

LOGISTICS AND INDUSTRIAL LOCATION:

Study and Evaluation of the different areas in the center of the Iberian Peninsula

PLATAFORMA CENTRAL IBERUM NEW ALTERNATIVE

THE BEST
LOGISTIC
LOCATION
in the center
IBERIAN PENINSULA



PLATAFORMA
CENTRAL IBERUM



LIFE BioGI-BOP
(LIFE17 GIE/DE/000466)



LIFE11 ENV/ES/538*



PLATAFORMA
CENTRAL IBERUM



LOCATION ANALYSIS OF CONNECTIONS AND DISTANCES

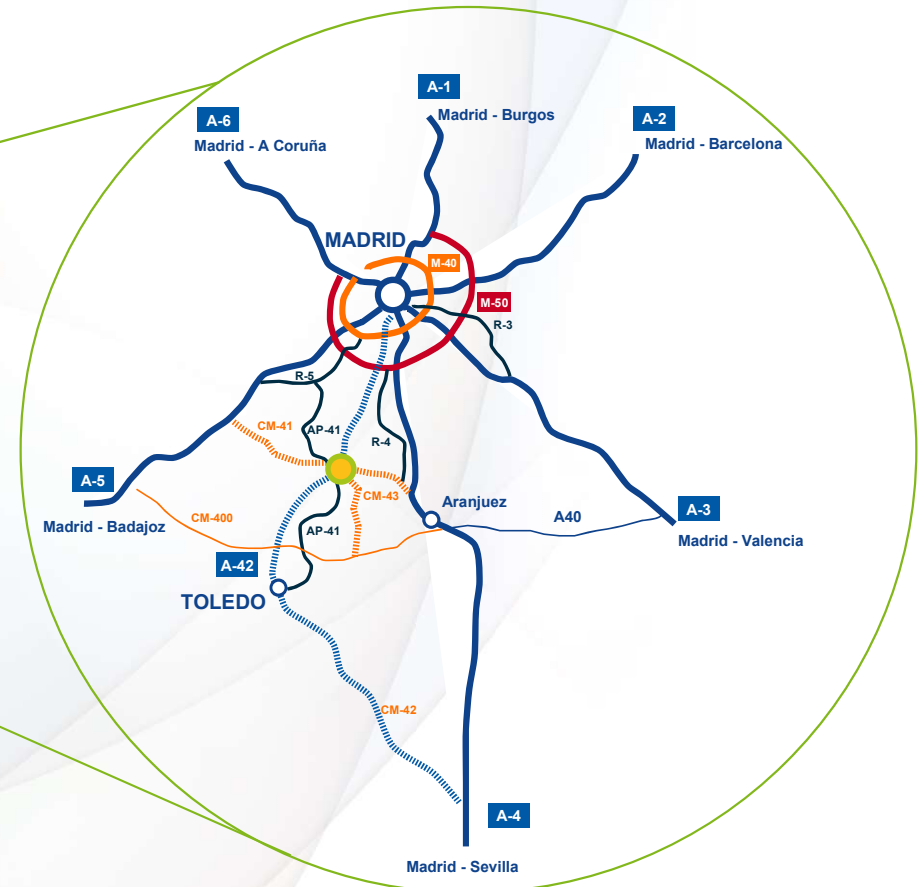
LOCATION



Plataforma Central Iberum is located in the **Toledo town of Illescas**, coterminous with the community of Madrid, at Km. 36 of the A-42.

