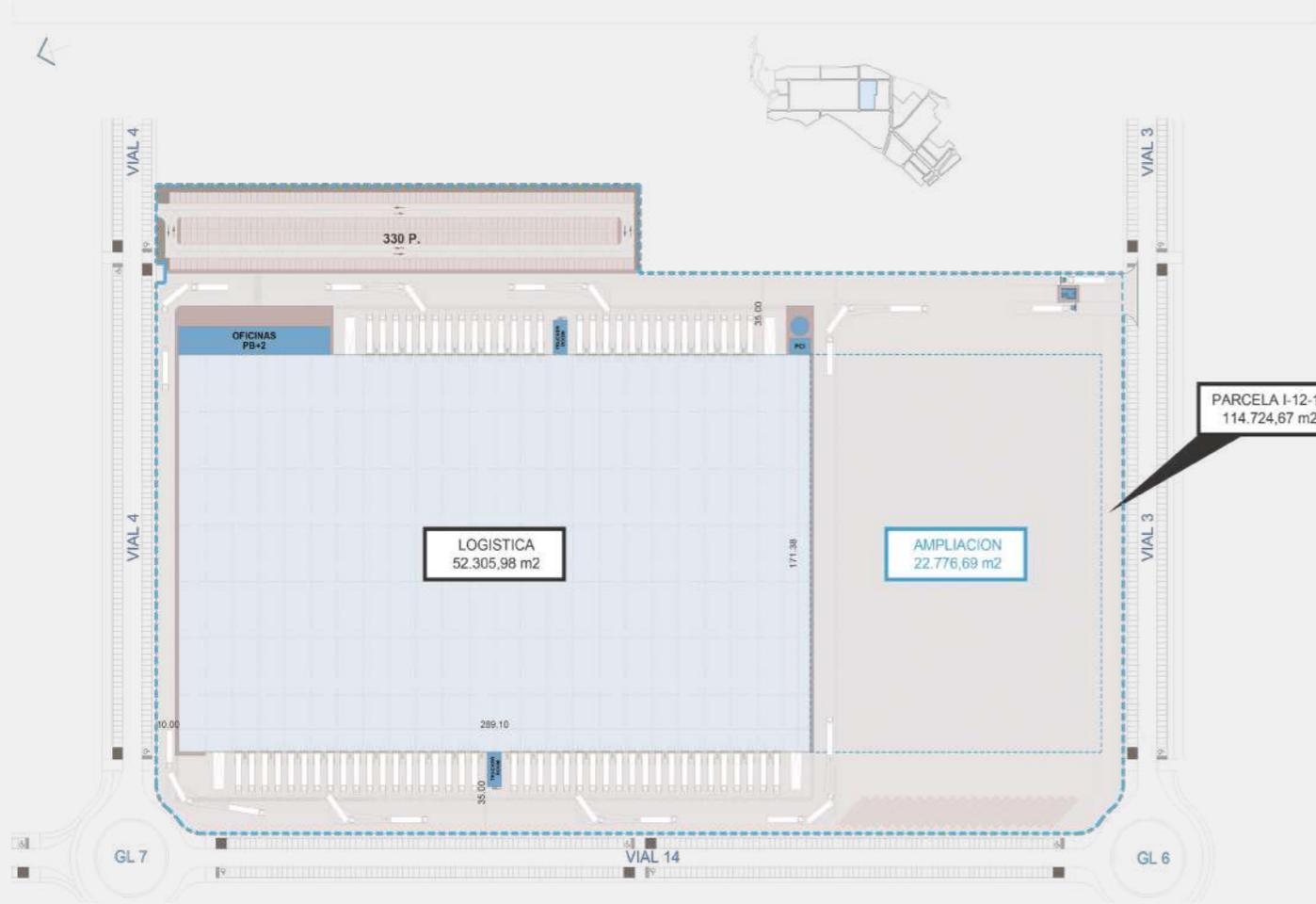


AVAILABLE PLOTS

Plot sizes range from 30,000 to 300,000 m² of land, and tailor made solutions can be created for each company.



