



VIDEO

 PANATTONI

## PANATTONI PARK

Miranda de Ebro, Burgos

Polígono Industrial-Logístico Ircio/  
Ircio Logistics-Industrial Park



**ALMACENES EN ALQUILER/ WAREHOUSES TO LET**

**Desde 14.000 m<sup>2</sup> hasta 133.000 m<sup>2</sup>**

**From 14,000 sqm to 133,000 sqm**

# Ubicación estratégica

El proyecto logístico está situado en el Polígono Industrial Ircio de Miranda de Ebro, en Burgos.

El Polígono Industrial de Ircio está consolidado como un centro logístico de primer orden en el norte de España, actualmente se encuentra en plena etapa de crecimiento con la reciente construcción de las naves de Seur, Mecalaser (grupo Stinser) y Aldi. El polígono, además, se encuentra a 4 km del parque Logístico Arasur, que acoge grandes multinacionales como Bridgestone.

El polígono de Ircio goza de una ubicación estratégica que conecta la región del norte de España con Madrid. El proyecto está a solo 7 km de una terminal ferroviaria que ofrece conexiones semanales con el puerto de Alicante y Barcelona. Además, Miranda de Ebro forma parte del Corredor Atlántico Europeo, una arteria principal de la red ferroviaria europea que combina 11 corredores diferentes para conectar mercados, transporte de mercaderías y servicios a través de una red internacional ferroviaria.

# Strategic location

The speculative development is located in Ircio Logistic Park of Miranda de Ebro, Burgos.

The Ircio Logistics Park is consolidated as a first-class logistics center in Northern Spain, is actually experiencing a full growth period with the recent construction of the Seur, Mecalaser, Mecalaser (Stinder Group) and Aldi warehouses. The Logistics Park is 4 km from the Arasur Logistics Park, which is home to large multinationals such as Bridgestone.

The industrial park has a strategic location connecting the northern region of Spain with Madrid. The development is only 7 km from a railway terminal that offers weekly connections with the port of Alicante and Barcelona. Additionally, Miranda de Ebro is part of the European Atlantic Corridor, a main artery of the European railway network that combines 11 different corridors to connect all stakeholders, transport markets and services through seamless international rail freight transport.



PROXIMIDAD/ PROXIMITY	KM
Vitoria (Foronda)	44 km
Bilbao (Sonica)	100 km

DOS AEROPUERTOS: FORONDA Y SONICA EN VITORIA Y BILBAO/  
TWO AIRPORTS: FORONDA AND SONICA IN NEARBY CITIES SUCH AS VITORIA AND BILBAO



- **TERMINAL DE CONTENEDORES DE MIRANDA DE EBRO (TCM)**  
7km
- **MIRANDA DE EBRO CONTAINER TERMINAL**  
7km
- **CONEXIONES FERROVIARIAS**  
Desde Miranda de Ebro, conecta el Norte Peninsular con los principales puertos peninsulares y de Europa.
- **RAILWAY CONNECTIONS**  
From Miranda de Ebro, connecting the Peninsular North with the main peninsular ports and Europe.