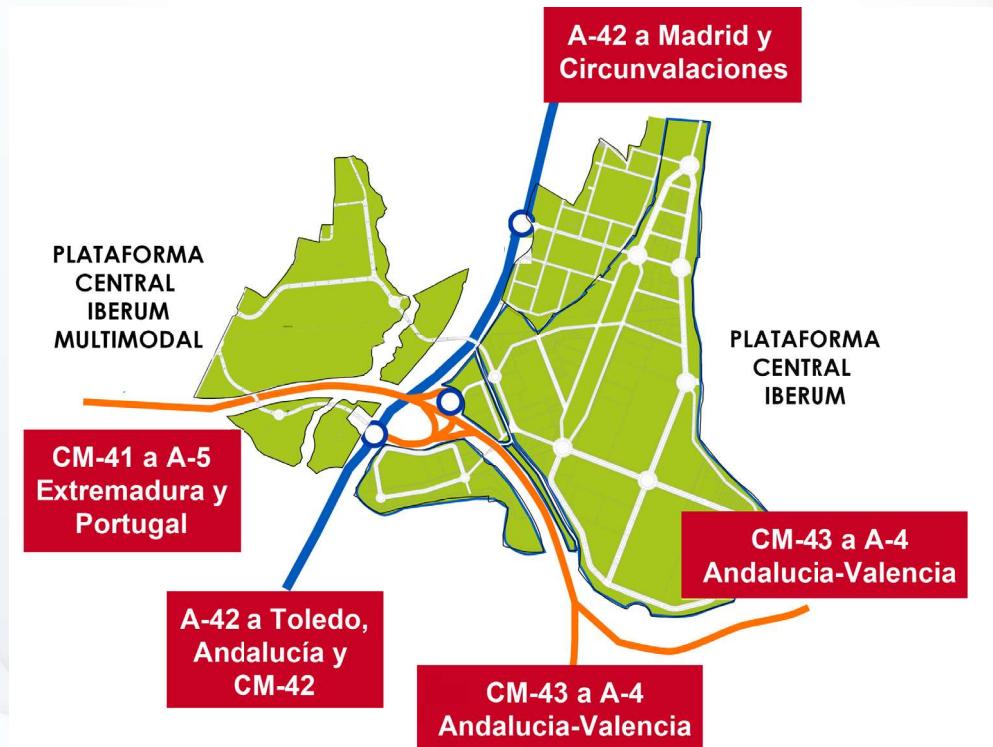
Its area of influence is the Southern Metropolitan of Madrid and the Region of La Sagra Alta in Toledo.

Its location and distance from Madrid capital is equivalent to Meco in the A-2 (environment Corredor del Henares) and Seseña (A-4 Highway of Andalucía), which are the traditional logistics axes in the center of the peninsula.



However, depending on the size of the required land, it will be necessary to extend the distance on the axes A-2 and A-4, moving away from Meco or Seseña respectively.

ANALYSIS OF CONNECTIONS



Plataforma Central Iberum offers **direct access from the A-42** and communicates with the main communication networks of peninsular South directly across **the Sagra Highway (CM-41)**, which connects directly with the **A-5** and the **A-4** through the **Viñedos Highway (CM-42)**.

The A-42 connects directly to Madrid and also through the main ring roads (**M-50, M-45, M-40 and M-30**).



Excellent coverage of the **East-West axis and Central-South** from Plataforma Central Iberum:

- Access to Km. 120 of the A-4** through the excellent route of the Viñedos Highway (CM-42).

- The new Sagra Highway (CM-41)** connects directly to the **A-5** without need to go to the **M-50** for connection and the Valencia highway through the **CM-43**.

COMPARATIVE ANALYSIS OF DISTANCES AND CONNECTIONS FROM A-42, A-2 AND A-4 WITH MAIN SEAPORTS OF THE IBERIAN PENINSULA

ROUTE E CORUÑA SEAPORT			
ORIGEN:	A Coruña Seaport		
	PCI (A42 - Km.36)	A2 (km.36)	A4 (km.36)
Kms	621	640	633

ROUTE F BILBAO SEAPORT			
ORIGEN:	Bilbao Seaport		
	PCI (A42 - Km.36)	A2 (km.36)	A4 (km.36)
Kms	450	433	450

ROUTE D LISBOA SEAPORT			
ORIGEN:	Lisboa Seaport		
	PCI (A42 - Km.36)	A2 (km.36)	A4 (km.36)
Kms	654	712	674

ROUTE A BARCELONA SEAPORT			
ORIGEN:	Barcelona Seaport		
	PCI (A42 - Km.36)	A2 (km.36)	A4 (km.36)
Kms	657	578	656

ROUTE B VALENCIA SEAPORT			
ORIGEN:	Valencia Seaport		
	PCI (A42 - Km.36)	A2 (km.36)	A4 (km.36)
Kms	390	405	369

