

Certified



Corporation

Newdock



# LOS NARANJOS

PARQUE LOGÍSTICO

Immediate Availability | Phase 1: 73.720 sqm | Valencia



Web



Newdock is a management and investment platform focused on developing and managing logistics spaces in Europe, especially in Spain, France and Italy owned by Goldman Sachs Asset Management.



**Newdock Los Naranjos** logistics park is one of the largest logistics developments in Valencia. Located on a plot of more than 250,000 sqm, the project is divided into two phases that will add up to a total of 154,000 sqm of built area.

A state-of-the-art development based on operational efficiency, the well-being of its occupants and environmental respect as its own hallmarks.



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## LOCATION

Valencia is one of Europe's most high-potential cities, combining thriving economic growth with a rich cultural heritage, coastline and natural attractions. Its boasts the largest port in Spain by freight traffic and offers the best maritime connections, ranking fourth in Europe after Rotterdam, Antwerp and Hamburg.

With a local population of 800,000 and surrounded by the main cities in the region of Valencia, the development enjoys access to a sizeable catchment area both of workers and potential customers.

**NEWDOCK LOS NARANJOS** is located alongside the Ribarroja Industrial Estate at the logistics hub on the AP-7 and A-3, 10 minutes from Valencia city centre.





TIER TWO

TIER ONE

CHESTE

RIBARROJA DE TURIA

NEWDOCK LOS NARANJOS

LORIGUILLA

A-7



VALENCIA AIRPORT

PATERNA

↑ BARCELONA

VALENCIA

V-30

← MADRID

A-3

LORIGUILLA

↑ BARCELONA

A-7



LOS NARANJOS LOGISTICS PARK

RIBARROJA LOGISTICS PARK

A-7

EXIT 342 VALENCIA-MADRID

PICASSENT

← MADRID

A-3

VALENCIA →

↓ MURCIA-ALICANTE

LOS NARANJOS - AIRPORT

🕒 6 min. 📍 9 km

LOS NARANJOS - VALENCIA

🕒 10 min. 📍 15 km

LOS NARANJOS - PORT

🕒 19 min. 📍 23 km

## NEWDOCK LOS NARANJOS IN DETAIL

Newdock Los Naranjos logistics park is characterized by being the development with the largest volume in the entire Valencian Community, having a plot of more than 250,000 sqm.

The project is developed in two phases, allowing the second phase to be adapted to turnkey demands.

Phase 1 consists of two modular buildings to accommodate demands with areas from 5,000 sqm to 43,000 sqm in a single building, offering great flexibility to its tenants.

Phase 2 has 132,000 sqm of land with the capacity to build to suit projects.



**Newdock Los Naranjos** office space is versatile, adapting to the most collaborative and flexible work models, and is prepared to obtain WELL® certification. Designed for people's well-being in mind, it features abundant natural light throughout, with floor-to-ceiling windows, and air quality monitoring.

## NEWDOCK LOS NARANJOS STRENGTHS



The largest logistics platform available in the region of Valencia



Fire safety: Buildings Type B, Medium Risk Level 5. Prepared for possible upgrade to High Risk Level 7\*



Diversified and flexible spaces



Exceptional standard of quality in construction and design



High levels of natural light

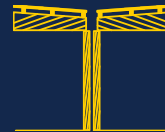
\*Subject to approval by the competent administration



Committed to excellence, efficiency and reducing carbon footprints



Highly accessible



Independent structure. Double pillar between modules



Open-plan office spaces that stand out for their flexibility, design and high-quality construction.



