




valenciaport **ZAL**
VALENCIA PLATAFORMA INTERMODAL Y LOGÍSTICA, S.A.

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1.- The Port of Valencia

Leader in the Mediterranean

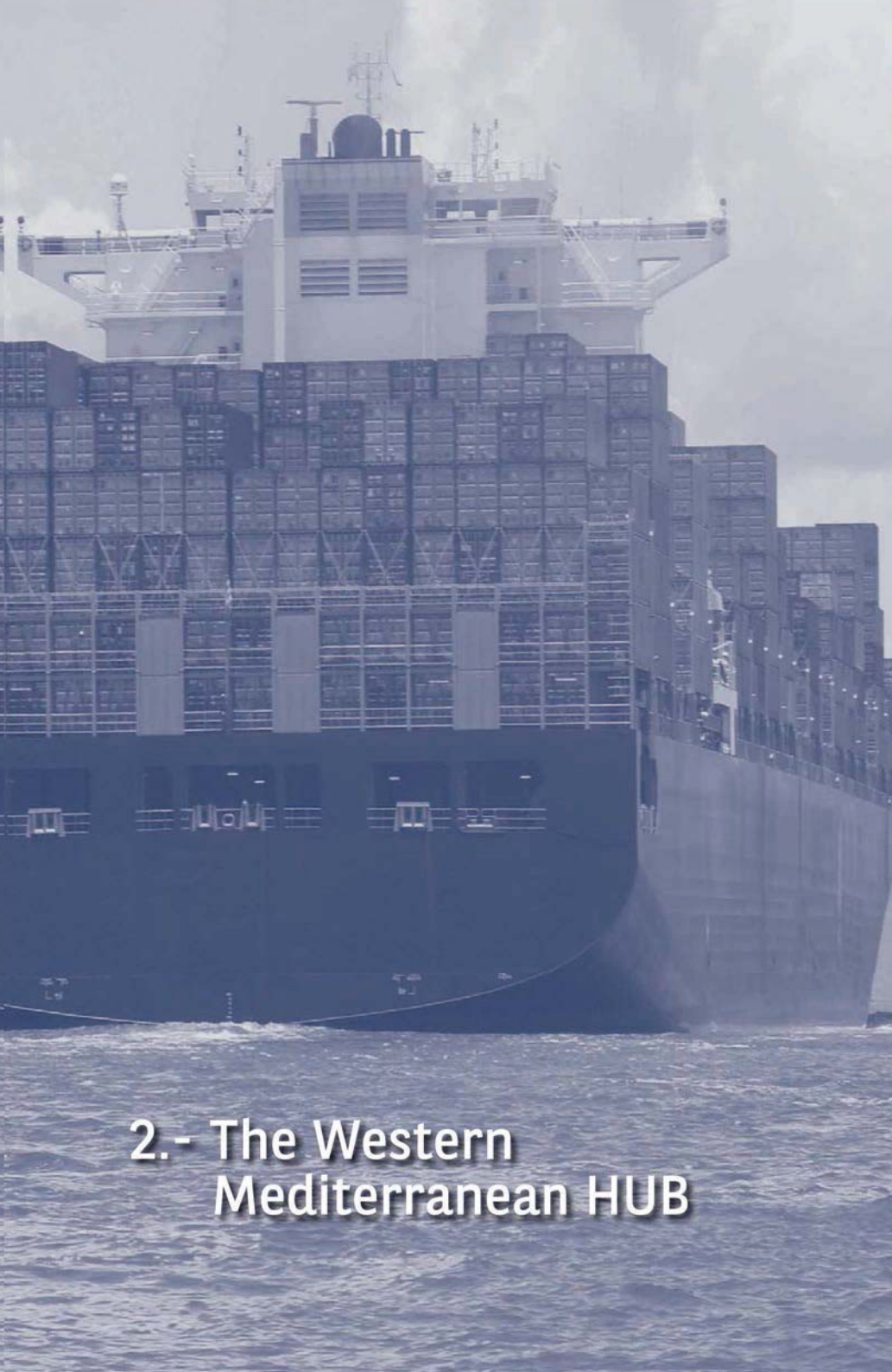


Valencia is the leading Mediterranean seaport in containerised cargo thanks to a dynamic area of influence and an extensive network of regular connections with major ports around the world.