# ESPECIFICACIONES TÉCNICAS/ TECH SPEC

**SOBRECARGA SOLERA/ SLAB LOAD**  
6T/M<sup>2</sup> CARGA REPARTIDA

**ALTURA LIBRE/ CLEAR HEIGHT**  
11,13 m

**PLANIMETRÍA SOLERA/ LOAD FLATNESS LEVEL**  
FM2 FF45 FL35

**MUELLES DE CARGA POR ALMACÉN/  
DOCKS PER WAREHOUSE**  
156 TOTAL (ALMACÉN/WAREHOUSE A: 72,  
ALMACÉN/WAREHOUSE B: 84)

**PLAYA MANIOBRA/ TRUCK COURT**  
35 m

**PARKING TURISMOS/ CAR PARKING SPACE**  
1.292

**ILUMINACIÓN/ LIGHTING TYPE**  
LED/ BMS & 4% LUZ NATURAL /  
LED BMS & 4% NATURAL LIGHT

**CARGA DE FUEGO PARA ACTIVIDADES DE RIESGO MEDIO 5/  
FIRE SAFETY RISK CAPACITY FOR MEDIUM 5 RISK  
ACTIVITIES**

**ROCIADORES/SPRINKLERS ESFR K25**

**EXUTORIOS CON INSTALACIÓN NEUMÁTICA/ ROOF  
VENTILATORS WITH PNEUMATIC SYSTEM**

**CARGADORES ELÉCTRICOS 3% DE LAS PLAZAS DE  
APARCAMIENTO/  
EVS CHARGERS 3% OF THE PARKING SPACE**

**FOTOVOLTAICA (AUTOCONSUMO) POR EDIFICIO/  
PHOTOVOLTAIC PANELS PER BUILDING  
(SELF-CONSUMPTION)**  
100 Kw

**POTENCIA ELÉCTRICA/ ELECTRIC POWER**  
35 W/m<sup>2</sup>

SOSTENIBILIDAD/ SUSTAINABILITY



PV  
fotovoltaica  
/photovoltaic



# 3. Superficies / Areas



• **127.790,60 m<sup>2</sup>**  
TOTAL ALMACENES / TOTAL WAREHOUSES

• **5.296,80 m<sup>2</sup>** ( **387,14 m<sup>2</sup>** )  
TOTAL OFICINAS / TOTAL OFFICES ( ANEXOS A+B / AUX BUILDINGS A+B )

# Polígono Industrial-logístico Ircio / Ircio Logistics-industrial Park



ACITURRI

remaelectric

THERMOCELLA

SEUR

mecalaser

ALDI

BU-735

PANATTONI

Vigo

Bilbao

Madrid

Barcelona

**ALMACÉN/ UNIT A: 62.182 m<sup>2</sup> GLA.  
72 MUELLES/DOCKS**

A1: 16.704 m<sup>2</sup> GLA. 20 muelles/docks  
A2: 14.387 m<sup>2</sup> GLA. 16 muelles/docks  
A3: 16.704 m<sup>2</sup>. 20 muelles/docks  
A4: 14.387 m<sup>2</sup>. 16 muelles/docks

**ALMACÉN/ UNIT B: 70.905 m<sup>2</sup> GLA.  
84 MUELLES/DOCKS**

B1: 17.147 m<sup>2</sup>. 20 muelles/docks  
B2: 18.305 m<sup>2</sup>. 22 muelles/docks  
B3: 17.147 m<sup>2</sup>. 20 muelles/docks  
B4: 18.305 m<sup>2</sup>. 22 muelles/docks

**TODOS LOS ALMACENES/ ALL UNITS:**

ALMACEN/WAREHOUSE: 127.790,60m<sup>2</sup>/sqm  
OFICINAS/OFFICES: 5.296, 80m<sup>2</sup>/sqm  
(ANEXOS/AUX. BUILDINGS: 387,14m<sup>2</sup>/sqm)  
TOTAL: 133.087,40m<sup>2</sup>/sqm  
PARCELA/PLOT: 284.779,55 m<sup>2</sup>/sqm

**ESPECIFICACIONES TÉCNICAS/  
TECH SPEC**



Placas Solares  
(100 Kw por nave)  
Solar Panels  
(100 Kw per warehouse)



Potencia eléctrica:  
35 W/m<sup>2</sup>  
Power supply:  
35 W/m<sup>2</sup>



11,13 m  
Altura libre  
Clear height



Iluminación LED/BMS  
y 4% de luz natural  
Lightning type LED/BMS  
and 4% of natural light



156 muelles de carga  
Nave A: 72 / Nave B: 84  
156 loading docks  
Warehouse A: 72 / Warehouse B: 84



ESFR K25  
Rociadores EDFR K25  
(Según normal NFPA)  
Sprinkler type ESFR K25  
(According NFPA Norm)



Playa de maniobras: 35m  
Truck Court Area: 35m



1.292 plazas para coches  
(3% con cargador eléctrico)  
1.292 parking slots for cars  
(3% of them with electric charger)



6 tn  
Sobrecarga solera: 8T puntual  
6TN/m<sup>2</sup> carga repartida  
Slab load 8T punctual  
6TN/m<sup>2</sup> load distribution



Carga de fuego para actividades  
de Riesgo Medio Nivel 5  
Fire Safety Risk Capacity  
for medium 5 risk activities



