



Welcome

# Where? Northern Spain: Asturias



# mission

to promote the largest opportunity space in the heart of Asturias and the best communication with the rest of the world.

# vision

to be the leading logistics platform in the north-west of the Iberian Peninsula, positioning the Principality of Asturias as the hub of the Atlantic Arc.

# values

## commitment, leadership and cooperation

Commitment generates tangible results and benefits. We are committed to our customers, our suppliers and society, and together we are leading this transformational enterprise.

## competitiveness, flexibility and efficiency

Future success is only possible by being competitive in all our proposals, working to be the most flexible and efficient, generating profits for our clients and our shareholders.

## sustainability

Our aim is to develop a project that is environmentally-friendly, committed to energy efficiency and endowed with a long-term projection that includes the recovery of the space.

## innovation and quality

Our capacity for development, imagination and creation results in our commitment to ongoing innovation with the aim of achieving the highest quality goals.



GOBIERNO DEL  
PRINCIPADO DE ASTURIAS



Puerto de Gijón

Autoridad Portuaria de Gijón



Puerto de Avilés

Autoridad Portuaria de Avilés



Ayuntamiento  
de Gijón



Ayuntamiento de Avilés

The Project enjoys the **maximum commitment** of the Asturian Administrations and Institutions

Principality of Asturias	86%
Port of Gijón	2%
Port of Avilés	1%
Gijón City Council	10%
Avilés City Council	1%

