



DIRECT INTERMODAL	SURFACE AREA m ²	LENGTH m	DEPTH m	FLOOR AREA m ² c
GRADE 1: INTERMODAL TERMINAL				
M37	97.290,15	Includes interior road and intermodal terminal		5.350,96
M38	107.249,51	Intermodal		5.898,72
Total Grade 1	204.539,66			11.249,68
GRADE 2: INTERMODAL LOGISTICS				
M08	42.224,76	256,50	120,00	31.795,24
M14	29.723,20	259,00	115,00	22.381,57
M15	29.723,20	259,00	115,00	22.381,57
M21	31.620,69	275,50	115,00	23.810,38
M22	31.620,69	275,50	115,00	23.810,38
M28	42.794,55	374,50	115,00	32.224,30
M29	47.898,15	415,50	115,00	36.067,31
Total Grade 2	255.605,24			192.470,75
TOTAL DIRECT INTERMODAL	460.144,90			203.720,43

Puerta Centro offers a wide intermodal area linked directly to the conventional railway Madrid-Barcelona within close proximity of the Spanish capital outside the suburban railway network. The latter allows the setting up of an area of logistic nature with a whole range of varieties related to the railway-railway and railway-road interchange and therefore it is destined to storage and distribution of the merchandise (consolidation centres, cargo fractioning and storage, operational basis for full-load companies, procurement centres, specialized centres, distribution centres, etc)

- **Tipology:** Detached warehouse, accommodating semi-detached modules.
- **Minimum plot:** 1.500m²
- **Floor area:**
 - Intermodal Terminal: 0,055m²/m²
 - Intermodal Logistics: 0,753m²/m²
- **Floor area occupation:**
 - Intermodal Terminal: 30%
 - Intermodal Logistics: maximum floor area setbacks
- **Setbacks:**
 - Front façade: Aligned with heavy vehicle remote parking, minimum setbacks
 - Lateral boundaries: 4m.
 - Depth: 4m.
- **Maximum height:** 15m height except for exceptional and technological elements
- **Mezzanines:** 4 mezzanines or office buildings, in a 25% built floor area.
- **Basement:** 6m below the ground floor level is allowed.

INTERMODAL TERMINAL

- Transfer services
- Cargo services
- Container services
- Telematic services of control and organization of cargos.
- Custom services, phytosanitary,.....
- Storage of empty containers

INTERMODAL LOGISTICS

- Dedicated terminals
- Complete wagon terminal
- Containers terminals
- Merchandise security centre
- Terminal complementary storage area

DIRECT INTERMODAL TERMINAL AND LOGISTICS INTERMODAL I

