

MAGNA PARK TAURO ILLESCAS (TOLEDO)



Buildable area
of up to
200.000 m²



Plot area
286.000 m²



BREEAM
Very Good
certification



Available for
construction
in 2021

www.glp.com

MAGNA PARK TAURO

NEXT GENERATION

FLEXIBILITY AND DESIGN

Sustainable cutting-edge logistics park, located on a single 28.6-hectare plot and capable of housing up to 200,000 m² of logistics warehouse space. It offers great flexibility for the construction of innovative logistics units in a hybrid format of speculative and turnkey buildings that accommodate XXL projects.

Magna Park Tauro is the most recent logistics project along the A-42 motorway. Situated on the south of Madrid, it offers an exceptional location for high-capacity warehouses and both national and international distribution.

In keeping with GLP's global strategy, these logistics platforms will incorporate photovoltaic installations, environmental measures and features promoting the comfort and productivity of its users. The Magna Park Tauro plot allows for multiple layout combinations that can be built to suit the customers' requirements without the need for development modifications.



Existing GLP Illescas project



Strategic location

Located at the largest logistics hub in Illescas, at kilometer 32 with direct access to the A-42 motorway.



Qualified personnel

Qualified staff in the vicinity.



High quality

- ✓ Jointless pavement
- ✓ 8-ton baseplate racking system
- ✓ Consumption management system
- ✓ Optimized insulation
- ✓ Raised access flooring in office spaces
- ✓ Well-being initiatives




