

# PARK VALENCIA PICASSENT

18,757 sq m



Accolade

Park Valencia picassent offers up to 18,757 sq m of industrial space suitable for production and logistic activities. Is located near the third largest city in Spain and is part of the third-largest logistics market in the country. The Valencia region covers 10% of the GDP of Spain. The ideal location of the Park offers access to 30% of the Spanish population within 3 hours.

#### MADRID

360 km, 220 min

#### ALBACETE

170 km, 107 min

#### VALENCIA

20 km, 25 min

#### BARCELONA

372 km, 240 min



## LOCATION IS KEY

### DEVELOPMENT SPACE

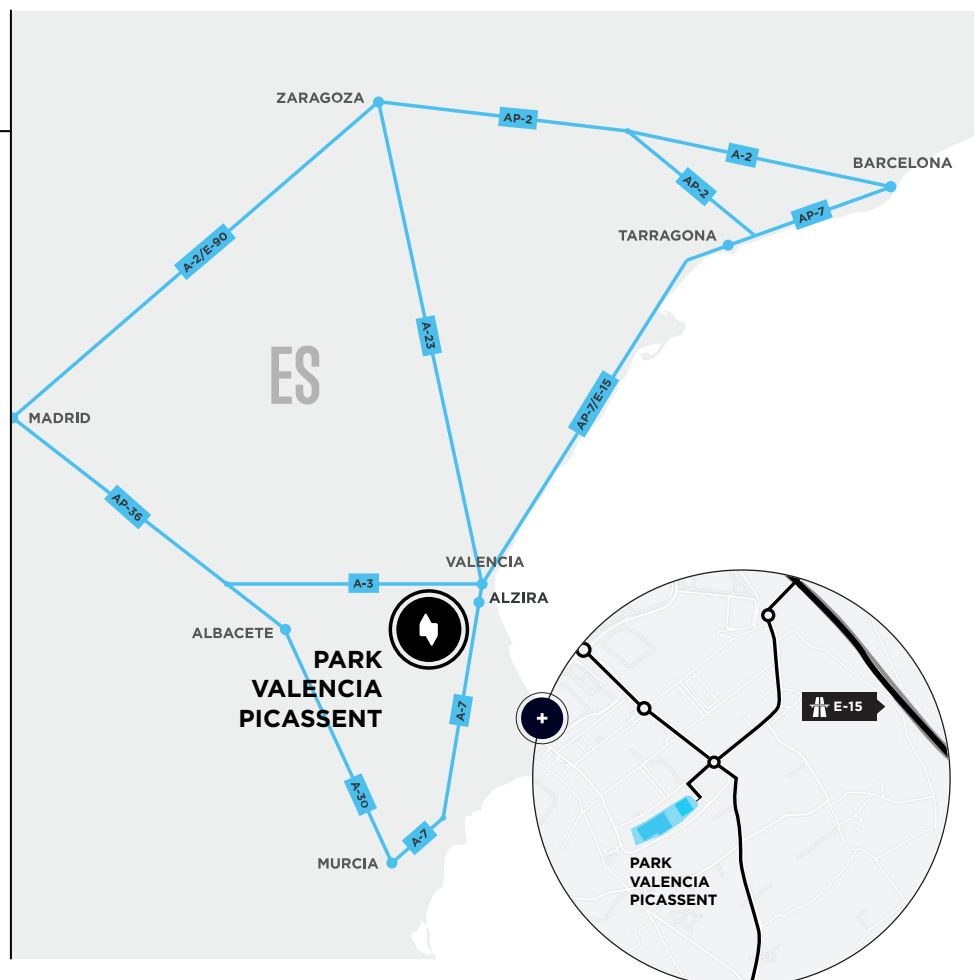
Park Valencia picassent offers 18,767 sq m of industrial space suitable for logistic and production activities.

### ACCESS

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

### PUBLIC TRANSPORT

The Port of Valencia, the 4th largest port in Europe, is within 20 minutes from the Park. Valencia International Airport is a 20-minute drive away from the Park. The rail cargo terminal connecting Madrid and Zaragoza is 20 minutes away.



# BUILDING INFORMATION

Building 1 13,389 sq m  
Building 2 5,408 sq m

# WAREHOUSE

Structure grid 11,4 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

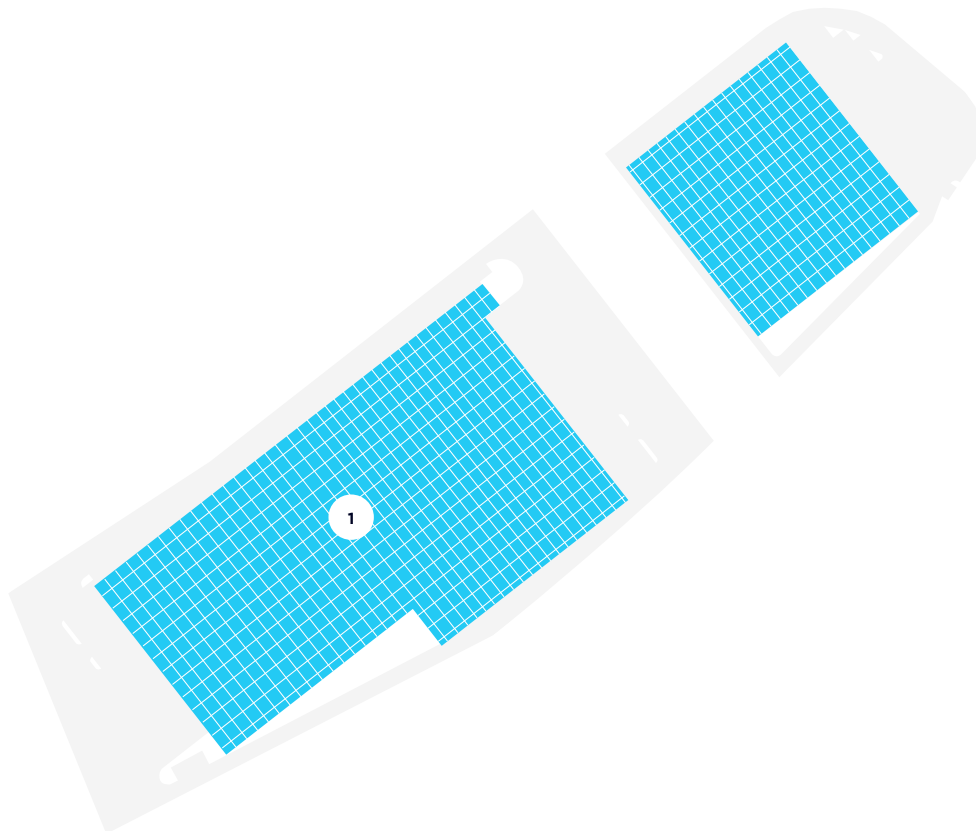
# OFFICE PREMISES

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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