

valenciahorizon.com | 

HORIZON

VALENCIA LOGISTICS PARK





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Introduction.

Horizon Valencia Logistics Park is a new logistics development covering a total land area of 181,453 sqm. It will host four logistics warehouses built over three phases, with construction flexibility as one of the key features of the project.

Located in the Moncada III Industrial Estate in Moncada, **just 20 km from the center of Valencia**, the park is strategically positioned for seamless national and European distribution.



Each building will be constructed to the highest quality standards, incorporating the latest design trends. The project aims to achieve the **BREEAM Outstanding** certification, reaffirming its commitment to sustainability and efficiency, and positioning **Horizon Valencia Logistics Park** as a benchmark for the future of logistics.



Location.

Horizon Valencia Logistics Park is strategically located in the Moncada III Industrial Estate in Moncada, **just 20 km from the center of Valencia**. Its proximity to the **Port of Valencia and Port of Sagunto** makes it a privileged logistics hub.

Moncada lies within Valencia's Prime logistics zone, between Ribarroja-Loriguilla and Sagunto, an emerging area rapidly becoming a key logistics axis in the region.



PORT OF VALENCIA



AP-7

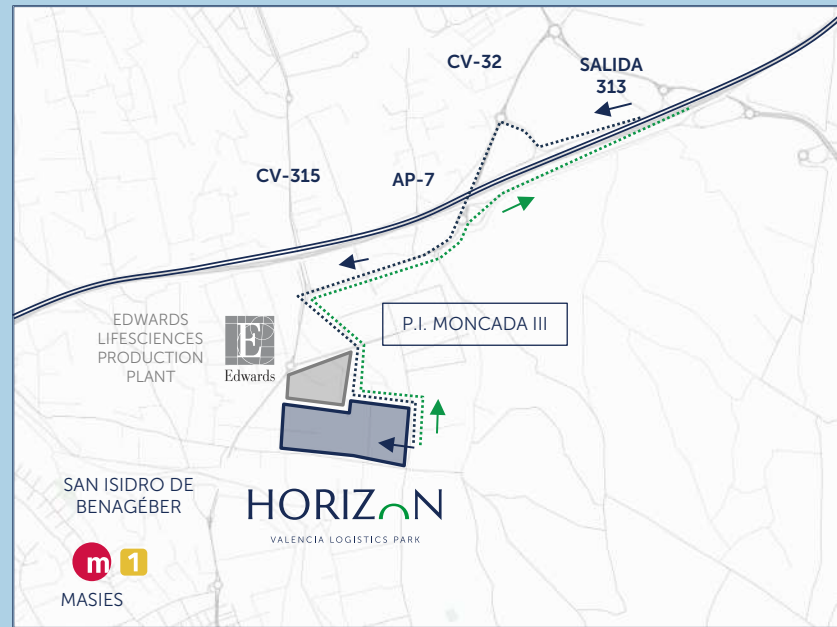


VALENCIA AIRPORT

Additionally, the project offers **direct access to the AP-7**, a major Mediterranean corridor that not only connects the Spanish coastline but is also part of the European Road Network, making it a vital artery for transportation and logistics.

Due to its connectivity, **Horizon Valencia Logistics Park** is an attractive option for logistics operators, industrial companies, end users, and distribution chains seeking efficient access to Spain's main transportation routes.





Distances from **Horizon Valencia Logistics Park:**

- Valencia: 20 km | 18 min.
- Airport of Valencia: 33 km | 25 min.
- Port of Valencia: 21 km | 22 min.
- Barcelona: 338 km
- Port of Sagunto: 22 km | 23 min.
- Madrid: 362 km

Horizon Valencia Logistics Park in detail.



123,286 sqm

TOTAL BUILT AREA

40,955 sqm PHASE 1 39,924 sqm PHASE 2 42,389 sqm PHASE 3



13.7 m

FREE HEIGHT UNDER ROOF



125

LOADING DOCKS



563

PARKING SPACES FOR LIGHT VEHICLES



ENVIRONMENTAL CERTIFICATION "BREEAM OUTSTANDING"



LED LIGHTING



PHOTOVOLTAIC ROOFTOP PANELS FOR SELF-CONSUMPTION



FLEXIBLE PROJECT ADAPTABLE TO TENANT NEEDS



STRATEGIC LOCATION WITH EXCELLENT NATIONAL AND EUROPEAN CONNECTIVITY



HIGH QUALITY CONSTRUCTION AND DESIGN STANDARDS



ACCESS TO LARGE LOCAL WORKFORCE

Horizon Valencia Logistics Park covers **181,453 sqm** of land and will include four logistics assets built over three adaptable phases, with a total buildable area of 123,286 sqm, adaptable to tenant needs.