Valencia channels traffic from the leading sectors of the economy. Its main clients include the automobile manufacturers (Ford, Fiat, Land Rover, Jaguar, etc.), construction materials companies (tile, marble, cement and clinker, etc.), energy (gas, coal, etc.) chemicals, wood and furniture, textiles, footwear and machinery, electrical household appliances and electrical devices...

The Port of Valencia has specialised, high performance infrastructure and facilities, which, together with a high level of excellence of its services, underpin the commitment to quality offered by the Port Authority of Valencia and all of the companies in the Port Community.

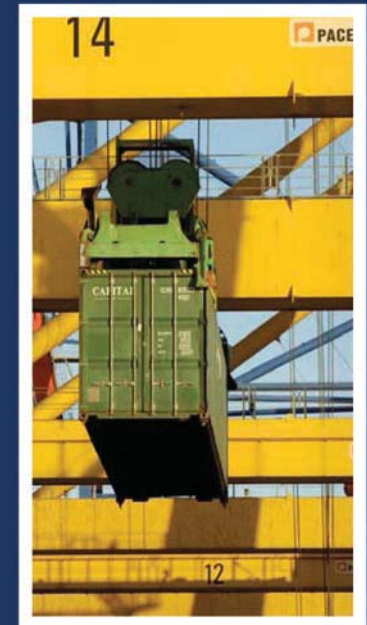




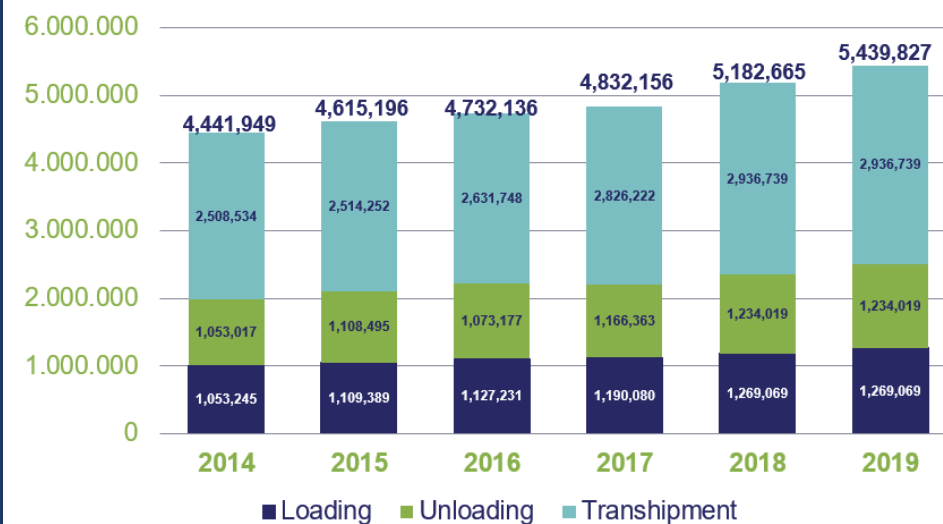
2.- The Western Mediterranean HUB



The Port Authority of Valencia, together with the private initiative of the Port Community has devoted significant investments to infrastructures and state-of-the-art equipment.



PAV Traffic throughput
TEUs loading, unloading and transshipment



3.- Valencia

One port, a thousand gateways



Its prime geostrategic situation in the Western Mediterranean Basin, in line with the east-west shipping corridor crossing the Suez Canal and the Straits of Gibraltar, makes the Port of Valencia the best and most effective choice to promote maritime trade in the Southern European Union and North Africa.

Over 100 regular shipping lines provided by the main international shipping companies connect it to more than 1000 ports on five continents.



4.- Access and Connections

Its proximity to Spain's central area, along with excellent land connections by road (toll-free dual carriageway to Madrid) and rail make it the natural port for Madrid and central Spain and one of the essential platforms for other economic regions in the country like Castilla La Mancha, Aragón, Murcia and Eastern Andalucía.

Access and land connections of the Port of Valencia

- Madrid at **350 km**
- Zaragoza at **320 km**
- Barcelona at **350 km**
- Murcia at **240 km**

Only 14 km from Manises Airport.





