

LOGISTIC PARK MANISES

COMMERCIAL DOSSIER

I.E. LA COVA
MANISES (VALENCIA)



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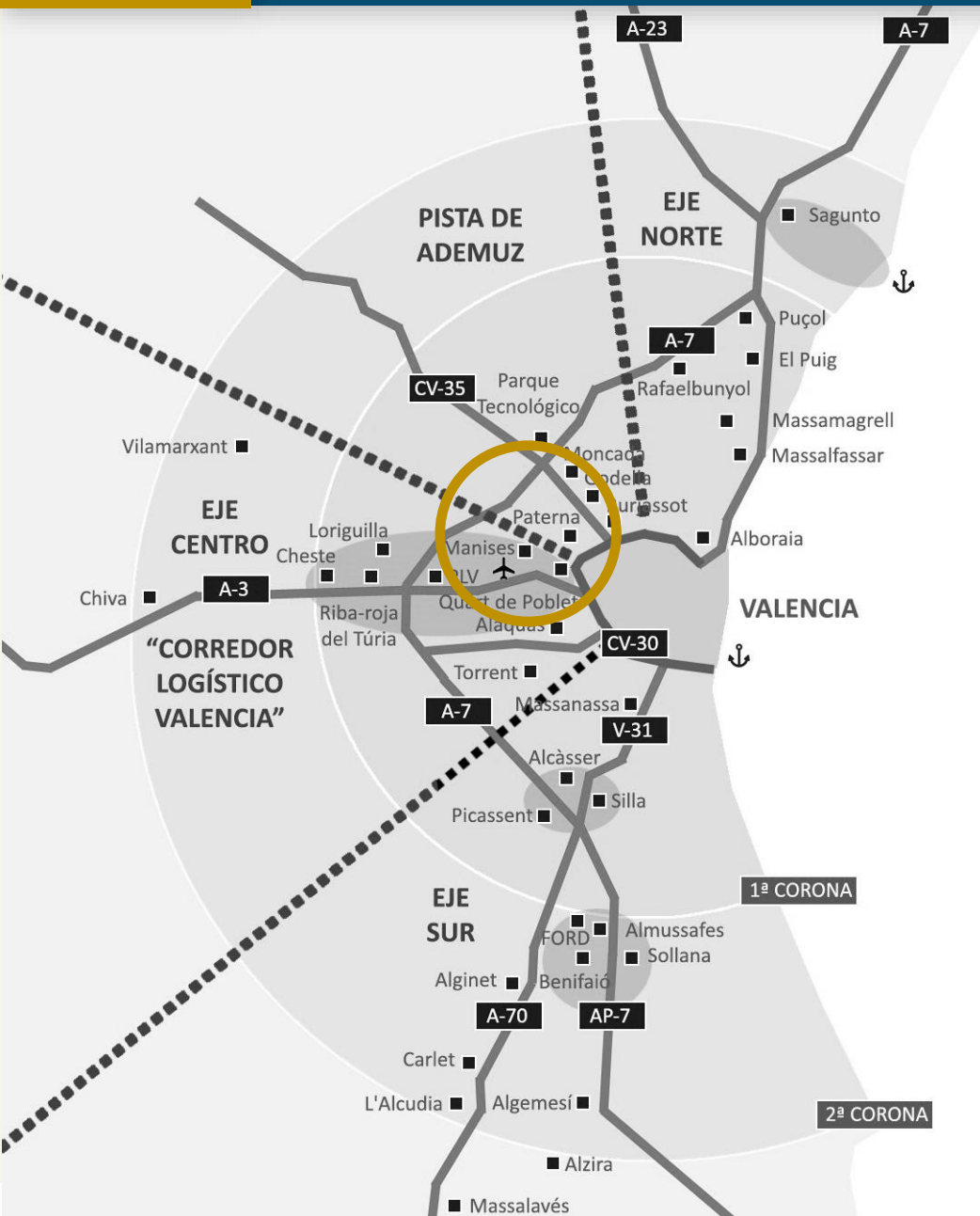
Contact

01

LOCATION

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Distances

Approximate distances:

- A-3/A-7 Junction: 6,5 Km
- Valencia: 10 Km
- Valencia Airport: 3,5 Km
- Port of Valencia: 28,1 Km
- Madrid: 345 Km
- Barcelona: 348 Km



Location

I.E. La Cova Manises (Valencia)



02

PROPERTY

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Surface areas

This is a logistics platform located in the Manises Industrial Estate, an area of great business activity next to the A7 and just a few minutes from the A-3, very close to the airport.