SITE LAYOUT OPTIONS



05. STATE OF THE ART PLATFORMS TECHNICAL FEATURES

SKYLIGHTS

At least 2% of the roof surface will be made of translucent materials. These rooflights, skylights, glass panels or similar elements will be designed in compliance with Spanish fire protection regulations and will feature automatic smoke extraction systems where required.

WINDOWS

All windows in administrative areas will consist of aluminium or PVC frames with thermal break profiles, providing thermal and acoustic insulation and an appropriate finish. Glazing will comply with heat transmission values suitable for central Spain.

FAÇADE

The façades of the warehouse buildings will consist of precast concrete panels or sandwich type panels, depending on the desired aesthetic. The façade structure will be anchored to the building's concrete columns.

COVER

The roof will consist of concrete purlins, profiled steel decking, vapour barrier, PIR thermal insulation and/or mineral insulation, and a top layer of synthetic or asphalt waterproofing membrane.

OFFICE SPACE

The office area will feature air conditioning and suspended ceilings insulated with mineral fibre tiles. Finishes will be selected according to the client's preferences, with options including carpet, ceramic flooring, laminate or PVC, and the choice of colours for doors and walls. The floors will be open plan, except for the core housing changing rooms and toilets.

PRODUCTION AND WAREHOUSE AREAS

Each tenant has specific requirements. The approach is to customise every production or warehouse area specifically in line with the tenant's needs and wishes.

LED LIGHTING

The storage area will be fitted with efficient lighting delivering 200 lux in the aisles between racks and 300 lux in the picking area. Anti glare criteria will be applied in the lighting design, in accordance with UNE EN 12464.

MAIN STRUCTURE OF THE BUILDING

The building structure will be made of precast reinforced concrete. Columns will be arranged on a 12 x 24 m grid, with a clear height under the roof sheet of 13.70 m, and can be adapted to meet the client's needs.

CORPORATE IMAGE

Design and image elements such as corporate colours will be incorporated to link the warehouse visually with the user's brand.

FIRE PROTECTION

The storage area will be equipped with a sprinkler system, internal fire hose network (BIES), external hydrant network, fire extinguishers and signage. Installations can be adapted to the client in accordance with RSCIEI (warehouse) and CTE DB SI (offices).

PAVED AREAS

All access roads for lorries, including car parks and manoeuvring areas, will be properly dimensioned to provide sufficient manoeuvring space for 18 metre long fully loaded vehicles. Manoeuvring yards will be 35 m deep. The pavement cross section will be calculated for heavy traffic performance and may be adapted to the specific traffic expected for each client.

MEDIUM VOLTAGE

Electrical connection with a transformer substation sized according to the client's requirements.

