

## **ITERCON completes two new logistics centres in Madrid and Toledo for CBRE Investment Management**



Aerial view of the logistics centre located in Camarma de Esteruelas.

- **Both buildings have a total area of more than 30,000 square metres.**
- **The facilities have been built according to strict sustainability criteria to obtain the BREEAM New Construction sustainable building certification at the 'Very Good' level.**

Madrid, July 15th, 2024. ITERCON, a company that specialises in design and construction, has completed the construction of two logistics centres in Madrid and Toledo for CBRE Investment Management ("CBRE IM"), on behalf of one of its investment funds. The projects, which commenced construction in March 2023, have a combined gross leasable area of more than 30,000 square metres.

The first of these is in the Madrid municipality of Camarma de Esteruelas, in the La Raya industrial estate, close to the A-2 motorway that connects Madrid with Barcelona. It is a 16,644 square metre GLA warehouse on a 25,400 square metre plot. The facility includes an office area of more than 500 square metres distributed over two floors, 16 loading bays



and 13.70 metres high at its highest interior point, a feature that will allow the future tenant of the property to increase the storage capacity of each square metre of floor space.

The second logistics warehouse is in Illescas (Toledo), one of the main logistics hubs on the peninsula, to whose development ITERCON has contributed through the construction of more than a dozen warehouses since 2016. The 15,816 square metre SBA building is located on a 24,680 square metre plot, and, as in the Camarma warehouse, more than 500 square metres are for offices, also distributed over two floors. The warehouse has 18 loading bays.

Antonio Roncero, CBRE IM's Iberia Transaction Director, said: "*We have realised two unique investment opportunities to add two high quality assets to our logistics portfolio. This is a strategic segment in the company's growth that continues to show very positive operating results, especially in locations close to the capital, due to the high demand from operators and the scarcity of quality supply. Both assets have excellent locations, very close to busy motorways, and incorporate high sustainability criteria, so they are well positioned to capitalise on the positive trajectory of the logistics sector.*"

### **Sustainable construction**

Both projects have been developed incorporating strict sustainability criteria to obtain BREEAM New Construction certification at 'Very Good' level, including measures such as the implementation of green areas, PIR-type thermal insulation in the office area and the installation of charging points for electric vehicles in the private car park. Similarly, an area on the roof of both buildings has been set aside for the installation of renewable energy systems, such as solar panels, to reduce the carbon emissions of the building.

The land management of both facilities has been carried out by ALONDRA, a company belonging to the same business group as ITERCON, which has already carried out logistics developments for other projects for CBRE Investment Management.

### **About ITERCON**

ITERCON is the leading design and construction company in the industrial sector specialized in the development of integral projects. As a global operator for the industrial, data centers, logistics and civil works sectors, it has teams of experts in each of the fields that also offer the client a consulting service throughout the process. This guarantees the success in time and form in each of the projects.

With more than 60 years of experience, both in the public and private sectors, the company started its activity in the Valencian Community and quickly expanded throughout the national territory. After more than four decades working hand in hand with the most important clients in each country, the company made the leap to the international market



and opened offices in different countries in Latin America and Europe. Currently, it has offices in Germany, Colombia, Spain, Portugal and Romania.

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