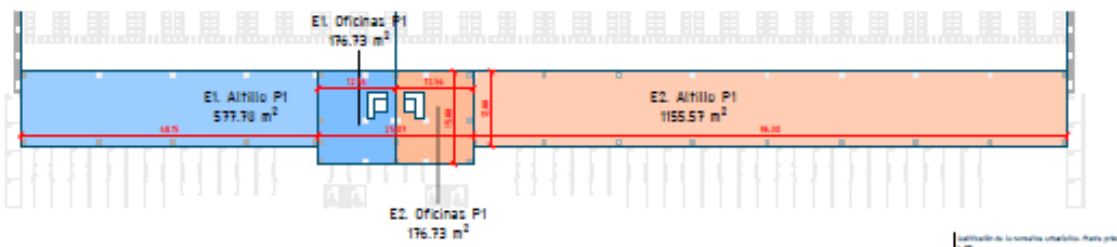
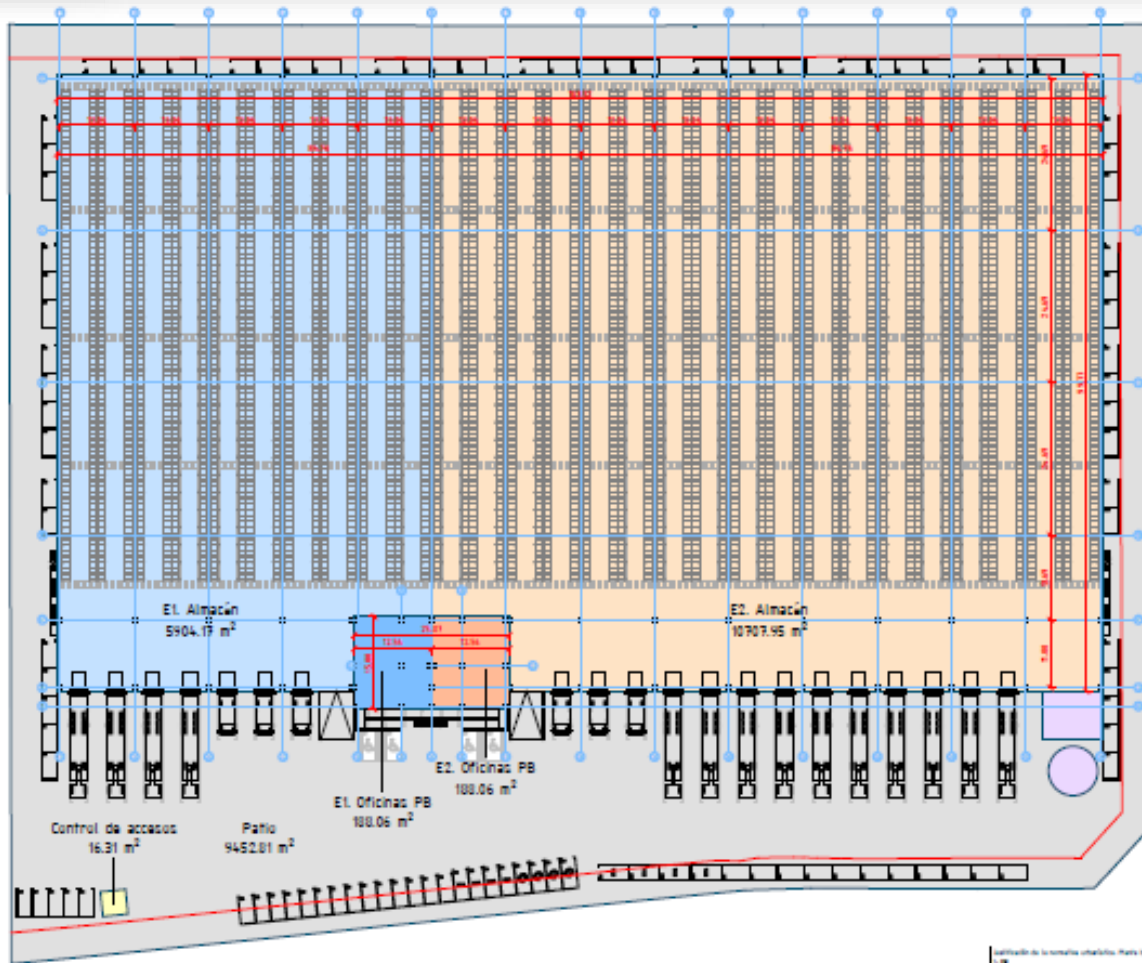
Plot area: 26,589.611 sqm

