

Spanje

# Magna Park Tauro Illescas – Building 2

30,696 SQM

Built-to-Suit opportunity

Voor meer informatie over dit pand



Miguel Monreal

Senior Business Development Director

Spain

Spanje

+34 607 183 492

## Overview

Tauro 2 is part of the Magna Park Tauro logistics development in Illescas (Toledo), strategically located along the A-42 corridor—one of the most active and high-potential logistics hubs in central Spain.

Just a short distance from Madrid and with direct connections to major motorways including the A-42, AP-41, R-4, CM-41 and CM-43, it offers an excellent base for both national and international distribution operations.

With a built area of 30,696 sqm, the building sits on a 48,843 sqm plot within a larger 28.6-hectare site that allows for up to 200,000 sqm of total logistics space. It has been designed to meet the growing demand for modern, efficient and flexible logistics infrastructure in the Madrid area.

## Features

This modern logistics facility has been built to the highest technical standards to meet the needs of today's logistics sector, combining operational efficiency with flexibility and the possibility of custom configurations.

It offers a column-free floor system with a point load of 8 tonnes per racking foot and a clear internal height of 11.7 metres, expandable for high-bay storage. These features make it ideal for XXL operations, multichannel distribution and e-commerce logistics.

The building includes PIR-insulated façades, deck-type roofing, a Building Management System (BMS) for real-time energy monitoring, motion-sensor LED lighting, and high-quality office space with raised flooring. It fully complies with international fire safety standards.

Its flexible layout allows for turnkey delivery without requiring changes to urban planning, reducing lead times and enabling rapid tenant occupation.

Additional features include loading docks, ground-level access, and dedicated parking for trucks and light vehicles—making it a highly capable platform for national and international distribution from the heart of the Iberian Peninsula

## ESG



### TOTALE GEBOUWGROOTTE

48,843 SQ M

### TOTAAL BESCHIKBAAR

30,696 SQ M

### ADRES

Poligono Industrial Carcavas II, 1601P, 45200, Toledo, Spain

GLP is delivering this project in line with its global ESG strategy, embedding environmental, social and governance principles from the outset to ensure a sustainable, efficient and people-focused development.

Key sustainability features include rooftop solar panels, sustainable construction materials, low-energy LED lighting, optimised thermal insulation, and responsible water and energy management. The building is designed to meet the requirements for BREEAM Excellent certification.

It is also equipped to support electric vehicle mobility and includes features that promote user well-being and productivity, in line with international best practices for high-performance logistics developments.

**BEKIJK DE VOLLEDIGE DETAILS VAN DEZE EIGENSCHAP OP  
[HTTPS://EU.GLP.COM/NL/EIGENSCHAPPEN/MAGNA-PARK-TAURO-ILLESCASCAS-BUILDING-2/](https://eu.glp.com/nl/eigenschappen/magna-park-tauro-illescascas-building-2/)**