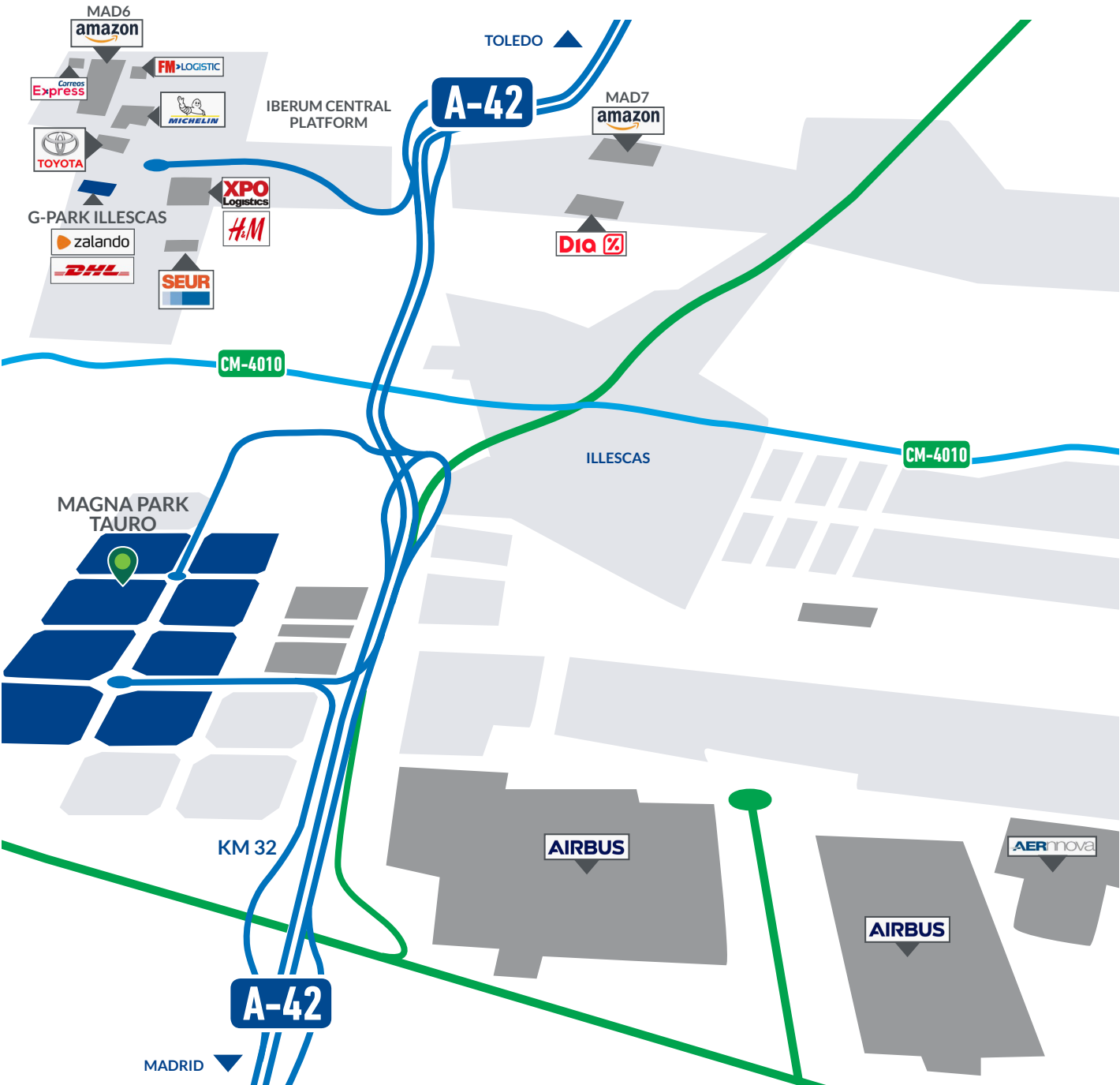
ESG

Recovery of a degraded industrial area without entailing land consumption, in accordance with our ESG initiatives.

A STRATEGIC LOCATION FOR LOGISTICS

Magna Park Tauro will be situated in the municipality of Illescas, Toledo.

 **Strategic location**
A-42, Km 32 - 45200 Illescas (Toledo) [Google Maps](#)



LOCATION ACCESS AND DISTANCES



Distances

32 km (35 min) from Madrid
40 km (32 min) from Madrid-Barajas Adolfo Suarez airport
366 km or 3h 45min from Valencia
648 km or 6h 30min from Barcelona
340 km or 3h 30min from Zaragoza

Access: two direct access points to the A-42 motorway and a connection to the AP-41 motorway, the R-4 radial road, and the CM-41 and CM-43 interurban motorways.

A-42	Direct access
A-4	19 km or 18min
A-2	40 km or 30min
M-50	17 km or 12min

WHY CHOOSE MAGNA PARK TAURO



Photo for illustrative purposes. Existing GLP Illescas I project

Flexible, premium facilities

A project designed to be tailored to suit any logistics and transport needs given its dimensions and development features, with quality standards above the market

Sustainability as Standar

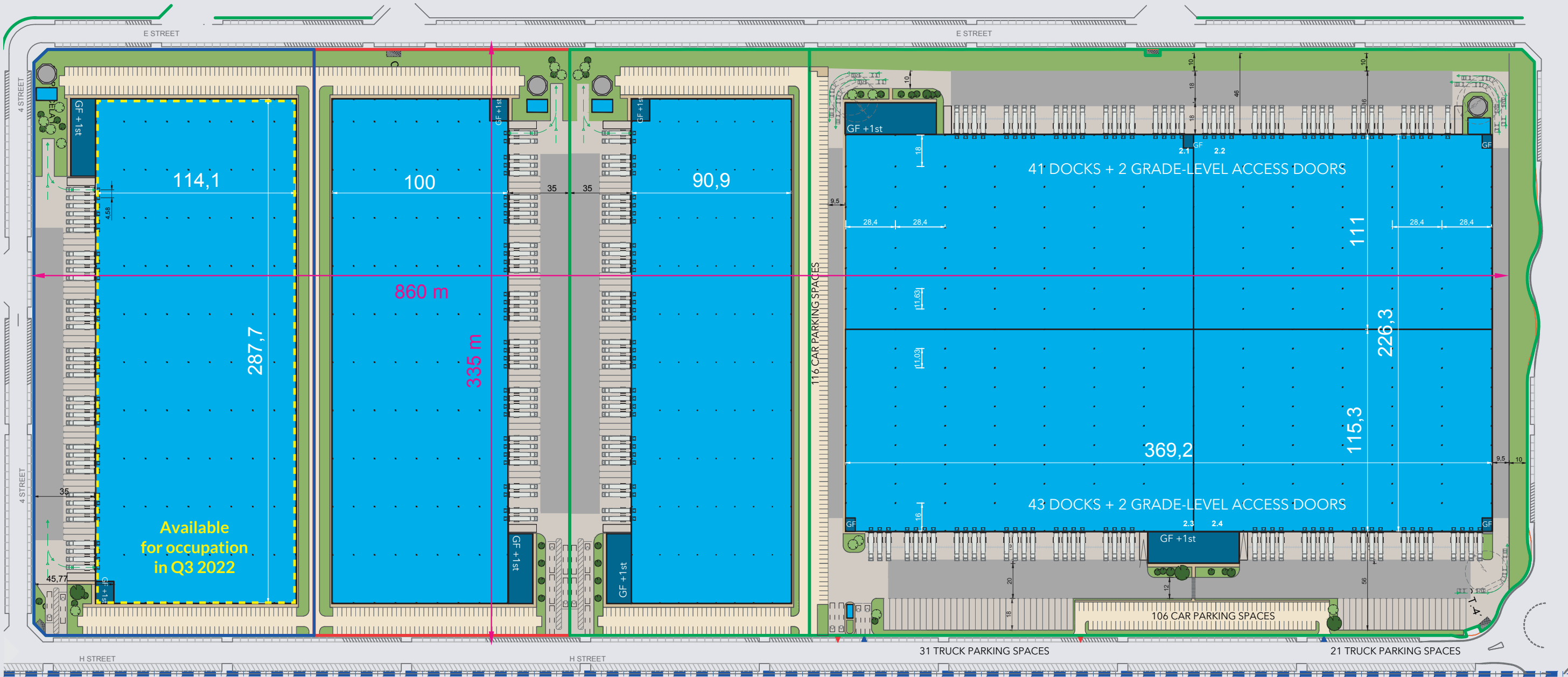
The installations include a BREEAM environmental certification rating of Very Good, at no additional cost, and are fitted with many sustainability and wellness features