PHASE 1

PHASE 1 consists of a flexible building of 8 modules of 5,000 sqm each, with a total of 1,514 sqm of office space divided into two floors, making a total of **40,955 sqm constructed**.

Start of construction: April 2025
Delivery: March 2026

PHASE 2

PHASE 2 consists of a flexible building of 2 modules of between 14,000 sqm and 24,000 sqm, with an office space of 1,705 sqm divided into two floors for each of the modules, with a total of **39,942 sqm constructed**.

Start of construction: July 2025
Delivery: June 2026

PHASE 3

PHASE 3 consists of a warehouse of more than 40,000 sqm, with 1,821 sqm of office space spread across three floors, totaling **42,389 sqm of built area**. This phase also contemplates the possibility of a turnkey development tailored to future tenants' needs.

Start of construction: December 2025
Delivery: October 2026

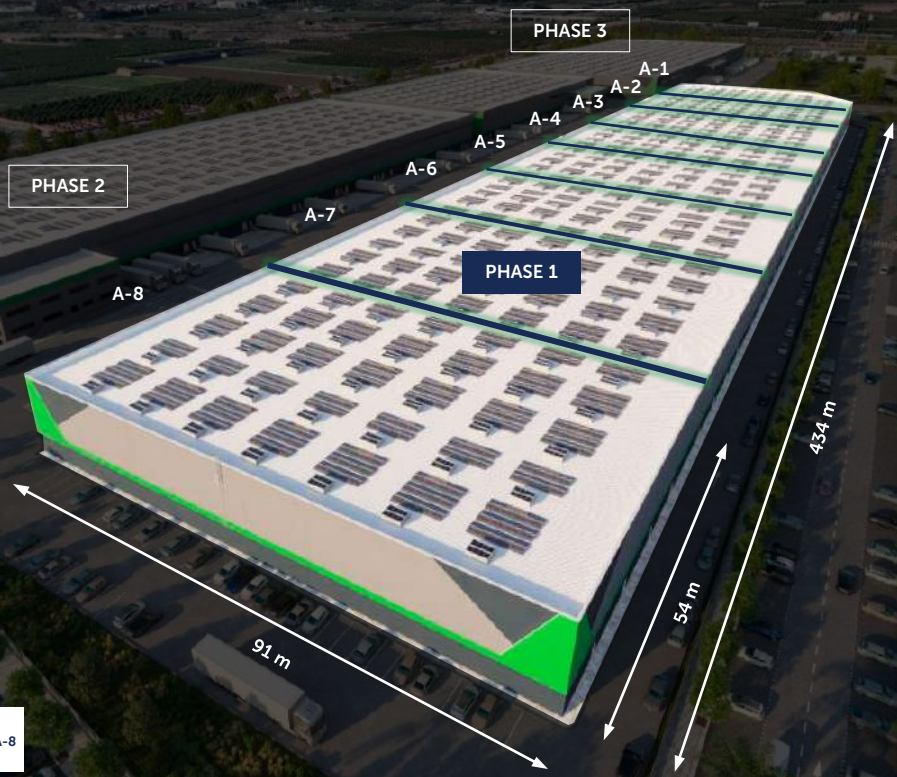




All units include office space suitable for any type of business and locker rooms within the warehouse area, designed for collaborative and flexible work models that prioritize people's well-being.

The design of both the project and the units prioritizes high efficiency in storage capacity and operational flow, making it ideal for logistics operations or corporate headquarters in a prime last-mile location.

Phase 1.



PHASE 1

- A-1
- A-2
- A-3
- A-4
- A-5
- A-6
- A-7
- A-8

PHASE 3

PHASE 2

Phase 2.



