

Montepino is to add a fourth logistics platform in Marchamalo, representing an investment of €27 million

The addition of this new project, entrusted to GSE España by Montepino, the largest developer of built-to-suit (BTS) projects in Spain, means that 60% of the Puerta Centro - Ciudad del Transporte industrial estate in Guadalajara has now been developed. Montepino has achieved this figure in under three years

The 37,000 m² warehouse will be delivered in the first quarter of 2021, and Montepino hopes that it will be awarded the LEED Silver certification, which guarantees the construction of energy-efficient buildings

Zaragoza, 10th November 2020. Montepino Logística, one of the largest logistics developers and asset managers in Spain, will be handing over a **new logistics platform in Marchamalo** in the first half of 2021. This platform is to be built in the Puerta Centro - Ciudad del Transporte industrial estate, one of the most important logistical areas in the country. The installations, which will have a surface area of 37,044 m², are being built on a plot of land covering over 103,253 m² and represent an investment of over €27 million.

The platform, which is to be developed by GSE España, will consist of a logistics warehouse split into two sections with a service building attached. The warehouse will feature two completely open-plan areas which will be solely used for logistics processes. Moreover, to adapt to the needs of each operator, all of the modules will offer a certain level of fire protection: one section built to store wheels has a High Risk Level of 8, while the other section, to be used for standard logistics, has a Medium Risk Level of 5.

This ambitious project will also provide a clear height of 12 metres, 43 loading bays, a total of 260 **linear metres of tunnels and services** and offices covering a surface area of 1076 m². All of these features have been designed to fit the requirements of the client, who has once again entrusted the project to Montepino due to their ability to offer **wide spaces and heights adapted** to the current reality for logistics, paying special attention to the sharp rise in e-commerce.

Montepino Logística - the largest logistics developer in Spain - and GSE España have thus established a collaborative relationship and are joining forces to continue to offer their clients **unique, efficient solutions**. "Our portfolio will continue to grow in 2020 and 2021, consolidating our position as the market leader on a national level.

These are the first steps to overcoming new challenges which will take us beyond our borders," stated Juan José Vera, the Director General of Montepino.

Similarly, Ramón Lázaro, the Development Director of GSE España, said that the collaboration between the two companies is set to be fruitful. "We share the same values: a highly qualified team who work hard every day to go above and beyond and offer our clients innovative and cutting-edge solutions."

The new warehouse will be built in accordance with **standards for high efficiency** and respect for the environment. As such, its providers are expecting to once again be awarded the **LEED Silver certification** for their work.

Moreover, GSE España will be providing a solar thermal energy system in the warehouse to heat water and air through thermal collectors. Solar panels to produce electrical energy and highly energy-efficient systems will also be installed.

This is not the first time Montepino has constructed a logistics platform in Marchamalo, which is one of the logistics epicentres on the Iberian Peninsula, in high demand for its strategic location. The industrial estate where this new warehouse is being created already hosts three operational logistics platforms built by **Montepino Logística**, which also owns other plots of land to be developed in the near future. The completion of this project by Montepino and GSE will mean **over 60% of the land belonging to the Puerta Centro - Ciudad del Transporte industrial estate has been developed**, a figure Montepino has achieved in just three years.

GSE España, meanwhile, is supporting this project through their expertise in offering comprehensive solutions in the form of industrial and logistics warehouses, thanks to their unique methodology from the initial conception and design stages of the project to the completion and delivery of the building.

Montepino has now become the largest logistics developer specialising in built-to-suit (BTS) projects in Spain, and one of the 10 largest in Europe. In just six years, it has developed over a million square metres of Gross Leasable Area (GLA), and by the end of 2021, its portfolio will feature 23 properties with a total value of nearly €1 billion.

About Montepino

Montepino Logística, which is managed by Valfondo Gestión, has, after almost two decades, become one of the largest logistics real-estate providers in Spain. It provides solutions nationally and internationally for the largest logistics companies operating within Spain, as well as for some of the most up-and-coming companies in the tertiary and industrial sectors.

Over the last few years, Montepino has managed to absorb 50% of real-estate demand in the logistics sector within the central zone of the Peninsula and to develop a million square metres of logistics space.

In 2020, Montepino also became the largest provider of "turn-key" projects in Spain.

For more information, please visit: www.montepino.net/en/

About GSE

Multinational engineering company GSE specialises in the development and construction of "turn-key" industrial buildings, platforms and logistics warehouses. With a strong presence in Spain and over 20 other countries, including almost the whole of Europe and a base in China to provide services to Asia, GSE is committed to providing comprehensive solutions for its projects, guaranteeing compliance with the agreed budget, quality and deadline. The engineering company has over 43 years of experience, during which it has established itself as a sector leader, boasting a turnover of €554 million in 2019, over 450 employees and the development of an average of 70 projects each year. GSE has been a member of the German industrial group Goldbeck since 2019, which acquired 100% of the engineering company's capital.

For more information, please visit: www.gsegroup.com/en/

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