ZAL Port of Valencia

1.- A flexible offer that meets your needs



- The Logistics Activities Area of the Port of Valencia, known as **ZAL Port of Valencia** covers an area of 68 hectares adjacent to the port and dedicated to maritime cargo logistics, particularly, containerised cargo.

- **ZAL Port of Valencia** rounds off the overall offer of services provided in the Port of Valencia by ensuring the continuity of the logistics chain and adapting its spaces and services to the needs of its clients.

- It is the closest location to the modal breakdown between maritime and land transport. The value-added logistics services in **ZAL Port of Valencia** can maximise efficiency and minimise the movement of cargo, resulting in increased savings and increased competitiveness.

- Packing
- Labelling
- Quality Control, etc.
- Packaging
- Groupage



2.- Value Proposition



Location

The excellent location of **ZAL Port of Valencia**, next to the port, offers real advantages over other logistics areas in the region, ensuring:

- An optimal location as a consolidation point and national distribution centre.
- Proximity to clients: The logistics area is near major consumption centres, destination for imports.
- Proximity to suppliers: It is also very close to major production centres, which are export clusters.

ZAL Port of Valencia, in comparison with other logistics areas further away from the port, offers significant savings of time and money in transporting the goods from the port terminal to the warehouse.



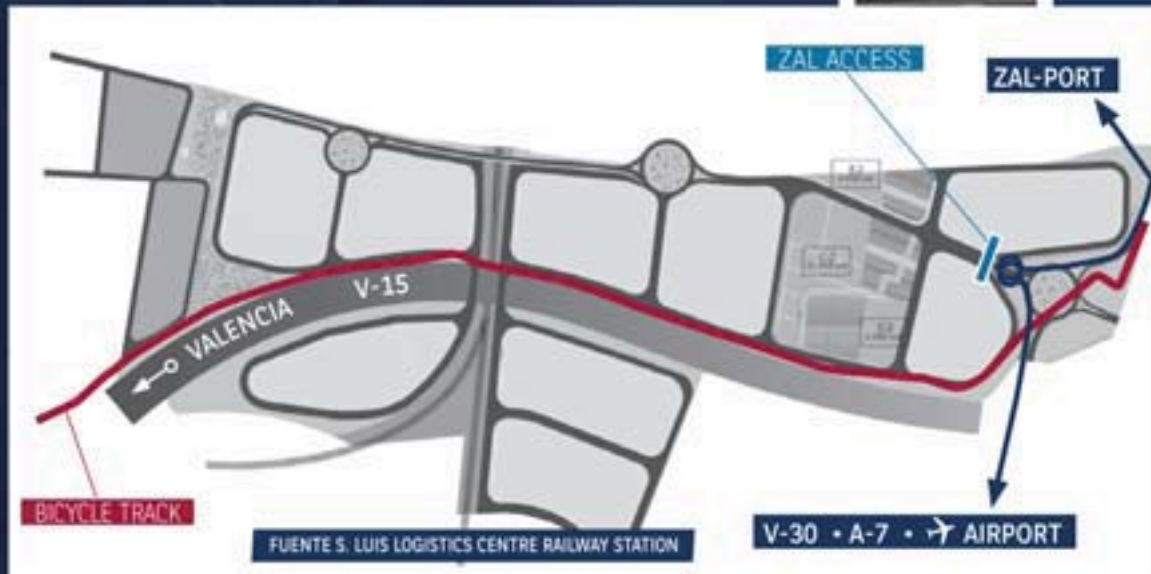
2.- Value Proposition



Intermodal Connections

Connected with other logistics areas and dry ports in other regions of Spain, the **ZAL Port of Valencia** offers unique possibilities to combine all transportation modes, an intermodal nature that sets it apart from all other logistics areas in the region of Valencia.

- Proximity to the Port of Valencia terminals
- Proximity to the *Fuente San Luis* Logistics Centre Railway Station
- Access to highways (V-30 and V-15) and the Mediterranean motorway (A7) and other main thoroughfares, including the future northern entrance to the Port of Valencia
- 14 km to the Manises Air Cargo Centre



2.- Value Proposition



Integration in the Port Community

The proximity to the port offers clients of **ZAL Port of Valencia**:

- Quick resolution of incidents
- Proximity to the relevant authorities
- Proximity to port service providers

In this sense, establishing a presence in **ZAL Port of Valencia** offers full integration into the Port Community.



