

REAL ESTATE INVESTMENT PROPOSAL

# **STRATEGIC OPPORTUNITY: HUB INDUSTRIAL ZAMUDIO**

ACQUISITION OF HIGH-END INDUSTRIAL ASSETS –  
FORMER MATRICI COOP. PLANT



# The asset in 3 key points

**Prime location:** In the heart of the Automotive Intelligence Centre (AIC). Vacancy rate <3%

**Heavy Infrastructure:** Warehouse ready for immediate production (Plug & Play)

**Tax Optimisation:** Significant potential for tax deductions and regional incentives

## Quick Facts

Plot Area: 26,933 m<sup>2</sup>

Gross Floor Area:  
26,745.11 m<sup>2</sup>

Use: Industrial / Tier 1  
Logistics

Status: Available  
(Insolvency Liquidation)

[Asset's Video](#)

# At the heart of the Automotive 4.0 ecosystem

## Centres of Interest and Logistics Hubs

Located within the AIC (Automotive Intelligence Centre) cluster, Zamudio is the most important logistics and industrial hub in northern Spain. Its proximity to Tier 1 manufacturers helps to reduce transit times.

**Airport and Port:** It enjoys excellent transport links, being located less than 10 minutes (just 3.3 kilometres) from Bilbao Airport and around 15 minutes from the Port of Bilbao.

## Transport and Road Network

**Road links:** The site is flanked by two major roads: the BI-631 and the N-637. Access via the N-637 is key, as it connects directly to the main motorways and the Txorierrri corridor, facilitating high-capacity traffic flow for industrial logistics. It also has good links to Bilbao via the Asua-Erletxes road and the Artxanda motorway.



PLANNING SPECIFICATIONS FOR THE AREA

# Established



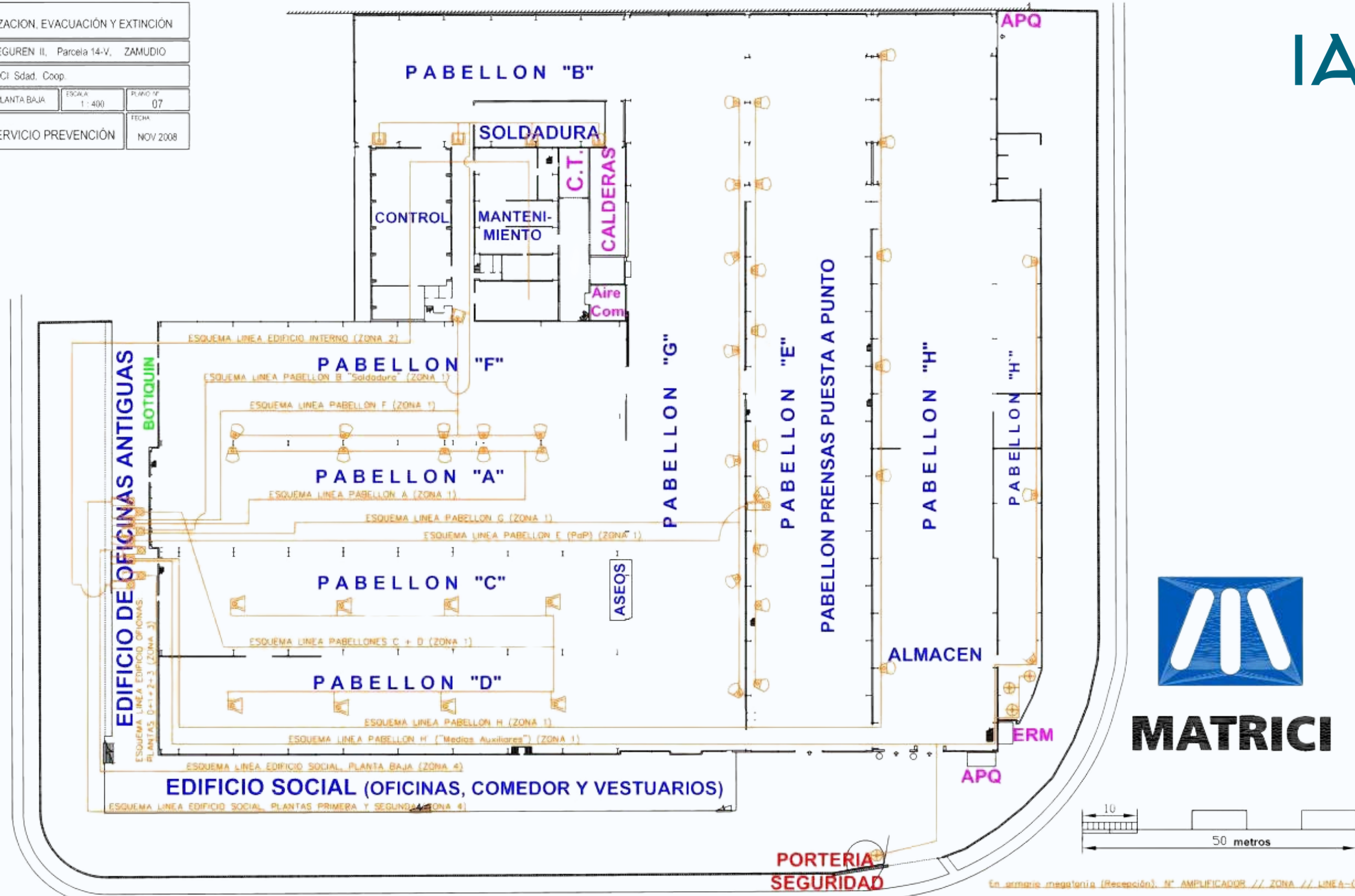
| Soil Class  | Registration  |
|---|---|
| Consolidated Urban Area (Ugaldeguren II Industrial Estate)                                | Land Registry entries 3325 and 3326 (Bilbao Land Registry No. 10)   |
| Versatility   | Accessibility and Logistics   |
| Dual-purpose complex (open-plan industrial unit + social/representative offices building) | Excellent manoeuvrability for heavy goods vehicles, direct access to major road junctions and ample parking |