RANKING	TON./YEAR (mill)	SEAPORT
1	60	ALGECIRAS
2	57,9	VALENCIA
3	26,4	BARCELONA
4	9,4	BILBAO
5	3,5	LISBOA
6	1,16	A CORUÑA



ROUTE G ALGECIRAS SEAPORT			
ORIGEN:	Algeciras Seaport		
	PCI (A42 - Km.36)	A2 (km.36)	A4 (km.36)
Kms	648	703	625

CONCLUSIONS OF COMPARATIVE ANALYSIS OF CONNECTIONS AND DISTANCES



- Plataforma Central Iberum is connected with four highways (A-42, CM-41, CM-43 and CM-42) that link to **main ring roads of Madrid and Spain radial highways (from the A-1 to the A-6)**.
- Excellent coverage of the East-West axis and Central-South:
 - **Access to the A-4 Highway from Viñedos Highway (CM-42)**, which has a better layout than the stretch of the A-4, continuing from Km. 120 to Madrid. A modern flat highway, with modern and regular asphalt and straight path, which contrasts with South Highway (A-4) than in those kilometers concentrates significant slopes, curves and irregular asphalt
 - **Connecting to the A-5 direct** from La Sagra Highway CM-41.
 - **Access East axis across the A-3** through A-40 Highway towards Tarancón, offering an itinerary and optimal distance from the other axes of Madrid.
- Plataforma Central Iberum is located at only **20 Km. M-50, 30 Km. M-40 and 34 Km. M-30**. Also, its area of influence includes metropolitan South of Madrid, the most populated rea in Madrid with more than 1,200,000 inhabitants (the second is East Metropolitan with 595,000 inhabitants) and the area that has the most productive network of the Community.
- **Connection to the main ports of Spain** as good as other logistical-industrial axes, highlighting its excellent access to **Algeciras and Valencia** (Iberian main ports in cargo volume) and **Lisbon**.

STUDY AREA OF INFLUENCE PLATAFORMA CENTRAL IBERUM

ILLESCAS: THE TOWN WHERE PLATAFORMA CENTRAL IBERUM IS LOCATED AREA OF INFLUENCE



Illescas, a town in the province of Toledo, in Castile-La Mancha, is the third most populous city in the province after Talavera de la Reina and the capital. **27,500 inhabitants (2017 census).**

There is important companies in this town:

AIRBUS



The area of influence of Illescas (Toledo North and South Madrid) is the most populated and industrial network of peninsular central area.

DEMOGRAPHIC STUDY AREA OF INFLUENCE

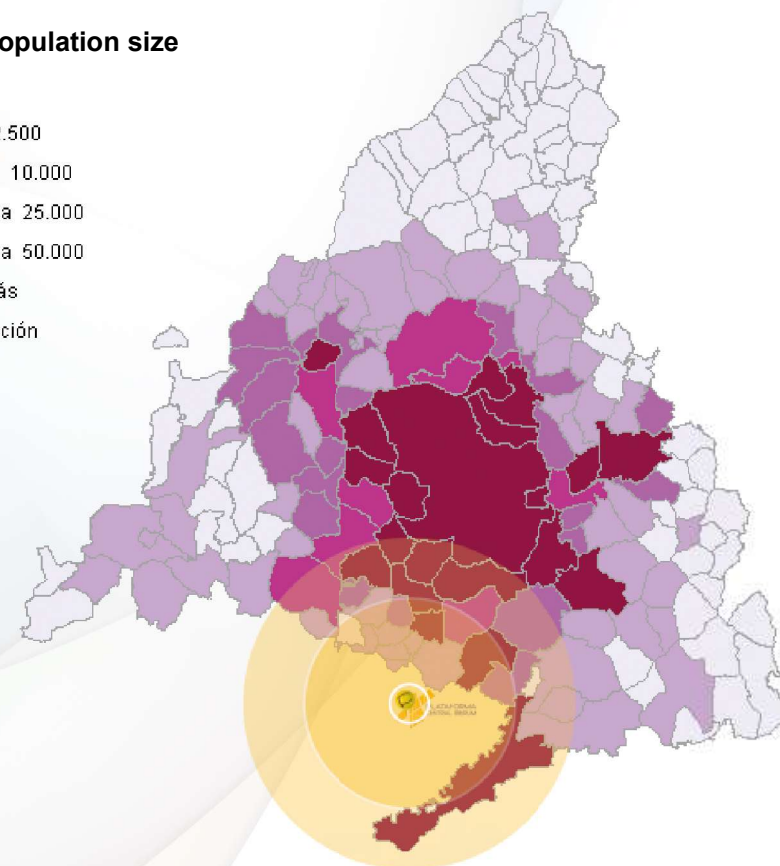
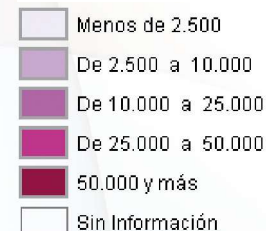
METROPOLITAN AREA		1.936,37	2.870,67	5.558.677
City of Madrid		604,62	5.304,57	3.207.247
1	Madrid: Central Core	41,85	23.804,16	996.204
2	Madrid: Northern Periphery	365,30	2.156,70	787.844
3	Madrid: East Periphery	115,10	3.654,27	420.607
4	Madrid: South Periphery	82,37	12.171,81	1.002.592
Crowns Metropolitan		1.331,75	1.765,67	2.351.430
5	Northern Metropolitan Ring	325,21	870,63	283.137
6	East Metropolitan Ring	315,22	1.890,08	595.790
7	South Metropolitan Ring	326,53	3.386,42	1.105.769
8	West Metropolitan Ring	364,79	1.005,33	366.734
9	NON METROPOLITAN TOWNS	6.089,60	153,85	936.874