258 m

10 m

160 m

91 m

PHASE 2 B

PHASE 2 C

PHASE 3

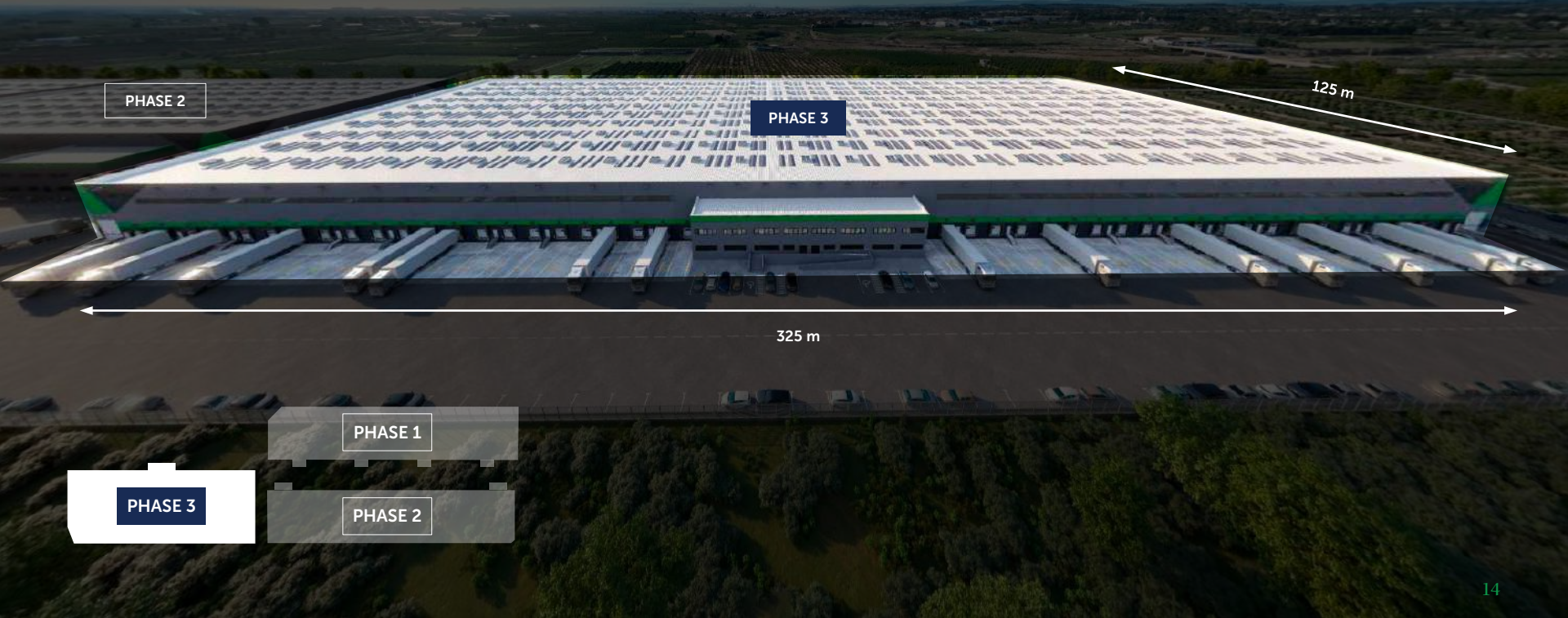
PHASE 1

PHASE 1

PHASE 3

PHASE 2

Phase 3.



