

Park Valencia Alzira offers up to 65,000 sq m of industrial space suitable for production and logistic activities. In an excellent location south of Valencia, with direct access to A7 highway, and within 25 minutes from the city of Valencia and the harbor.

↖ **MADRID**
370 km, 224 min
ALBACETE
156 km, 97 min

↗ **VALENCIA**
40 km, 39 min
BARCELONA
397 km, 240 min



LOCATION IS KEY

DEVELOPMENT SPACE

Park Valencia Alzira offers 65,000 sq m of industrial space suitable for logistic and production activities.

ACCESS

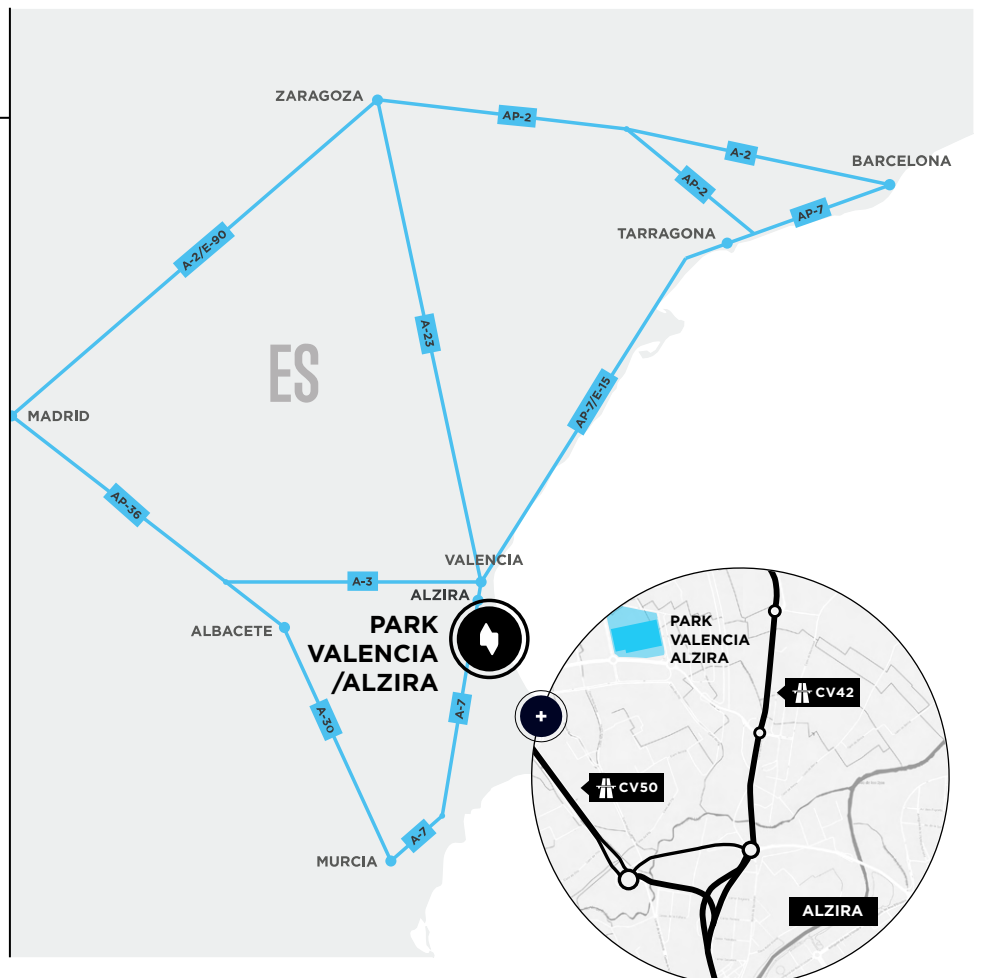
Perfect accessibility - direct access to A7 highway, and within 25 minutes from the city of Valencia and the harbor

LABOR FORCE

Qualified labor force available from nearby cities as Valencia and Alicante.

PUBLIC TRANSPORT

A bus stop is located nearby the park. A train stop is also available in its vicinity.