ALMACÉN/  
UNIT A

A1 A2  
A3 A4  
A  
62.182 m<sup>2</sup>

ALMACÉN/  
UNIT B

B1 B2  
B3 B4  
B  
70.905 m<sup>2</sup>

SEUR



**SOSTENIBILIDAD/ SUSTAINABILITY**



PV  
fotovoltaica



# 3. Superficies / Areas

## Superficies Proyecto / Project Area

Nave Warehouse	Oficinas Offices	Otros Others	Total SBA Total GLA	Parcela Plot	Muelles Loading Docks	Rampas de Acceso Access Ramps
127.790,60 m <sup>2</sup>	5.296,80 m <sup>2</sup>	387,14 m <sup>2</sup>	133.087,40 m <sup>2</sup>	284.779,55 m <sup>2</sup>	156	2

## Superficies Nave A / Unit A Areas

	Nave Warehouse	Oficinas P0 Offices 1F	Total SBA Total GLA	Muelles Loading Docks
Total	60.418 m <sup>2</sup>	1.764 m <sup>2</sup>	62.182 m <sup>2</sup>	72
Módulo/ Unit A1	16.263 m <sup>2</sup>	441 m <sup>2</sup>	16.704 m <sup>2</sup>	20
Módulo/ Unit A2	13.946 m <sup>2</sup>	441 m <sup>2</sup>	14.387 m <sup>2</sup>	16
Módulo/ Unit A3	16.263 m <sup>2</sup>	441 m <sup>2</sup>	16.704 m <sup>2</sup>	20
Módulo/ Unit A4	13.946 m <sup>2</sup>	441 m <sup>2</sup>	14.387 m <sup>2</sup>	16

## Superficies Nave B / Unit B Areas

	Nave Warehouse	Oficinas P0 Offices 1F	Oficinas P1 Offices 2F	Total Oficinas Total Offices	Total SBA Total GLA	Muelles Loading Docks
Total	67.372,60 m <sup>2</sup>	1.766,40 m <sup>2</sup>	1.766,40 m <sup>2</sup>	3.532,80 m <sup>2</sup>	70.905,40 m <sup>2</sup>	84
Módulo/ Unit B1	16.263,85 m <sup>2</sup>	441,60 m <sup>2</sup>	441,60 m <sup>2</sup>	883,20 m <sup>2</sup>	17.147,05 m <sup>2</sup>	20
Módulo/ Unit B2	17.422,45 m <sup>2</sup>	441,60 m <sup>2</sup>	441,60 m <sup>2</sup>	883,20 m <sup>2</sup>	18.305,65 m <sup>2</sup>	22
Módulo/ Unit B3	16.263,85 m <sup>2</sup>	441,60 m <sup>2</sup>	441,60 m <sup>2</sup>	883,20 m <sup>2</sup>	17.147,05 m <sup>2</sup>	20
Módulo/ Unit B4	17.422,45 m <sup>2</sup>	441,60 m <sup>2</sup>	441,60 m <sup>2</sup>	883,20 m <sup>2</sup>	18.305,65 m <sup>2</sup>	22

## About Panattoni

Panattoni is the world's largest privately owned industrial developer, having developed 54 million square meters of industrial space worldwide to date, with 53 offices across the globe.

In addition, Panattoni Iberia is the most active logistics and industrial developer in the Iberian Peninsula.

Panattoni has been present in Europe since 2005 and in Spain since 2020 where maintains a best in class track record of successful built to suit and speculative deliveries.

### PANATTONI IN NUMBERS

53

offices  
worldwide

2,500

customers  
across Europe

53 million +

square meters  
developed by  
Panattoni worldwide

20 million +

square meters  
developed  
by Panattoni  
across Europe

## Our clients

Panattoni is proud to have delivered/leased industrial and logistics spaces for the world's leading occupiers.



TESCO

Coca-Cola

DECATHLON



H&M

TXT

EPSON



ESTRELLA  
DE LEVANTE

zalando

PETSMART

CEVA  
LOGISTICS

NAEKO  
LOGISTICS

JYSK

Kellogg's



Unilever



BRIDGESTONE



Carrefour

PRIMARK

Nestlé

DACHSER  
Intelligent Logistics







**España & Portugal**  
Escríbenos a:  
[comercial@panattoni.com](mailto:comercial@panattoni.com)

**Barcelona**  
Avenida Diagonal 605, Planta 9  
08028 Barcelona  
+34 93 018 1510

**Madrid**  
Torre Europa  
Paseo de la Castellana 95, Planta 13  
28046 Madrid  
+34 91 168 12 68



<https://panattonieurope.com/es-es>