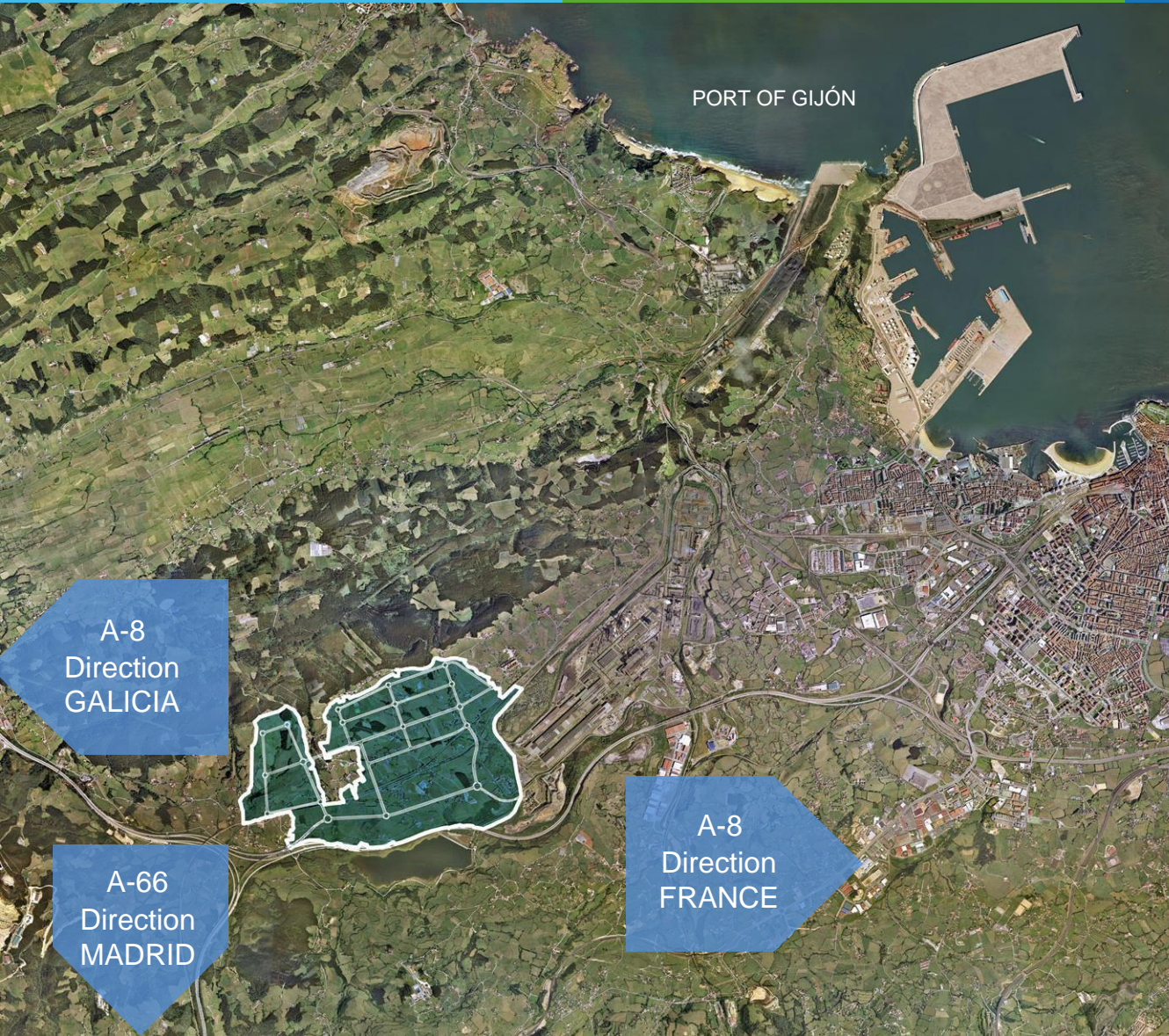


a secure asset



A multimodal logistics integration space which will provide logistics services, both for the Asturian industrial and commercial fabric as well as for the hinterland of the TWO ports of general interest in the Asturian region.





43° 30' 37" N 5° 45' 48" O

ZALIA's more than 400 hectares are located in Gijón, at the most important communications hub in the central area.





## Platform total

More than 4 million square metres  
in 4 functional areas:

- Transport centre, land logistics area and port logistics area
- Terminal and intermodal area
- Industrial zone
- Services centre



Logistics, industrial and services land (LIS)

Occupancy: 75%  
Minimum plot: 5,000 m<sup>2</sup>  
Maximum buildability: 1.2 m<sup>2</sup> /m<sup>2</sup>  
Maximum height 20 m  
Separation to boundaries: 6 and 15 m

Intermodal Area (AI) Land

Occupancy: 65%  
Minimum plot: 5,000 m<sup>2</sup>  
Maximum buildability: 0.7 m<sup>2</sup> /m<sup>2</sup>  
Maximum height 20 m  
Separation to boundaries: 6 and 10 m









# STAGE I





Port of Gijón



Railway



ZALIA I



A-8



Port of Avilés



Port of Gijón



Railway



ZALIA I

ARCELOR MITTAL



A-8





ZALIA I



Port of Gijón



ZALIA I



A-8



Port of Gijón



ZALIA I

Railway



A-8



A-8



A-66





## STAGE I

Total plots: 60

Works budget: 34.8 mill. €

Scope of action: 1,066,878 m<sup>2</sup>

Plots: 707,633 m<sup>2</sup>

Roads: 177,081 m<sup>2</sup>

Green areas: 95,950 m<sup>2</sup>

## 100% works carried out



Other works:

- Electrical network performances
- Accesses connection road
- Intermodal station