PHASE 2

PHASE 3

125 m

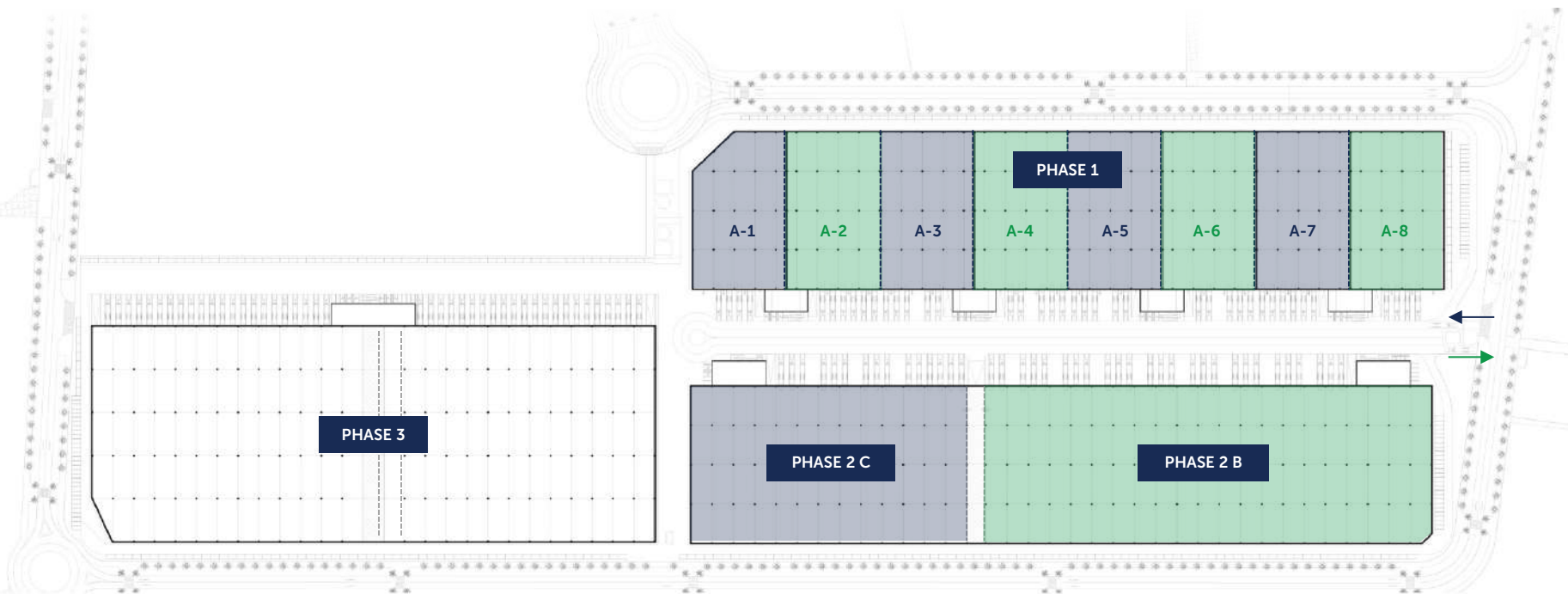
325 m

PHASE 1

PHASE 3

PHASE 2

Floor plans.



Building areas.

| Phase | Modules | Share | Surface sqm | Warehouse sqm | Office GF sqm | Office 1 st FL sqm | Office 2 nd FL sqm | Other* sqm | Docks | Drive-in ramps | EV chargers |
|------------------|---------|-------------|----------------|----------------|---------------|-------------------------------|-------------------------------|------------|------------|----------------|-------------|
| Total | | 100% | 123,286 | 118,093 | 2,298 | 2,135 | 607 | 153 | 125 | 12 | 14 |
| Phase I | | 33% | 40,955 | 39,389 | 823 | 691 | 0 | 51 | 40 | 8 | 8 |
| Phase I | A1 | 4% | 4,885 | 4,690 | 103 | 86 | 0 | 6 | 5 | 1 | 1 |
| Phase I | A2 | 4% | 5,151 | 4,956 | 103 | 86 | 0 | 6 | 5 | 1 | 1 |
| Phase I | A3 | 4% | 5,151 | 4,956 | 103 | 86 | 0 | 6 | 5 | 1 | 1 |
| Phase I | A4 | 4% | 5,151 | 4,956 | 103 | 86 | 0 | 6 | 5 | 1 | 1 |
| Phase I | A5 | 4% | 5,151 | 4,956 | 103 | 86 | 0 | 6 | 5 | 1 | 1 |
| Phase I | A6 | 4% | 5,151 | 4,956 | 103 | 86 | 0 | 6 | 5 | 1 | 1 |
| Phase I | A7 | 4% | 5,151 | 4,956 | 103 | 86 | 0 | 6 | 5 | 1 | 1 |
| Phase I | A8 | 4% | 5,161 | 4,956 | 103 | 86 | 0 | 6 | 5 | 1 | 1 |
| Phase II | | 32% | 39,942 | 38,188 | 868 | 837 | 0 | 50 | 41 | 2 | 4 |
| Phase II | B | 20% | 24,441 | 23,558 | 434 | 418 | 0 | 30 | 26 | 1 | 2 |
| Phase II | C | 13% | 15,501 | 14,629 | 434 | 418 | 0 | 19 | 15 | 1 | 2 |
| Phase III | | 34% | 42,389 | 40,516 | 607 | 607 | 607 | 53 | 44 | 2 | 2 |
| Phase III | D | 34% | 42,389 | 40,516 | 607 | 607 | 607 | 53 | | | |

*Access control and technical room



Technical specifications.



STRUCTURE: Prefabricated reinforced concrete.



FIRE PROTECTION: Fire Protection System and SCTEH installations allowing high-risk activities as per the Spanish regulation RD 164/2025 (RSCIEI).