Data source: Instituto de Estadística de la Comunidad de Madrid



Stratum of population size

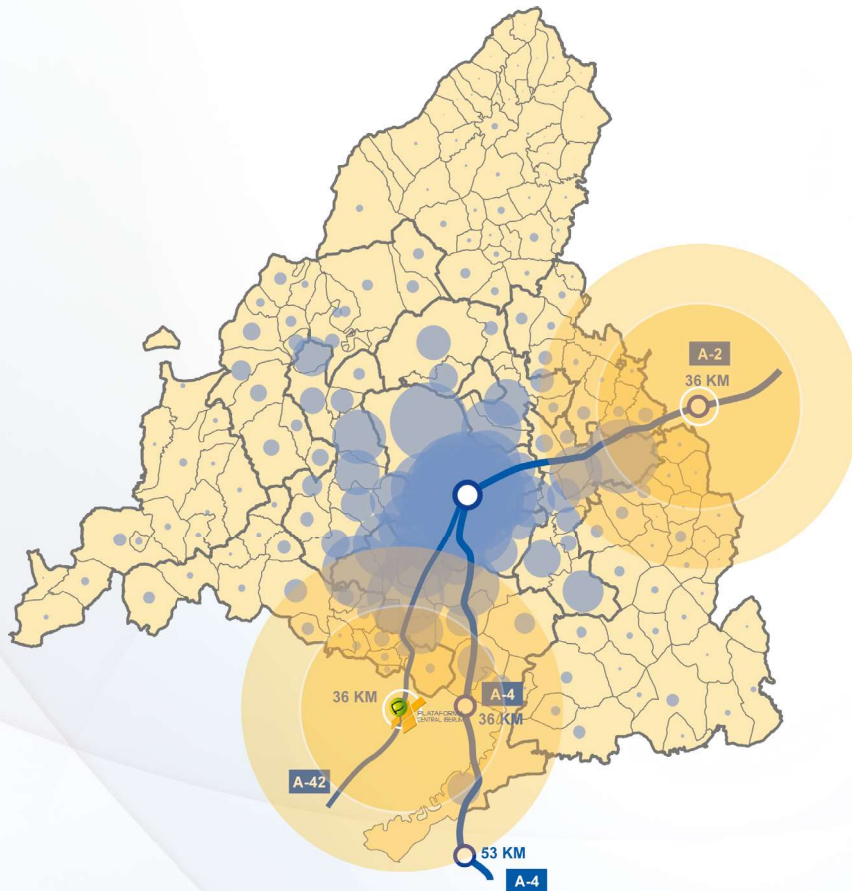
Number



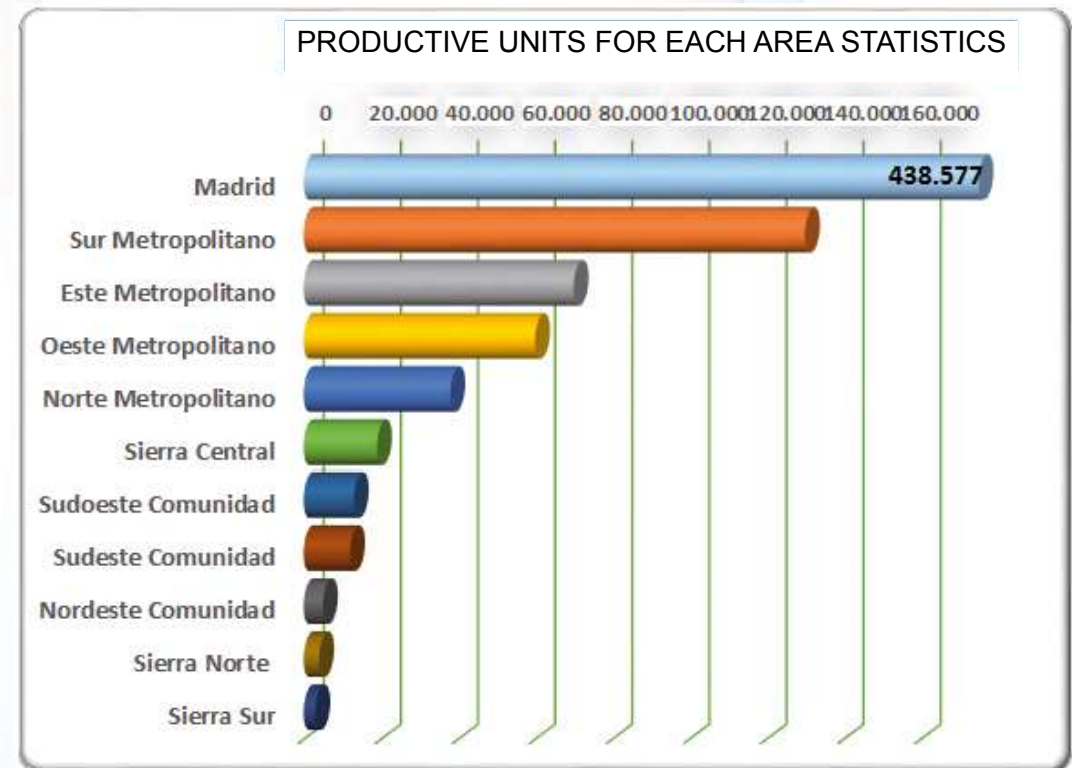
Illescas adjoins the south of Madrid metropolitan area that has the largest number of people in the Community of Madrid, with more than 1,200,000 inhabitants(*), compared to the 590,000 inhabitants of East Madrid (Henares corridor, A-2).

* 2018 Estimated

STUDIO OF PRODUCTIVE NETWORK IN INFLUENCE AREA



The area of influence of Illescas concentrates most of industrial activity in the peninsular center because is located very close to the industrial belt of Madrid (Fuenlabrada, Parla, Getafe, Leganés and Pinto).



Data source: Instituto de Estadística de la Comunidad de Madrid

125,000 (28.5%) of the 438,000 production units in Madrid are located in the metropolitan South, far away from the 65,000 in the Eastern Metropolitan.

OTHER CHARACTERISTICS OF THE AREA OF INFLUENCE OF PLATAFORMA CENTRAL IBERUM

Labour Market and Labour Costs



The area of influence has available more than **23,000 workers (SEPECAM data)**, which allows flexible labor market and able to satisfy the demand for labor in companies locating in Central Platform Iberum

The average wage cost in the area of logistics, transportation and distribution of Toledo is compared to Guadalajara (Corredor del Henares) and Madrid, **21.20% and 20.90% lower respectively.**

INCENTIVES & TAX SAVINGS

**Up to 15%
financial aid**



**Up to 42% of
savings in municipal
taxes within 10 years**

REGIONAL ECONOMIC INCENTIVES

Illescas as Castilian-Manchego population is considered as a zone of convergence of the EU, so new installation projects with net employment generation (at least 5 workers) eligible for support for civil works, machines, equipments and installations, coming up 15% for large companies.