INTERNAL SLAB

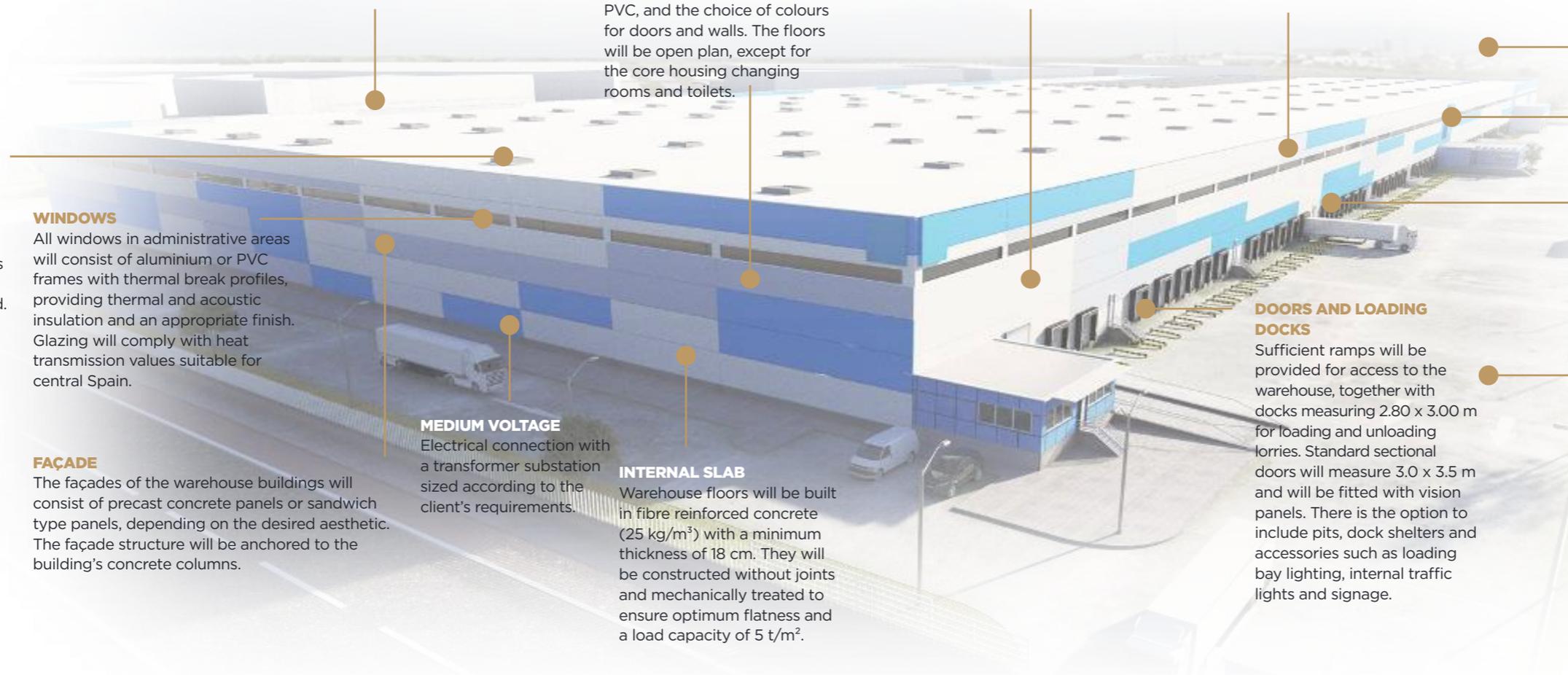
Warehouse floors will be built in fibre reinforced concrete (25 kg/m^3) with a minimum thickness of 18 cm. They will be constructed without joints and mechanically treated to ensure optimum flatness and a load capacity of 5 t/m^2 .

DOORS AND LOADING DOCKS

Sufficient ramps will be provided for access to the warehouse, together with docks measuring $2.80 \times 3.00 \text{ m}$ for loading and unloading lorries. Standard sectional doors will measure $3.0 \times 3.5 \text{ m}$ and will be fitted with vision panels. There is the option to include pits, dock shelters and accessories such as loading bay lighting, internal traffic lights and signage.

PERIMETER

The site will have a perimeter fence made of welded mesh panels and a gatehouse for access control.



06. A SUSTAINABLE LOGISTICS PARK



PHOTOVOLTAIC POWER GENERATION

Self consumption capacity of up to 300 MW.



ESG AND WELLBEING

01.

Industrial estate and buildings with circular economy certification

BREEAM Very Good.

02.

Use of environmentally sustainable materials

from certified suppliers (ISO 14001, BES 6001, etc.).

03.

Circular economy

with an emissions reduction policy through the reuse and recycling of materials during the construction phase and asset management.

04.

Recreational areas

with exercise equipment and park green areas featuring recycled furniture and native trees.

05.

Services area for employees

enabling the roll out of wellbeing policies.

06.

One of the only three

logistics parks in Spain with environmental and sustainability certification.

07.

Cycle lanes

and electric vehicle charging points.

08.