ROOF: Deck type with 1.5% slope, 1.5mm TPO waterproofing membrane, and thermal insulation with rock wool (70 KPa).



NATURAL LIGHTING: 5%, plus interior LED lighting with motion sensors; 200 lux in warehouse and 300 lux in picking zones.



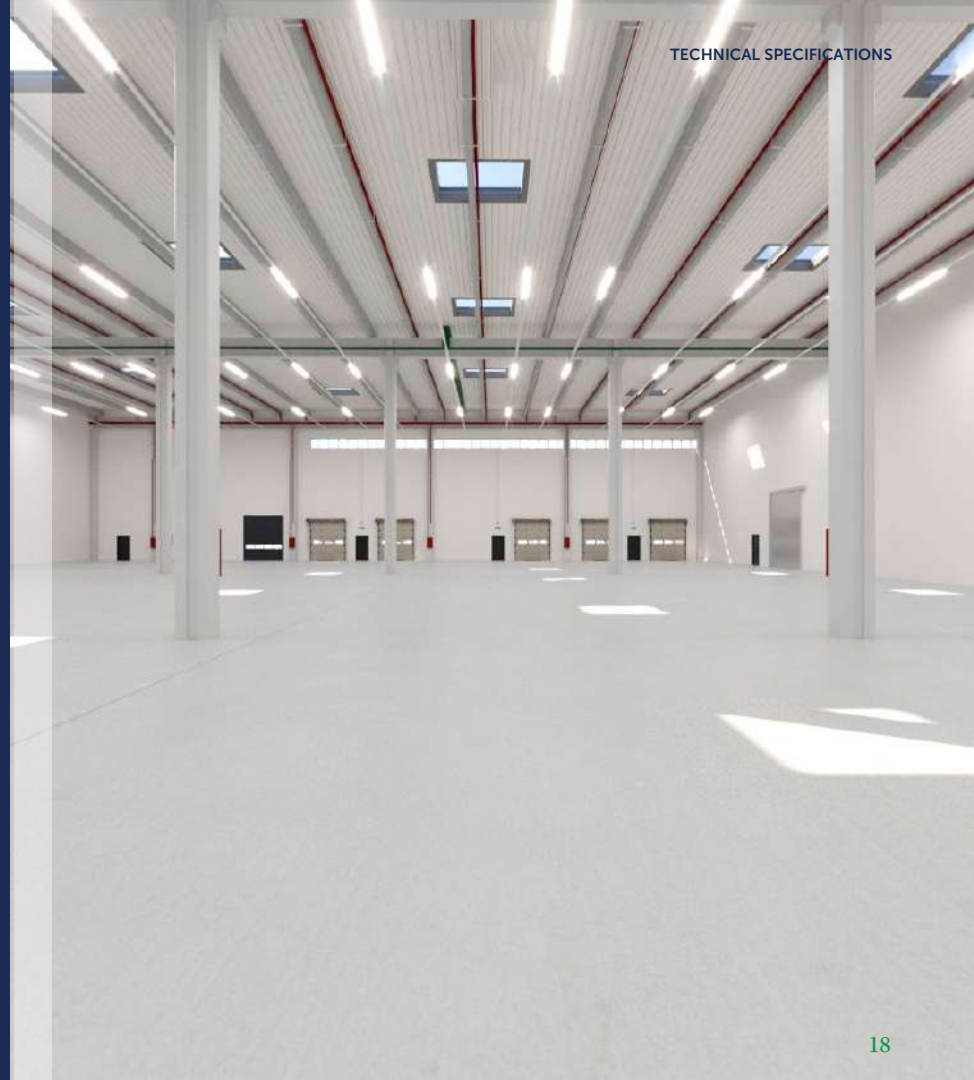
BMS: Open Building Management System using TCP/IP protocol.



SLABS & FLOORING: Jointless concrete slab; uniformly distributed load of 50 KN/sqm; flat flooring compliant with TR34-FM2.



OFFICES: Raised floor and technical ceiling, bathrooms, adaptable layout for tenants.



Contacts

CBRE

Manuel Martínez

+34 645 36 69 77 | manuel.martinezf@cbre.com

María Eugenia Verdú

+34 661 75 92 76 | mariaeugenia.verdu@cbre.com



Vicente Boluda

+34 673 73 60 36 | vicente.boluda@savills.es

Jorge Palomero

+34 673 65 71 34 | jorge.palomero@savills.es

valenciahorizon.com |

