

Newdock



LAS VIÑAS I

ILLESCAS

56.566 sqm built area | Partial availability



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.



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LOCATION

This development, is strategically located in terms of the Spanish logistics market. It also has direct access o 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.

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



España



Mad rid

Castilla
La Mancha

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



NEWDOCK LAS VIÑAS I

MADRID

AEROPUERTO
ADOLFO SUÁREZ
MADRID-
BARAJAS

M-30

M-40

A-42

GETAFE

ALCORCÓN

M-50

A-5

MÓSTOLES

FUENLABRADA

PINTO

PARLA

A-4

SECOND RING

GRÑÓN

AP-41

A-42

ILLESCAS

CM-41

SESEÑA

CM-43

THIRD RING

ILLESCAS

FASE I

CM-41

CM-43

AP-41

2 km

ILLESCAS -MADRID

25 min. 40 km

ILLESCAS -AEROPUERTO

🕒 30 min. 📍 50 km

KM 35-36

CM-41

CM-43

AP-41

2 km



LAS VIÑAS I IN DETAIL

Newdock LAS VIÑAS I is a project located in the Plataforma Central Iberum industrial park in Illescas, just 30 minutes from central Madrid and Adolfo Suárez Madrid-Barajas Airport. The development, accessible via Exit 36 of the A-42 motorway, is strategically positioned for efficient local and nationwide distribution.

The logistics park consists of two buildings with SBA areas of 42,662 sqm and 13,904 sqm, respectively. The project incorporates the latest design and construction trends, always aiming to adapt to the needs of its clients.

The front of the warehouses is occupied by a loading area with a minimum depth of 35 meters.

A total of 52 loading docks have been planned for Building 1 and 16 for Building 2, giving the warehouses a dock ratio of 1 dock per 800 sqm. Parking areas for both light and heavy vehicles are planned along the sides and the rear façade, including charging areas for electric vehicles



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.

HIGHLIGHTS

93,964 sqm

Plot area

56,566 sqm

Built area

WAREHOUSE 1: 42,662 sqm

WAREHOUSE 2: 13,904 sqm

11,5 m

Free storage height

40 m

Yards

WELL 
Ready

Offices built in accordance
with WELL® certification

LEED 

LEED® Platinum
certification



Fire protection medium risk
(Level 5)



Parking spaces

Light vehicles: 194

Heavy vehicles: 92

Electric vehicles: 5

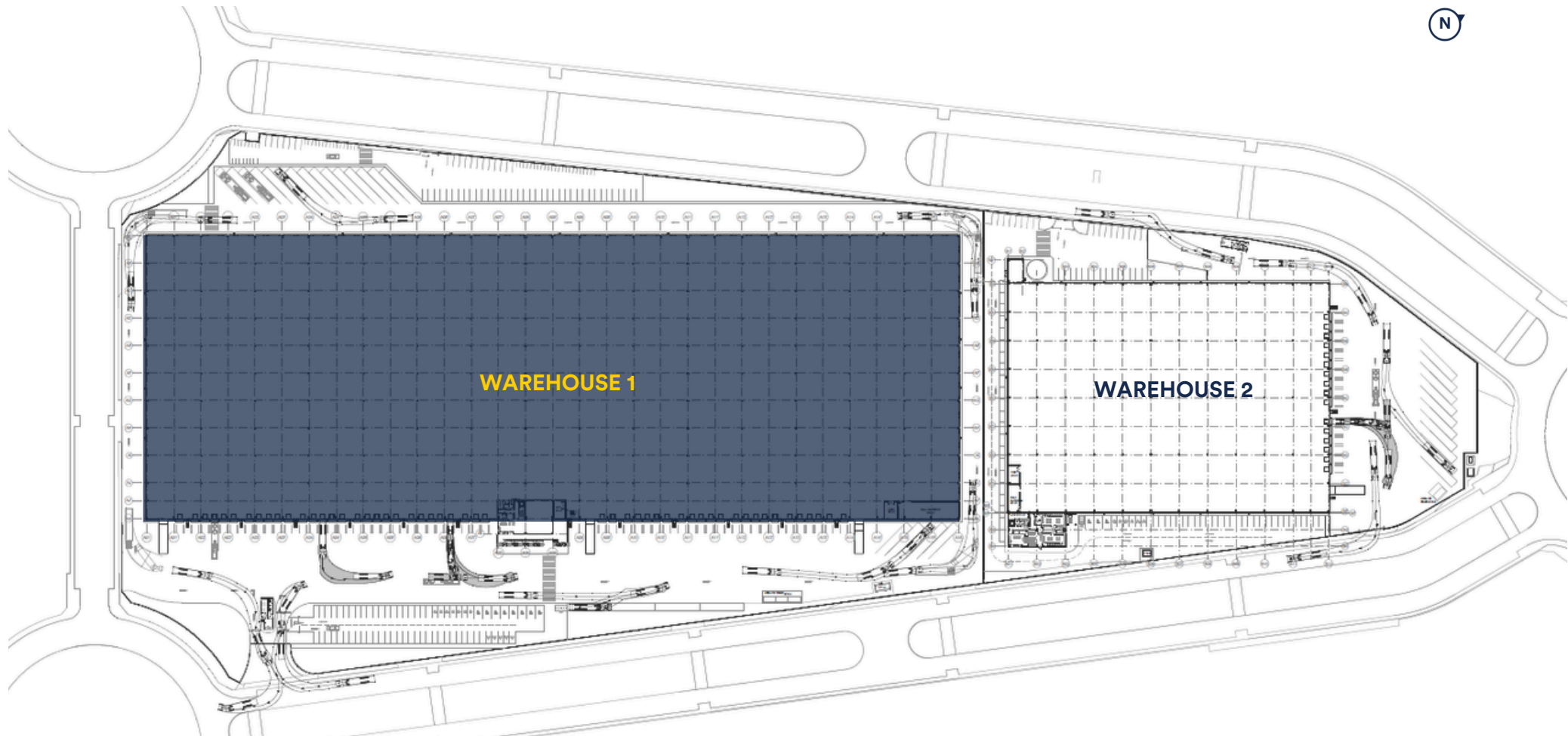
AREAS

sqm AREAS

	Warehouse	Offices	Common areas	Total, SBA	Docks
WAREHOUSE 1	40,923	1,590	149	42,662	52
WAREHOUSE 2	13,154	685	65	13,904	16
TOTAL	54,077	2,275	214	56,566	68

AVAILABLE

FLOOR PLANS





TECHNICAL SPECIFICATIONS

LIGHTING. LED lighting with motion detectors to optimise energy usage.

DOCKS. Ratio of 1 dock per 800 sqm.

FREE STORAGE HEIGHT. 11.5 m

DECKS. DECK-type roof, insulation U-value: 0.45 W/sqmK. Skylights covering 4% of the roof area.

FLOORING. Jointless slab. Distributed load capacity: 5 Tn/sqm. Point load capacity: 6.5 Tn/sqm. Flatness: FF45 / FL35 (ASTM 1155).

STRUCTURE AND SCREEDS. Concrete.

FIRE PROTECTION. Medium risk level 5. ESFR sprinklers (NFPA 13).

OFFICES. Fully equipped (HVAC, IT room).

MODULES. 2 independently leasable Type C warehouses.

ESG CRITERIA. LEED® Platinum certification, BMS, and readiness for a potential future WELL® certification of the office spaces by the tenant.

BUILDING MANAGEMENT SYSTEM (BMS). Exterior and interior lighting. Energy and water consumption monitoring. Fire protection system alarms. HVAC alarms and configuration. Capacity for future tenant installation upgrades.





Propiedad

Newdock



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