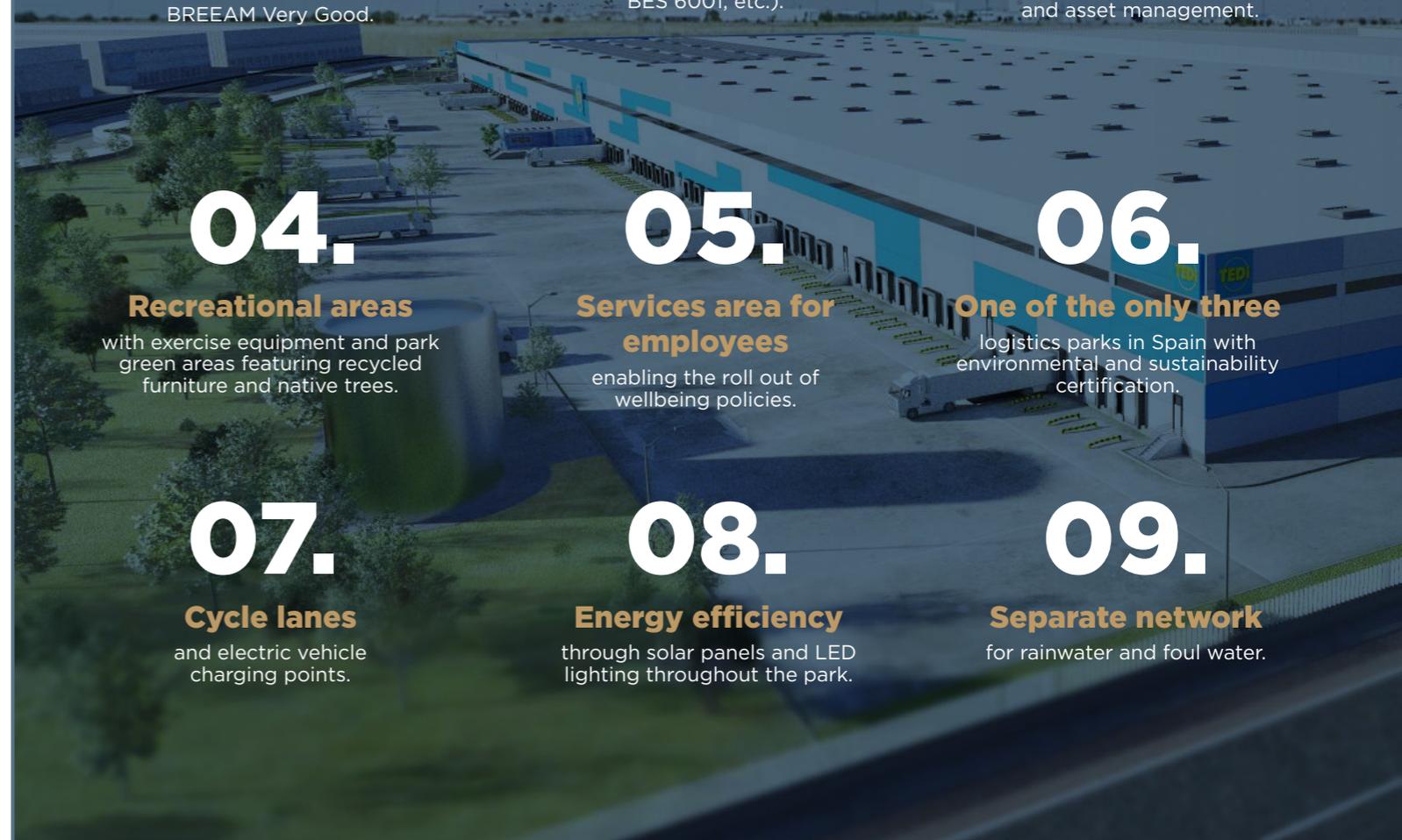
Energy efficiency

through solar panels and LED lighting throughout the park.

09.

Separate network

for rainwater and foul water.



07. SCOPE

NOBLEJAS IS NOT A PROJECT, IT IS
A REALITY...

Companies

Among the most prominent companies in the area is **Ontime**, which has recently opened the largest cold storage platform in Spain, with **51,000 m²** built and an investment of more than **40 million euros**. **Consum** has also chosen this location, acquiring a **150,000 m²** plot to build a **70,000 m²** platform to serve its network of **87 stores** in Castilla La Mancha. The multinational **Newcold** has likewise chosen Noblejas for its first high bay freezing platform in Spain, a unique and innovative project.

Other companies that have chosen Noblejas include **Berlys**, **Alpla Ibérica**, **Schreiber Foods**, **Inael Electrical Systems** and **Florette**.

Talent retention

One major advantage of this location is that within a **35 minute** radius there is a population of more than **one million people**, which makes it possible to attract talent and labour for future platforms.