Gated compound with 24-hour security

# HIGHLIGHTS

**154.000 sqm**

Total area

**PHASE 1**

Warehouse 1: 43.872 sqm  
Warehouse 2: 29.853 sqm

**PHASE 2**

Up to 80.000 sqm  
Built to suit

**11,5 m**

Free height

**35 m**

Yards

**750 kW**

Installed photovoltaic power  
Roof prepared for extension

**LEED**

LEED® Platinum  
Certification Goal

**WELL** Ready

Offices built in accordance  
with WELL® certification

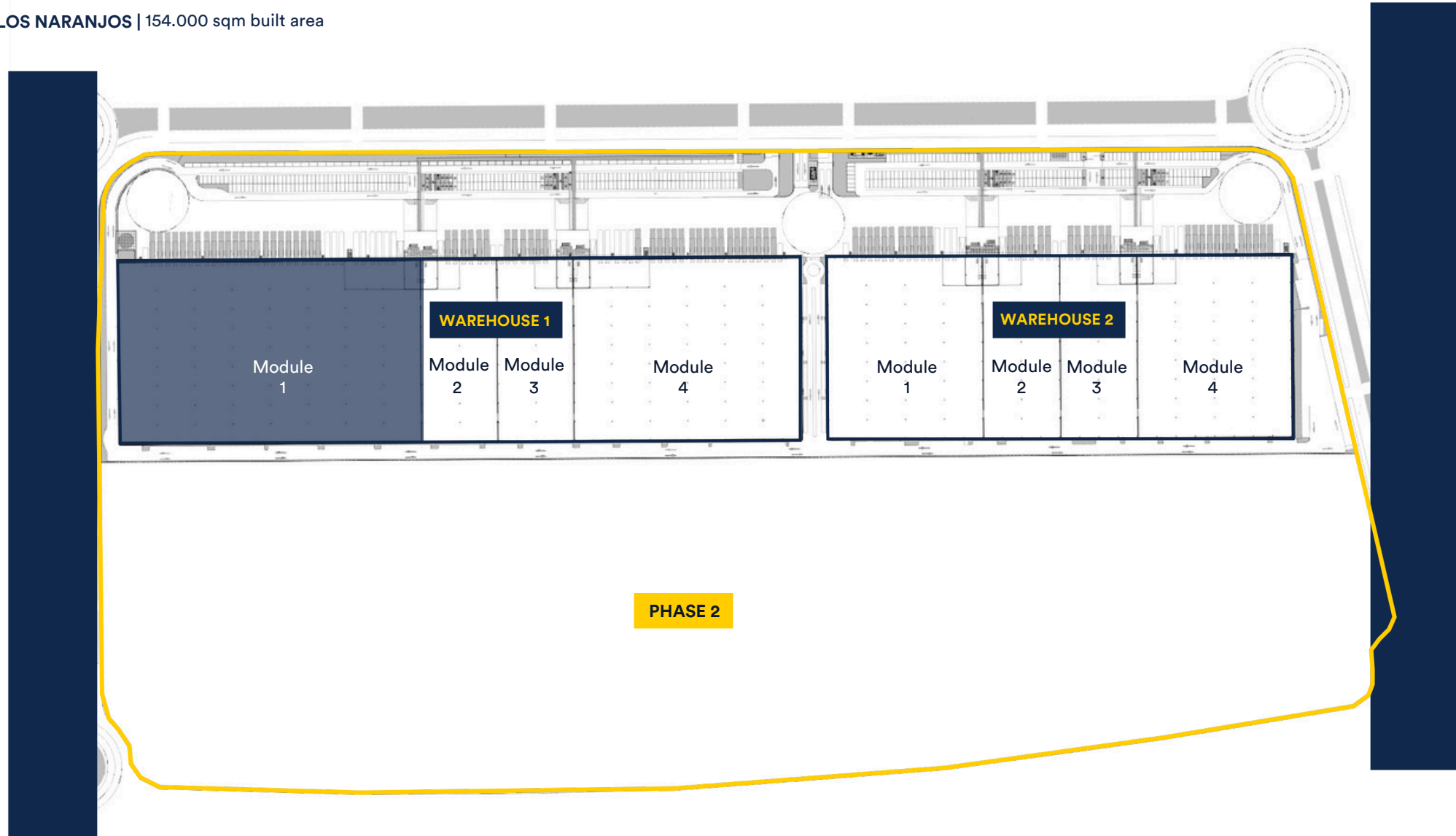
## AREAS PHASE 1

WAREHOUSE 1	Warehouse	Ground floor offices	First floor offices	Access control + equipment room	Total SBA	Docks	Option to extend the docks
Module 1	18.252,18 sqm	156,07 sqm	734,52 sqm	33,51 sqm	19.176,28 sqm	24	9
Module 2	4.481,43 sqm	165,19 sqm	377,80 sqm	8,80 sqm	5.033,22 sqm	7	-
Module 3	4.490,57 sqm	156,05 sqm	369,99 sqm	8,78 sqm	5.025,39 sqm	7	-
Module 4	13.704,78 sqm	165,23 sqm	741,78 sqm	25,58 sqm	14.637,37 sqm	19	5
<b>Total area</b>	<b>40.928,96 sqm</b>	<b>642,54 sqm</b>	<b>2.224,09 sqm</b>	<b>76,67 sqm</b>	<b>43.872,26 sqm</b>	<b>57</b>	
WAREHOUSE 2	Warehouse	Ground floor offices	First floor offices	Access control + equipment room	Total SBA	Docks	Option to extend the docks
Module 1	9.310,98 sqm	164,99 sqm	381,91 sqm	17,26 sqm	9.875,14 sqm	12	3
Module 2	4.540,92 sqm	156,42 sqm	374,48 sqm	8,88 sqm	5.080,70 sqm	7	-
Module 3	4.532,36 sqm	164,99 sqm	381,02 sqm	8,89 sqm	5.087,26 sqm	7	-
Module 4	9.262,78 sqm	156,44 sqm	373,55 sqm	17,14 sqm	9.809,91 sqm	13	3
<b>Total area</b>	<b>27.647,04 sqm</b>	<b>642,84 sqm</b>	<b>1.510,96 sqm</b>	<b>52,17 sqm</b>	<b>29.853,01 sqm</b>	<b>39</b>	
<b>Total area</b>				<b>128,84 sqm</b>	<b>73.725,27 sqm</b>	<b>97</b>	

Leased \*

# FLOOR PLANS

NEWDOCK LOS NARANJOS | 154.000 sqm built area



## TECHNICAL SPECIFICATIONS

**ROOFS.** DECK roofing system, consisting of steel sheeting, a polyethylene vapour barrier, mineral wool insulation and a waterproofing membrane.  $U= 0.45 \text{ W/sqmK}$ .