Strategic location

Located on an exceptional site for high-capacity warehouses and distribution to any point on the peninsula

MAGNA PARK TAURO

Configuration purely for illustrative purposes.
Full potential for tailoring to projects or
turnkey solutions.



SPECIFICATIONS



High Quality



Plot total
286,434m²

DELIVERY POTENTIAL 2022
FULLY PERMITTED PLOT

POTENTIAL TO DIVIDE
PER CLIENT NEEDS

GLP QUALITY

TECHNICAL INFORMATION

Structure	Prefabricated cement
Structural framework	28 m x 12 m
Shipping area	Minimum of 16 m clear space
Rack base capacity	8 tn over a 16 cm x 12 cm baseplate. Jointless flooring
Clear height	11.70 m (potential for greater height for silos)
Insulation	2,63 m² K/W
Façade	PIR-insulated (50 mm) metal sandwich panel. GLP finish

Electrical power	Available capacity surpasses modern logistics needs
Sprinkler heads	ESFR K25
Sprinkler system standard	NFPA 20
Risk	Medium-5, Royal Decree 2267/2004
LED lighting	Warehouse, offices, and outdoor areas (including presence detectors)
Raised access flooring	Offices
Roofing	Deck (PIR+TPO)

BMS System	Allows for in situ or remote monitoring of consumption
Fence	Interior, between projects
Drainage system	Primary and emergency
Parking	Private for cars and trucks
Bicycle parking	To be defined
ESG	Various initiatives included
Environmental Certification	BREEAM Very Good*

EXCELLENCE IN SUSTAINABILITY



At GLP, we are committed to making sustainability a core element of our business to build a cleaner future. We work in keeping with our high ESG sustainability standards to create businesses and to invest responsibly, develop and manage sustainable assets, seek ways to improve efficiency and increase value, operate ethically and transparently, and promote well-being.

Enhancement of existing developed land such that there is no consumption of original soil.

ABOUT GLP

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined expertise in investments and operations allows us to create value for our clients and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have over US\$100 billion in assets under management. More information at www.glp.com.



+200 Sustainable
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Leaders in
Innovation



Leaders in the European
and Global Markets





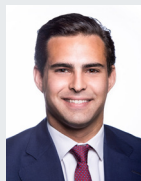
Prizewinning
Projects

If you would like any further information on the project, or to arrange a meeting, please contact.



GLP 

Miguel Monreal
Senior Development Director
 miguel.monreal@glp.com
 +34 607 183 492



GLP 

Vasco Benito
Investment Manager
 vasco.benito@glp.com
 +34 618 219 659

CBRE

Marketing
partner:
CBRE

GLP

Torre Picasso - Plaza Pablo Ruiz Picasso, 1, Planta 13. 28020 Madrid, Spain

www.glp.com