MUNICIPAL TAX

Municipal taxes as IAE, ICIO and IBI are lower than the equivalent in the south of Madrid, being able savings in municipal taxes to 42% within 10 years.

Link incentives:

<http://www.castillalamancha.es/gobierno/empleoyeconomia/estructura/dgeiecta/actuaciones/incentivos-econ%C3%B3micos-regionales>

PLATAFORMA CENTRAL IBERUM: THE BIGGEST OFFER PLOTS INDUSTRIAL AND LOGISTICS COMMITMENT TO SUSTAINABILITY

SUSTAINABLE DEVELOPMENT

Each consideration in architectural design, choice of quality, materials and technical solutions, is the consequence of the principles of sustainability, respect for the environment, taken maximum care with the details, adapting to the needs of industrial sector in general and the logistic sector in particular, attending to their strictest requirements and expectations.

ROADS

qualitative and
quantitative values



Wide avenues and roundabouts adapted to the traffic of the industrial area, integrating bike lanes with communication to the urban public transport points, with electric bike renting and recharging points for electric vehicles.

PLOTS

area and flexibility



Plots of over 400.000m², with excellent planimetry and services. Plataforma Central Iberum's offer allows made-to-measure projects to be created, adapted to each need, both in terms of area dimensions and services and in the opportunities for future growth, providing them with maximum flexibility.

ANCILLARY SERVICES

a need made real



Plataforma Central Iberum has over 45.000 m² reserved for the supply of commercial services, restaurants, leisure, nursery as well as over 130.000 m² for rotary truck parking, thereby offering companies, workers and customers all that they truly need.



ECOLOGICAL INDUSTRIAL AREA: ECOPOLIGONO



+ Sustainable > Plataforma Central Iberum: Europe's leading sustainable industrial area.

Plataforma Central Iberum is the maximum exponent of the URBAN CASTILLA LA MANCHA environmental plan, based on the compatibility of business activity and sustainability. Lessening the carbon footprint and the intention to achieve the first no emissions industrial area in Europe motivates us to continue researching about future developments, currently placing for that the necessary bases. Currently PCI is a member of the **Advisory Committee of LIFE BooGi BOP**, a project coordinated by **Fundación Lago Constanza, Global Nature Fund and Institute for Life-oriented Architecture (Germany), the Government of Vorarlberg (Austria) and Ekopolis (Slovakia), Biodiversity Reserve and the Polytechnic University of Madrid.**

Plataforma Central Iberum is Spain's first Ecological industrial park and one of the first in Europe, a beneficiary of the European Union LIFE+.

- **Integration with the surroundings, energy saving, research into the application of new technologies and total sustainability** are our priority targets.
- **Control of the water cycle**, avoiding the sealing of the land › Reduction of resource expenses.
- **Use of urban sustainable drainage systems**, integrated in median strips and flower beds › **reduction of the impact of urban development.**
- Promoting **native farmland gardening** › **Preservation of the current country use and generating biodiversity.**
- Minimizing the Carbon Footprint supported in suburban parks and urban orchards › **Creating ponds and CO2 farms.**
- Maximum **energy saving** › **LED lighting, bike lanes, Electricity recharging points.**
- **Strict management of resources and waste.**
- Creating the **Practical Guide for Sustainable Urban Development** with the experience accumulated.

SURFACES FLEXIBILITY

Plataforma Central Iberum was designed and planned for the absorptive capacity of large demand for land, property needed for future logistics platforms.

PLOTS OVER 480.000 m²



PLATAFORMA CENTRAL IBERUM : A COMPETITIVE ALTERNATIVE IN ECONOMIC ASPECTS



- Plataforma Central Iberum offers excellent economic conditions for new establishments, with plots of medium and large extension.
- Endorse the new facility at a competitive price to rent, and patrimonialize their investment in a period between 12 and 14 years
- Personalized study for any claim to provide the best economic option.

CURRENT STATE OF PLATAFORMA CENTRAL IBERUM





Focused on logistics decisions

www.plataformacentraliberum.com
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