LABOUR MARKET



104,525 REGISTERED INHABITANTS
> 14.98 % UNEMPLOYMENT RATE

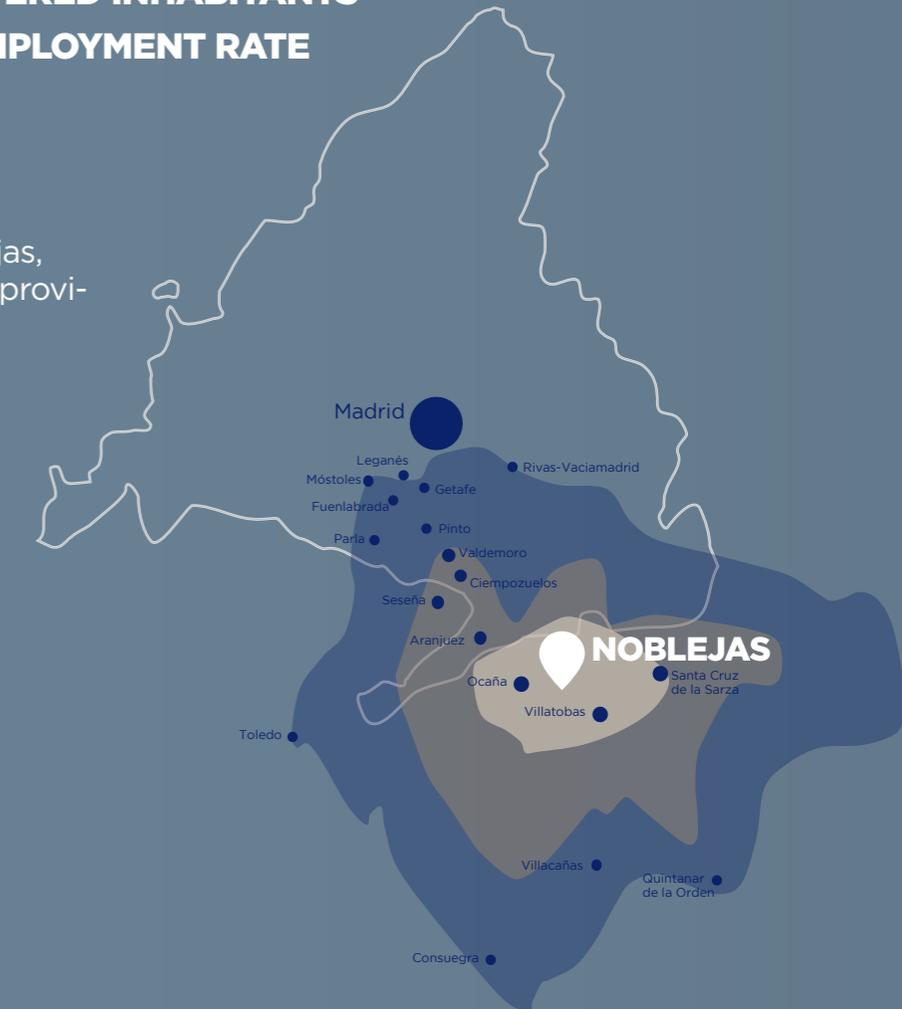
ACCESS TO POPULATION

The area of influence of Noblejas, measured by road travel time, provides access to:

< 15 MIN
• 30,000 INHABITANTS
• 2,000 JOBSEEKERS
• 5,000 AVAILABLE DWELLINGS

< 30 MIN
• 300,000 INHABITANTS
• 18,000 JOBSEEKERS
• 24,000 AVAILABLE DWELLINGS

< 45 MIN
• 1.8 MILLION INHABITANTS
• 100,000 JOBSEEKERS
• 70,000 AVAILABLE DWELLINGS



Large scale in large figures

- » More than **120 million euros** invested to date.
- » Approx. **70 million euros** committed to urbanisation.
- » More than **1,000 million euros** projected in industrial construction.
- » More than **4,500 stable direct jobs**.
- » More than **1,000 direct jobs requiring technical training**.





Contact and legal notice



Real Estate

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