Built-up area: 19,075.05 sqm

- Module E1: 6,846.74 sqm
- Module E2: 12,228.31 sqm

Characteristics

- Logistics platform with the latest required standards.
- Prefabricated concrete enclosures and structure.
- Equipped with offices.
- Large maneuvering bay: 31 meters.
- Loading docks for trucks: 16 in total (6 in M.1 and 10 in M.2).
- Loading docks for vans: 3 in total (1 normal in M.1 and 1 normal and 1 double in M.2).
- Access gates to the warehouse: 2.
- Minimum clear height under beam: 10 meters.
- Large parking area for light and heavy vehicles.
- Fire Protection System for Medium Risk Type 5.
- BREEAM Certification – Very Good



BUILT-UP AREA	19,075.05 sqm
MODULE E1	6,846.74 sqm
Warehouse GF	5,904.17 sqm
Offices GF	188.06 sqm
Offices 1F	176.73 sqm
Mezzanine 1F	577.78 sqm
MODULE E2	12,228.31 sqm
Warehouse GF	10,707.95 sqm
Offices GF	188.06 sqm
Offices 1F	176.73 sqm
Mezzanine 1F	1,155.57 sqm
Pump rooms	80.00 sqm
Guardhouse	16.31 sqm
OCCUPATION	60.26%
OCCUPATION (Max)	70.00 %
BUILDABILITY	0.7211 sqm r / sqm f
PLOT SURFACE	26,587.50 sqm f
Nº LOADING DOCKS	16
Nº SECTIONAL DOORS	5

03

MULTIMEDIA

LOGISTIC PARK MANISES

I.E. LA COVA MANISES (VALENCIA)

03

MULTIMEDIA | IMAGES





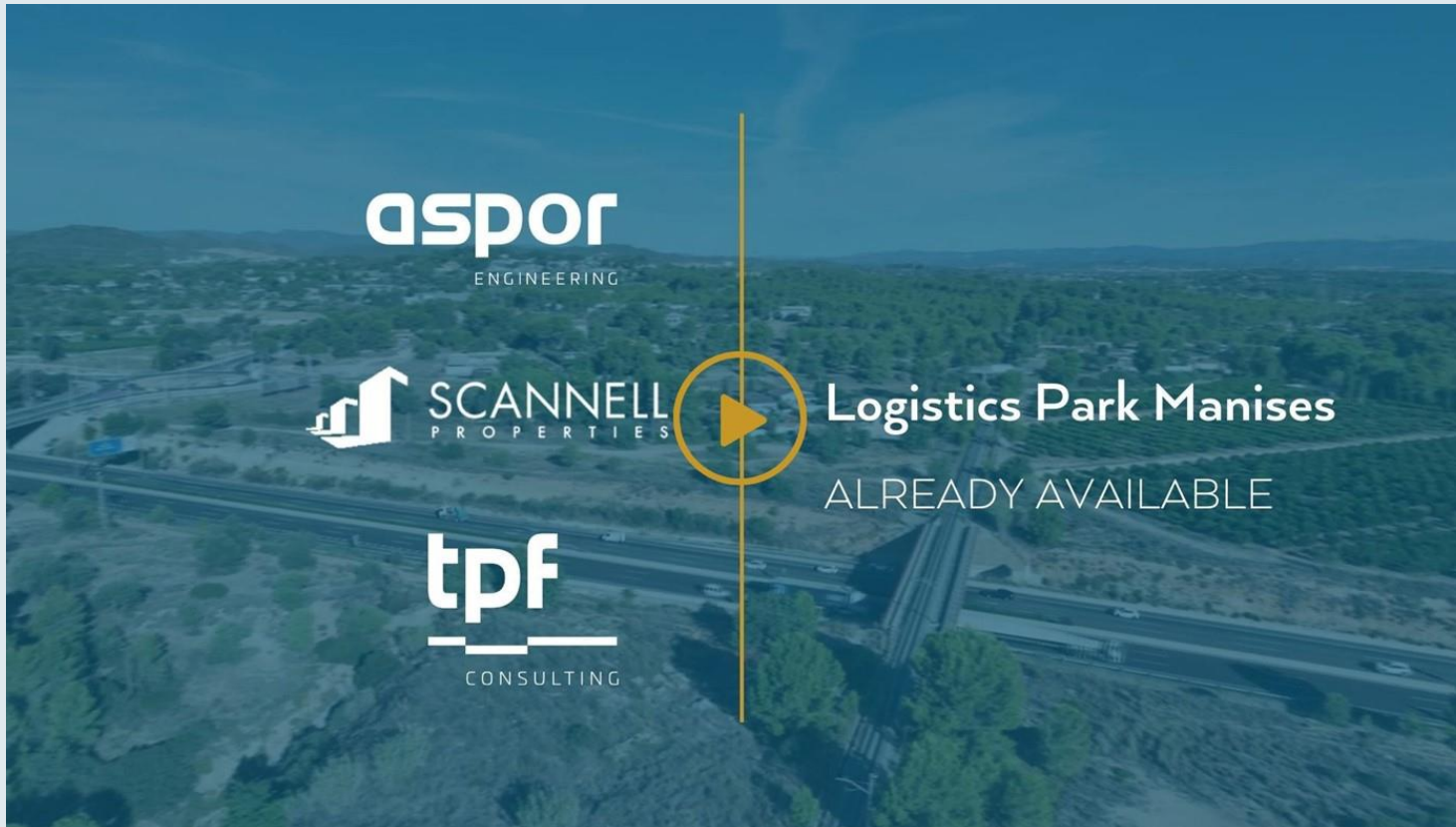
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MULTIMEDIA | IMAGES









