

INVESTMENT OPPORTUNITY

Strategic Coastal Industrial Land

Spanish Mediterranean



Price, Method and Contact

Available for direct sale or long-term lease. The price includes the ~20,700 sqm lot and the technical project. The cost of the optional expansion zone up to ~35,000 sqm is subject to future evaluation. **Asking Price: €1,350,000**

Contact: Pere Monserrat Marza
peremonserratmarza@gmail.com

Summary

Prime, **encumbrance-free** industrial land ready for **immediate development**, featuring an initial footprint of ~20,700 sqm scalable up to ~35,000 sqm. The asset is optimally located within a **high-demand coastal logistics and transit** corridor in Spain, 950 m from the sea, and includes a fully developed, highly feasible **technical project**. Furthermore, the plot features **pre-existing infrastructure** that drastically slashes initial CAPEX, ensuring immediate viability for high-performance projects.

Highlights

- **Scalability & Topography:** Starting from ~20,700 sqm with proven aggregation potential up to ~35,000 sqm. The main plateaus are already **leveled and graded**, making the site highly optimized for modular developments and multi-phase expansion.
- **Power & Built Infrastructure:** Immediate access to grid lines available for direct grid connection and hook-up, paired with a pre-existing network of on-site utility conduits. The plot also features highly adaptable **existing built structures** suitable for project integration, significantly minimizing technical risks, optimizing construction phases, and drastically compressing time-to-market.
- **Data Center Viability:** Strategic location tailored for low-latency deployments, optimally positioned to plug into Southern Europe's primary data highways and expanding Cloud/AI infrastructure.
- **Renewable Energy Synergy:** Exceptional solar radiation zone, highly optimized for a 2.5 to 3 MWp co-located solar PV plant designed to heavily offset operational energy and cooling overheads.

Full Investment Memorandum (IM), Cadastral data, and technical site assessments are available upon NDA execution.