**Panoramic aerial view of the warehouse**



|                |   |           |          |
|----------------|---|-----------|----------|
|                | PROYECTO: SEÑALIZACIÓN, EVACUACIÓN Y EXTINCIÓN  |           |          |
| EMPLAZAMIENTO: | Pol. Ind. UGALDEGUREN II, Parcela 14-V, ZAMUDIO |           |          |
| PROPIETARIO:   | MATRICI Sdad. Coop.                             |           |          |
| PLANO:         | PLANTA GENERAL FABRICA, PLANTA BAJA             | ESCALA:   | 1: 400   |
|                |   | PLANO Nº: | 07       |
| ELABORADO POR: | TÉCNICO PREVENCIÓN, SERVICIO PREVENCIÓN         |           | FECHA:   |
|                |   |           | NOV 2008 |

APARCAMIENTO MATRICI



Floor plan of the building (ground floor)

- En semáforo megafonía (Recepción), N° AMPLIFICADOR // ZONA // LINEA-(S)
- PREAMPLIFICADOR (PM-612/0)
- 1) AMP. EDIF. SOCIAL PLANTAS 1 y 2 // ZONA 4 // LINEA ED. SOC. PL1+2
  - 2) AMP. PABELLONES C+D // ZONA 1 // LINEA C+D
  - 3) AMP. PABELLONES F + A // ZONA 1 // LINEA F - LINEA A
  - 4) AMP. PABELLONES G + B // ZONA 1 // LINEA G - LINEA B (Soldadura)
  - 5) AMP. PABELLON E // ZONA 1 // (AMP. =>) LINEA E
  - 6) AMP. EDIF. SOCIAL PLANTA BAJA // ZONA 4 // LINEA ED. SOC. PL1 Baja
  - 7) AMP. PABELLONES H + H' // ZONA 1 // LINEA H - LINEA H' (med. aux.)
- ALTAVOZ TECHO  
 ALTAVOZ PROYECTOR  
 ALTAVOZ MEGAFONO

# Efficient Procurement Process

1

## Transparent Competition

An open, competitive and 100% auditable online auction process via IAG's international platform

2

## Acquisition free of encumbrances

As the asset is acquired through an insolvency liquidation process, the investor receives it fully restructured and with full legal guarantees

3

## A decisive finish

A temporary, closed and predictable transaction window, enabling immediate investment execution and operational planning

# Position Yourself Today for the Industry of Tomorrow

Becoming part of Europe's most resilient ecosystem is not just a property transaction; it is privileged access to the hub that will shape the future of mobility

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