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Puerto de Gijón

Autoridad Portuaria de Gijón

+



Puerto de Avilés

Autoridad Portuaria de Avilés

# The Ports and Zalia: the cooperation needed



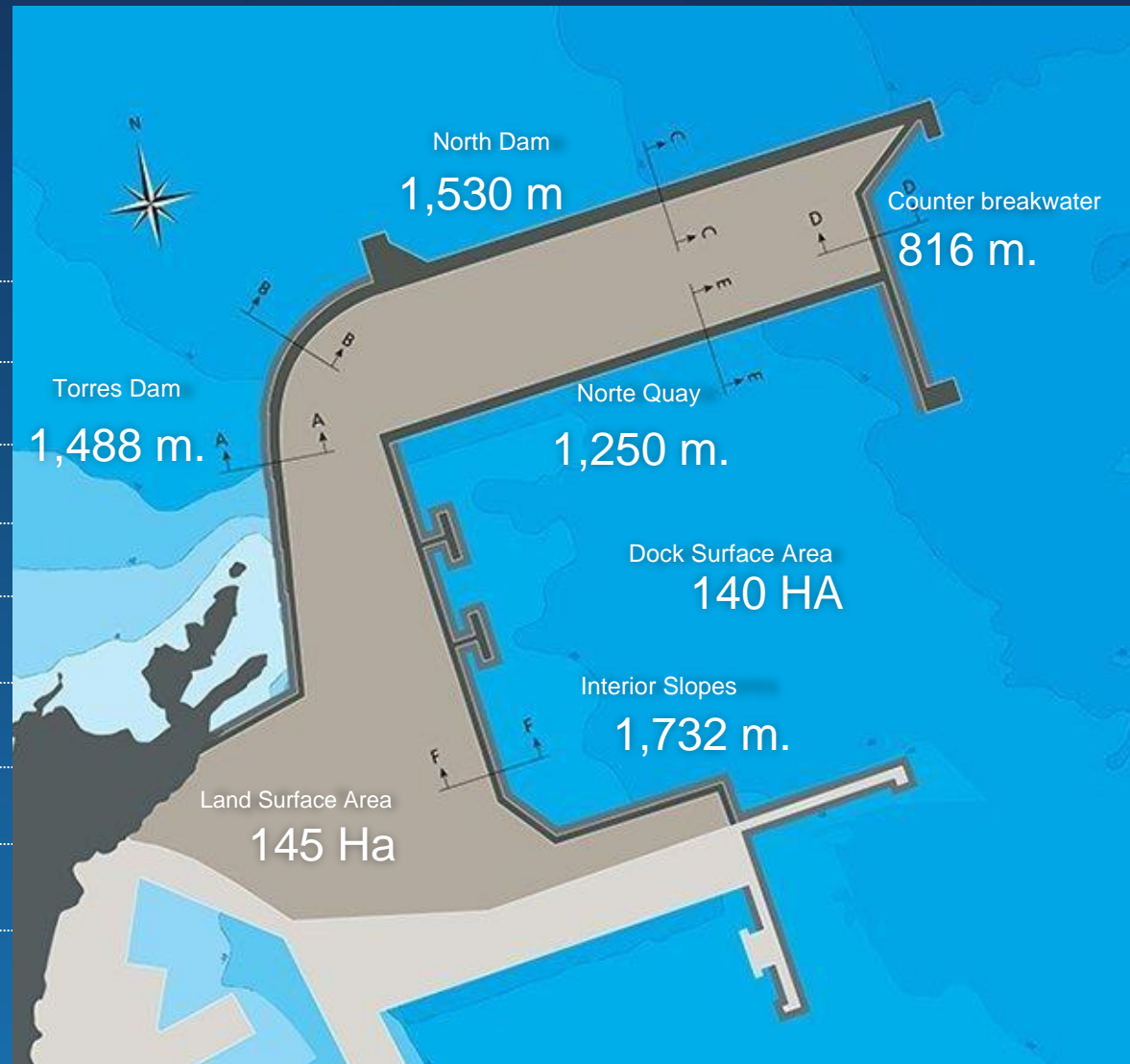








Length of the Dam	<b>3,834 m.</b>
• Torres Quay	<b>1,488 m.</b>
• Norte Quay	<b>1,530 m.</b>
• Counter breakwater	<b>816 m.</b>
Length North Quay	<b>1,250 m.</b>
Length Slope	<b>1,732 m.</b>
Quay Draft	<b>25 m.</b>
Land Surface Area	<b>145 Ha</b>
Quay Surface Area	<b>140 Ha</b>
Ship type	<b>230,000 dwt</b>







MAX. DRAFT IN QUAY: 14 M.

MAX. DRAFT IN INPUT CHANNEL: 12.50 M.

TIDAL RANGE: 4.6 M.