2.- Value Proposition



Services

In the future, **ZAL Port of Valencia** will offer an area dedicated to tertiary services, which will increase the competitiveness of the companies located there.

- General services: security, supplies, landscaping, green areas, and cleaning.
- Business services: rental of offices, banks, hotels, restaurants, public transportation, daycare, etc.
- Transport Services: petrol station, service station, rest areas, etc.



Synergy of services

The concentration of companies engaged in similar activities in a common space allow for a high level of synergy between all players involved in the activity of **ZAL Port of Valencia**.

- Technological innovation at the service of logistics operators: The area will have the most advanced IT systems.

2.- Value Proposition

- Networking: The **ZAL Port of Valencia** will include a fibre optic network connected to the Port of Valencia's IT System and to INFOPORT, the virtual Port Community, allowing the online transfer of information. Likewise, the clients of **ZAL Port of Valencia** will benefit from the Port Community's E.D.I Portal, valenciaportpcs.net.
- **ZAL Port of Valencia** includes completely fenced installations and access to the premises must be carried out through a controlled check point achieving maximum safety and security of clients and property.
- Additional advantages such as skilled manpower and availability of ad hoc space to meet occasional demands for seasonal products.



3.- Facilities



ZAL Port of Valencia serves the needs and requirements of all users, logistics operators, freight forwarders and shippers, in relation to the square footage, type of building (industrial/logistics warehouse), type of dock, etc., always respecting the strictest standards of planning, construction and safety.

The Property

- Conditions: warehouses and land available for rent
- Construction possibilities: turnkey, modular warehouses and Office buildings

Type of buildings

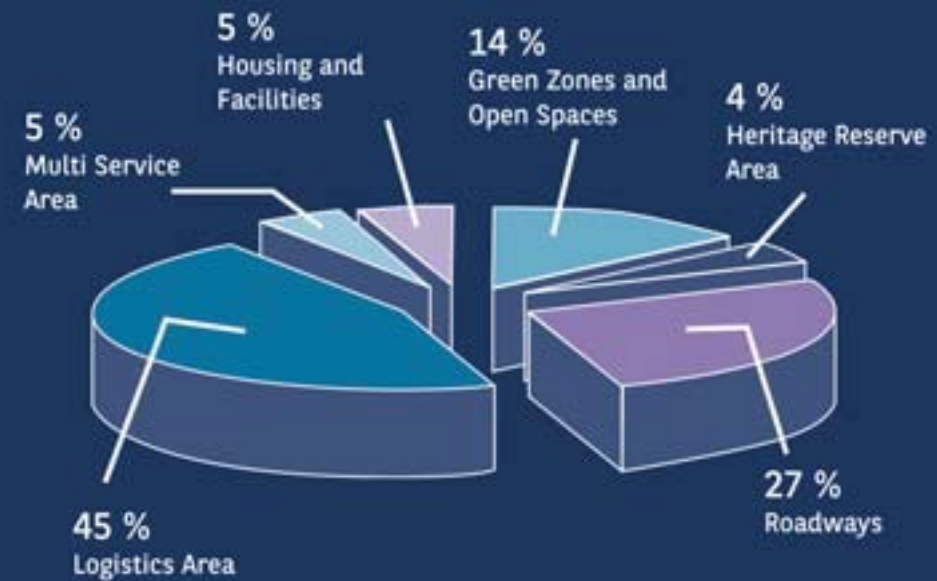
- Modular building with storage, office area, and loading dock.
- Mixed building, with large central storage areas, superimposed offices, and loading docks.



3.- Facilities



4.- Layouts and Surface Areas



Functional Area	Block	Total S. AREA	Floor Area Ratio
Logistics	A1	38.301	0,991
Logistics	A2	34.070	0,969
Logistics	A3	36.364	1,150
Logistics	A4	31.843	0,959
Logistics	B1	32.298	0,964
Logistics	B2	39.601	1,017
Logistics	B4	37.134	0,957
Logistics	F2	24.863	1,003
Logistics	G2	33.504	1,150

Total Logistics Area	307.977	1,018
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Functional Area	Block	Total S. AREA	Floor Area Ratio
Multi Service Area	C2/D2	28.015	1,800
Multi Service Area	E2	3.998	5,100

Total Multi Service Area	32.013	2,204
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