

# G.PARK Ontígola

## Case Study



## Ceva Ontígola

**Client:** CEVA

**Project:** 55,000 m<sup>2</sup> split over two buildings of 31,000 m<sup>2</sup> and 24,000 m<sup>2</sup>

**Investment:** 33 million Euros

**Location:** Ontígola (Toledo)  
52 km to the south of Madrid

## 1. Initial approach

CEVA Logistics, one of the world's leading companies in total supply chain management, wanted a modern, technologically advanced logistics centre to support its growth while meeting all of its quality standards. From an operational point of view, it was paramount for the customer to select an easily accessible site that held strategic links to the main motorways network around Madrid, to supply the South and East of the Iberian peninsula.

One of the requirements for the development, which comprises more than 55,000 m<sup>2</sup>, was for it to be a sustainable logistics centre. The project consisted of two warehouses, a first unit of 31,000 m<sup>2</sup> which was delivered to CEVA at the end of March 2009 and a second unit of 24 000 m<sup>2</sup> which was delivered in October 2009.

Strategically situated in the centre of the peninsula, 52 km south of Madrid, the new development is situated very close to the main transport routes and represents an investment of 33 million Euros. There are approximately 230 people employed in the development. The buildings were constructed in record time, with the first unit completed within 26 weeks, but still maintaining Gazeley's high quality control requirements – a significant achievement for a development this size. The second development was completed in 28 weeks.

## 2. The work

From day one, GAZELEY was aware of the demanding nature of the project and drew up a precise, meticulous schedule involving all areas of the company (architecture, legal, construction, etc.), together with CEVA's logistics and development managers. The project was carried out in close collaboration with these managers in order to provide the best customer service.

The logistics centre was designed and optimised for maximum storage flexibility with an available height of 10.70 metres throughout the platform. The buildings benefit from the installation of a superflat floor that supports a shelving load up to 40% more than ordinary warehouses. As well as standing out because of its flexibility, the facility is also distinguished by its multifunctionality with two facades.

The close relationships between CEVA and GAZELEY made it possible to achieve such a specific design. Through mutually agreed solutions, they ensured a satisfactory final result for the customer, within the times and budgets initially agreed.

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**“The confidence that we held in Gazeley and its partners’ ability to complete this project and their enthusiasm was what caused us to decide to work with them”**

Rafael López de Zamora,  
Technical Services and  
Purchasing Director

### 3. The Result

G.Park Ontígola Logistics Centre has been fully operational from day 1 and is used as a multi-client logistics centre.

“In addition to the operating requirements presented by CEVA, GAZELEY collaborated very professionally” says Rafael López de Zamora, “They demonstrated the ability to respond to all of the unforeseen factors that necessarily arise in this type of construction, which made it possible to deliver the development on time.

At CEVA, we are satisfied with the choice we made by choosing Gazeley as a provider of high quality warehouses that meet CEVA’s specifications, both with regard to structural quality and the installation of ECO initiatives”.

As with all of its installations, GAZELEY installed various energy saving and environmentally-friendly initiatives, in particular:

- Eco-efficient lighting with T5 bulbs in the warehouse and in the offices, combined with presence sensors so that the system only works when strictly necessary and with minimum electricity consumption and maintenance costs
- Optimisation of natural light from the roof, minimising the use of artificial lighting
- Recyclable materials
- Collection and reuse of rainwater for irrigation and sanitary facilities
- Waste management and recycling during the construction
- Water saving applications
- Building colours that minimise visual impact and integrate with the countryside

“By introducing these environmental technologies as standard, GAZELEY is implementing its policy of developing sustainable buildings without extra cost for its clients. Reducing energy consumption and emissions also mean significant savings on our clients’ operating costs. The project at G.Park Ontígola demonstrates GAZELEY’S ability to offer high quality installations to meet every client’s needs.” explains José de la Calle, General Director of GAZELEY Spain.

CEVA has a state-of-the-art logistics centre which is bringing added value to the market. The development is a model of exemplary sustainability, environment, efficient logistics and prevention of industrial hazards; aspects of which were taken into account at all times in its design.