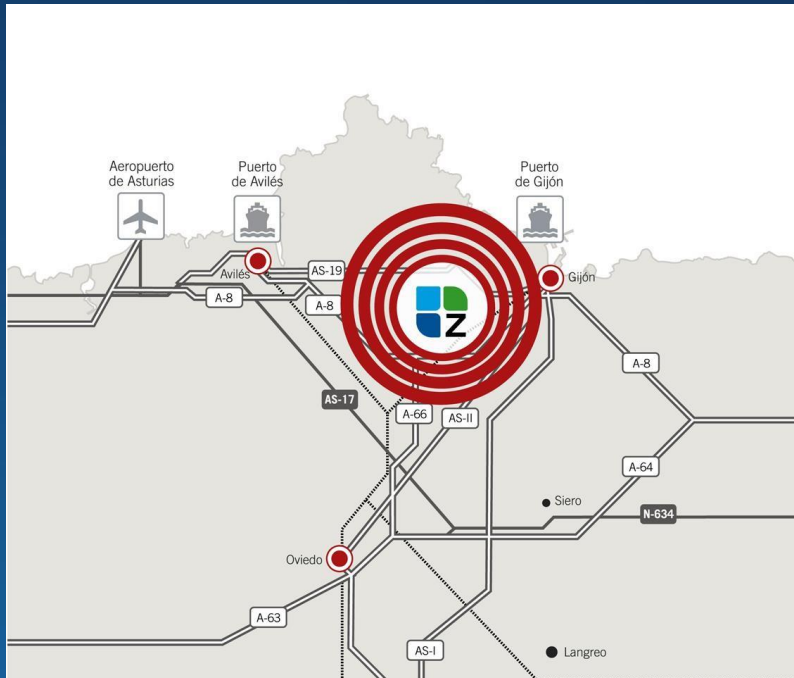
Raíces Quay Extension

Raíces Quay

Quays of  
San Juan de Nieva

SAN AGUSTÍN BASIN





## The multimodal platform with the best communications

ZALIA is located in the heart of Asturias, at the junction of the Cantabrian Highway (A-8) with the Ruta de la Plata (A-66) in the municipality of Gijón. Its more than 400 hectares are connected by rail and high-capacity tracks to the Ports of Avilés and Gijón, and Asturias Airport.



ZALIA will become another link in the value chain of motorways of the sea, becoming part of the current Gijón-Nantes motorway and hence of the Madrid-Paris /ARA axis.



## Land connections with Europe



## Atlantic Arc Freight Corridor





## Hinterland



### RAILWAY

APPROX. KILOMETRIC  
DISTANCES

. From Gijón to:

LEÓN	173
VENTA DE BAÑOS	307
VALLADOLID	348
BURGOS	391
MADRID	596





- VIA 1
- VIA 2
- VIA 3
- VIA 4
- APARATOS DE VÍA
- VIAS AMPLIACIÓN
- VIAS RENFE
- VIA ARCELOR



## Basic economic principle

“Logistics infrastructures are a necessary factor in the economic development of a geographical area and in attracting new business investments, as they boost the productivity of private investments and cut business costs.”





## Why ZALIA?

To provide value-added services in a unique area linked to the ports of Gijón and Avilés

The economy is going global

Increase in transport/urgency

Services offered in the break-in-bulk area

Integrated services offered

Takes advantage of all the synergies





## Strategic advantages of setting up in ZALIA:

The only Spanish PL that provides direct service to TWO ports of general interest.

Ideal location as a gateway for goods to the entire European Atlantic framework.

As a multimodal platform, it has excellent rail, maritime, highway and airport communications.

Opportunity to design facilities fully adapted to the needs of each operator.

Highly industrialised geographical environment.



## Who is ZALIA for?

Importers/exporters:  
owners of the cargo.

- Industrial companies
- Trading companies

Logistics and transport operators:

- Transport companies and multimodal operators.
- Warehouse-distributors-maintenance-postponement
- Transport agencies
- Freight forwarders / Customs agents

Companies that provide services to established companies, users, goods and vehicles.





**Puerto de Gijón**



Autoridad Portuaria de Gijón



**Puerto de Avilés**



Autoridad Portuaria de Avilés

GEOGRAPHIC SCOPE

POTENTIAL: ACTIVITY AREA

Regional  
National  
International

Logistics operators

Consignees  
Shippers  
Freight Forwarders  
Warehouses

Major distributors

Breaking bulk

Industries

Their logistics  
Their transformers

Investors

Long-term Rentals

## Our product

Logistics / industrial / service land

## Its added value

- Location and services
- Ports of Gijón / Avilés
- Asturias Airport
- Intermodality
- Consolidated industrial environment
- Hinterland (Plateau, Ebro Valley, Atlantic Arc, Motorway of the Sea)
- Possibility of expansion
- *Competitive prices*





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