BUILDING INFORMATION

Building 1

65,000 sq m

WAREHOUSE

Structure grid 12 m × 24 m

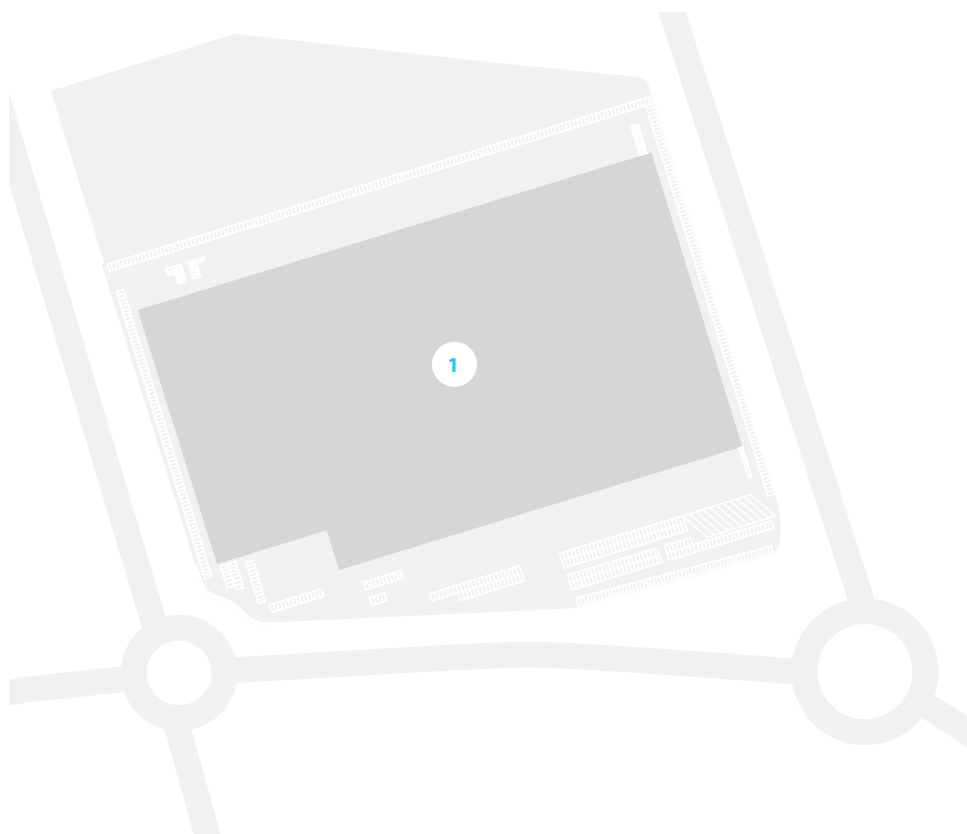
Clear height 11 m

Slab load (punctual VS M2)

Load flatness level FM2 FF45 FL35

Lighting type LED/BMS & 4% natural light

Power supply 35 W/m²



OFFICE PREMISES

Clear height 2.7 m

Light intensity 500 lux

Built to suit solution

SUSTAINABILITY TREND

We meet the strictest standards of modern, environmentally friendly construction.

This is why our projects aim for the BREEAM “Excellent” rating at least.



STANDARD TECHNICAL SPECIFICATION

1 SUPPORTING STRUCTURE

Pad or pilot foundations, insulated plinth panels up to 30 cm above floor.

2 FLOOR

Fibre reinforced concrete floor, PE membrane, cut joints, 1st floor 20 cm thick, 2nd-4th floor 12 cm thick, surface treated with hardener.

3 ROOF

Corrugated steel sheets, mineral wool insulation, PVC membrane.

4 FAÇADE

Horizontal sandwich panels with mineral wool insulation.

5 DOCKS

1x electrically operated 3 × 3.2 m dock for each 1,000 sq m of hall.

6 HALL INSTALLATIONS

Gas Sahara heaters or infrared gas radiators, heating according to norms for warehousing.

7 PRODUCTION UPGRADE (OPTIONAL)

Increased façade and roof insulation.

8 OFFICES

2 level custom designed in-built, incl. offices, socials, locker rooms, day room, cafeteria and kitchen, excl. furniture and appliance.

9 OUTSIDE AREAS

Hard areas from concrete pavers, sloped for drainage.



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