**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.

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

**ELECTRICAL INSTALLATION.** Each module will be equipped with: mains supply, grounding network, low voltage DB, distribution boards, lighting and power boards.

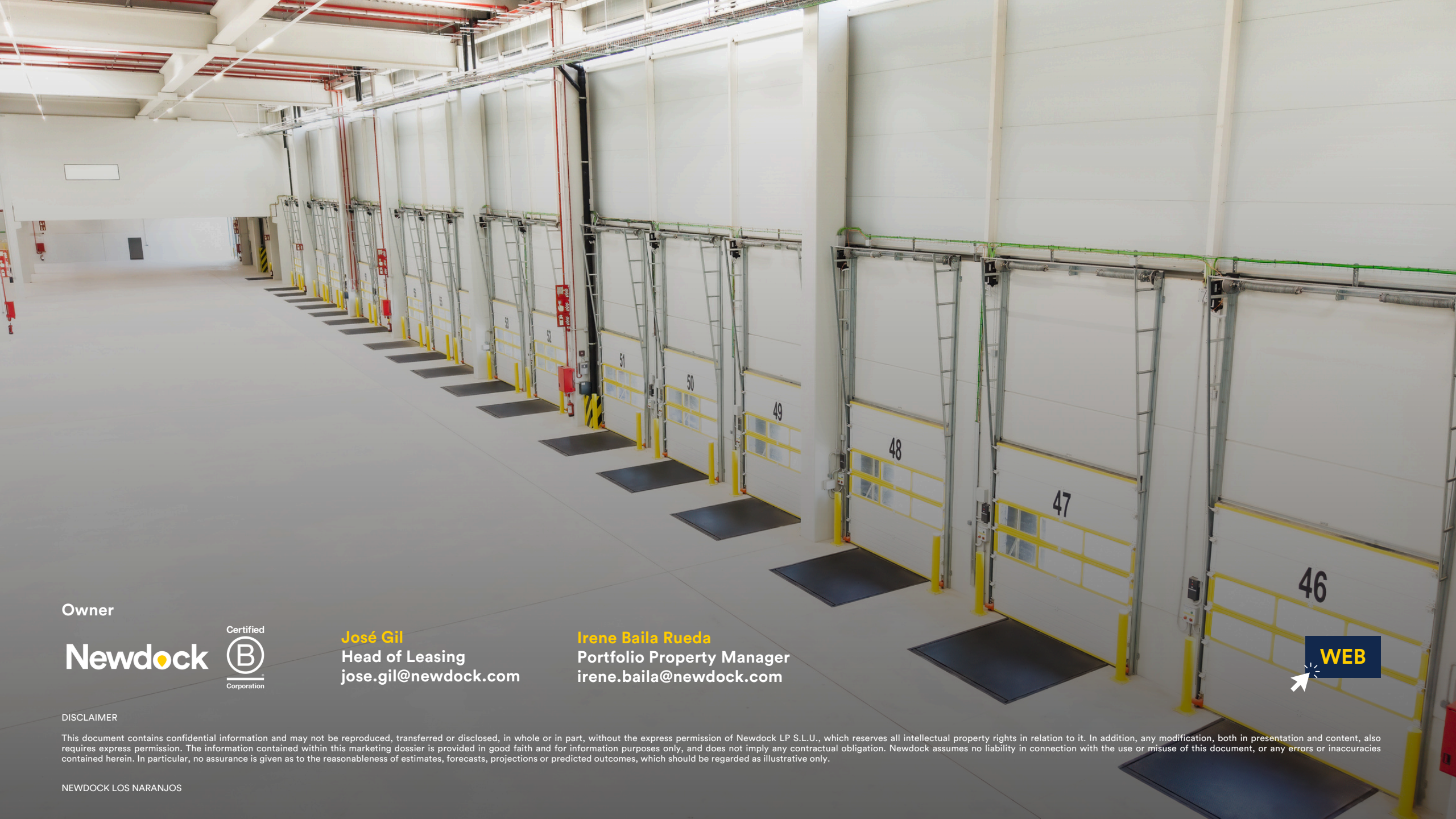
**FIRE PROTECTION.** Buildings Type B, Medium Risk Level 5. Prepared for possible extension to High Risk Level 7 (subject to approval by competent administration). Independent structure between modules (double pillar).

**GROUND SLAB AND FLOORING.** Reinforced concrete slab with no contraction joints, on top of a platform and a double sheet of polyethylene. Flatness and levelness targets FF45 /FL35 as per ASTM E1155.

**PLUMBING AND DRAINAGE.** Water connection, hot/cold water distribution network and DHW production.

**SUSTAINABILITY AND WELL-BEING.** LEED® certification with Platinum target, BMS, bicycle racks near office entrance and electric vehicle charging points. Installation of solar panels beyond provisions of the Technical Building Code. Solar panels with potential to expand.





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**WEB**

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