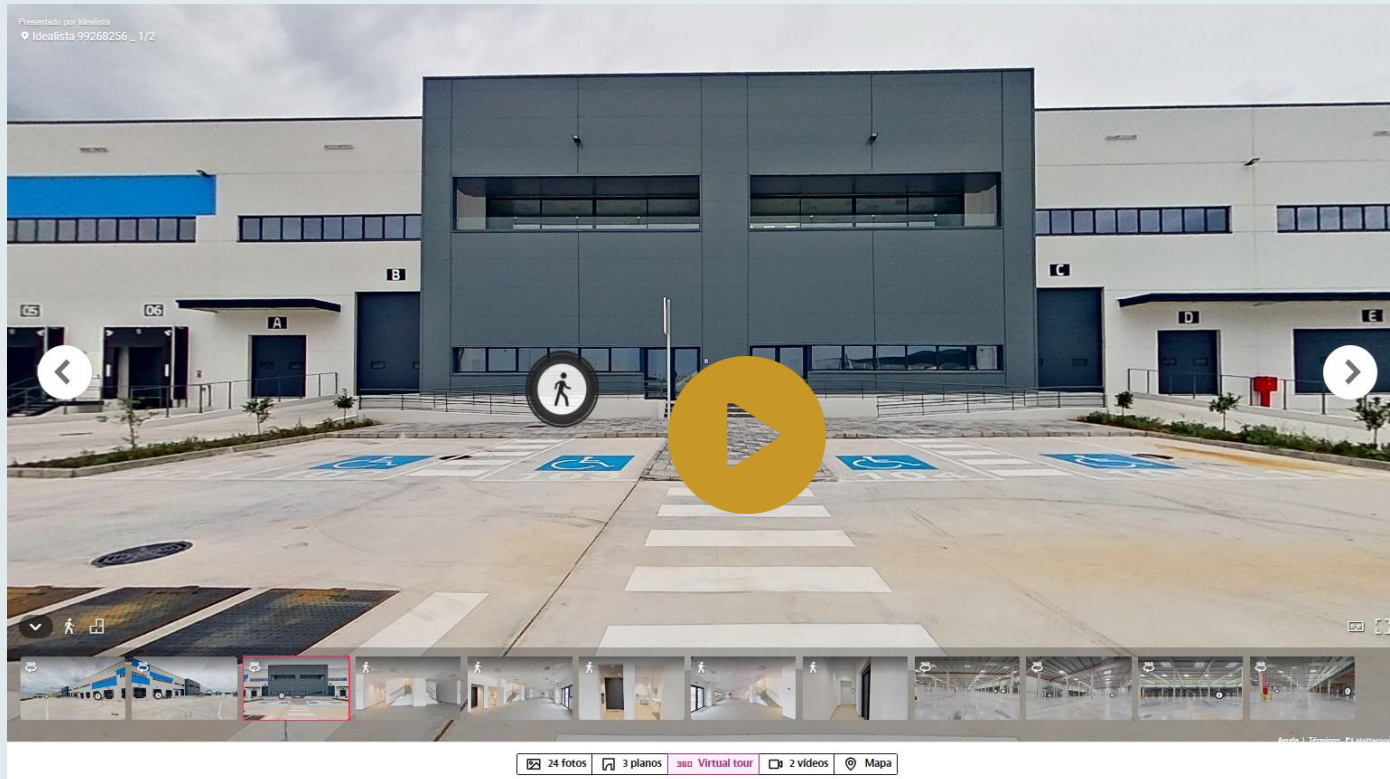
Scan the QR to
view the finished
construction works





Scan the QR code to watch the video:





Scan the QR code to start the virtual tour through the platform:





THE SPACE YOUR BUSINESS NEEDS

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