

# AVAILABLE SPACE

# Spain

- Prime locations
- High quality warehouses
- Best-in-class specifications
- Build-to-suit opportunities
- Immediately available space

March 2023



# An Integrated Global Business

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas.

GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 December 2022, is the exclusive investment and asset manager of GLP.



# About GLP in Europe

GLP owns one of the highest quality portfolios in Europe with assets located in key global gateway and population centres across Germany, UK, France, Spain, Italy, Poland, Hungary, Slovakia, Czech Republic, Netherlands and Belgium.

We have industry-leading capabilities across the whole value chain including Development, Asset management and Leasing. We have a proven track record of delivering more than 10 million sq m of warehouse space to a broad range of customers.

Our portfolio is characterised by prime big box logistics assets developed to industry-leading specifications and occupied by a diverse customer community. Our current operating portfolio consists of more than 8.5 million sq m across the strategic logistic markets. In addition, GLP has a prime land bank which allows for the development of an additional 3.8 million sq m in strategic locations within our key European markets.

Figures correct as of 31 December 2022



8.5M sq m  
operating  
portfolio



>10M sq m  
development  
in 35 years



3.8M sq m  
development  
pipeline



Strong global  
presence

# CURRENT AVAILABILITIES: Spain

Spain		Available Space		Build-to-suit or Speculative opportunity	Under construction	Available
01	G-Park Getafe	UP TO	21,433 SQ M (230,700 SQ FT)		●	
02	Magna Park Tauro – Building 3	UP TO	35,126 SQ M (378,093 SQ FT)			●
	Magna Park Tauro – Building 2	UP TO	30,696 SQ M (330,409 SQ FT)	●		
03	G-Park Sagunto	UP TO	35,567 SQ M (382,840 SQ FT)		●	
04	G-Park Constantí	UP TO	22,434 SQ M (241,482 SQ FT)		●	
05	G-Park Masquefa	UP TO	28,829 SQ M (310,309 SQ FT)		●	
06	G-Park Santa Perpetua	UP TO	14,341 SQ M (154,365 SQ FT)			●

● Build-to-suit   ○ Speculative opportunity



# G-PARK GETAFE

28096 Getafe, Madrid

Under construction



21,433



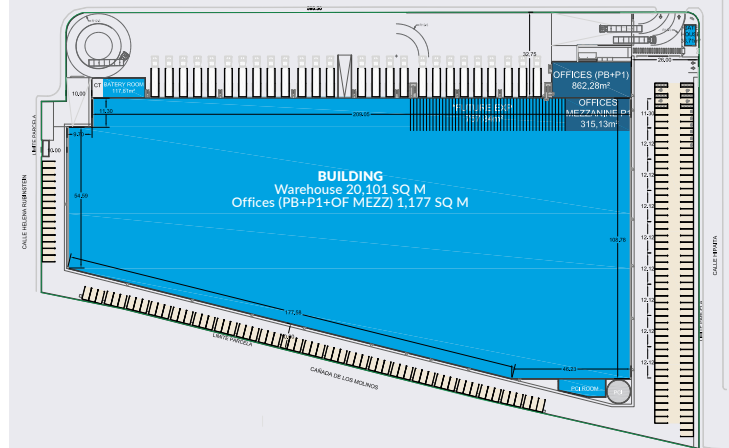
230,700

## Site overview

- Facing the A-4 (Madrid – Cordoba motorway)
- Located in the first crown of Madrid
- Fast connections to A-4, M-30, M-40, M-45 and M-50
- BREEAM Very Good expected
- Available Q4 2023

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Indicative site plan

## Site

**Warehouse**  
20,101 SQ M (216,363 SQ FT)

**Offices**  
862 SQ M (9,282 SQ FT)

**Mezzanine**  
315 SQ M (3,392 SQ FT)

**Technical areas**  
118 SQ M (1,268 SQ FT)

**Gatehouse**  
37 SQ M (395 SQ FT)

**21,433 SQ M (230,700 SQ FT)**

- ✓ Clear internal height: 11.7 m
- ✓ Dock doors: 26
- ✓ Level doors: 2
- ✓ HGV parking spaces: 26
- ✓ Car parking spaces: 179
- ✓ ESFR sprinkler system

AVAILABLE  
Q4 2023





# MAGNA PARK TAURO BUILDING 3

45200 Illescas

Site up to



35,126



378,093

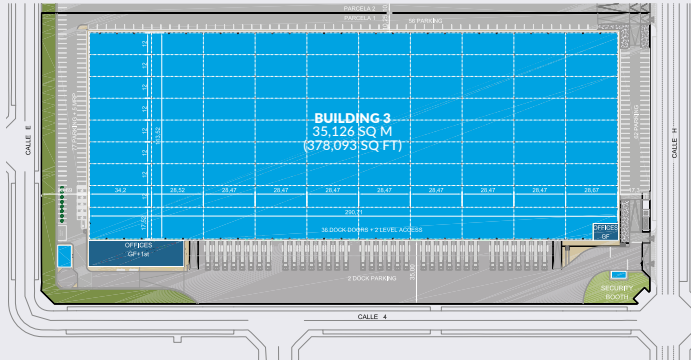
## Site overview

- Situated 32km south of Madrid along the A-42 motorway, 40 km from Madrid-Barajas Adolfo Suarez airport
- Direct access to the A-42 and AP-41 motorways, an exceptional location for both national and international distribution
- Good catchment area for qualified personnel
- BREEAM Very Good expected

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Indicative site plan

## Building 3

Warehouse  
33,365 SQ M (359,138 SQ FT)

Offices  
1,641 SQ M (17,664 SQ FT)

Technical areas  
90 SQ M (969 SQ FT)

Gatehouse  
30 SQ M (323 SQ FT)

35,126 SQ M (378,093 SQ FT)

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 36
- ✓ Level doors: 2
- ✓ Car parking spaces: 200
- ✓ Floor loading capacity: 5t/SQ M
- ✓ ESFR sprinkler system



# MAGNA PARK TAURO BUILDING 2

45200 Illescas

Site up to



30,696



330,409

## Site overview

- Situated 32km south of Madrid along the A-42 motorway, 40 km from Madrid-Barajas Adolfo Suarez airport
- Direct access to the A-42 and AP-41 motorways, an exceptional location for both national and international distribution
- Good catchment area for qualified personnel
- BREEAM Very Good expected

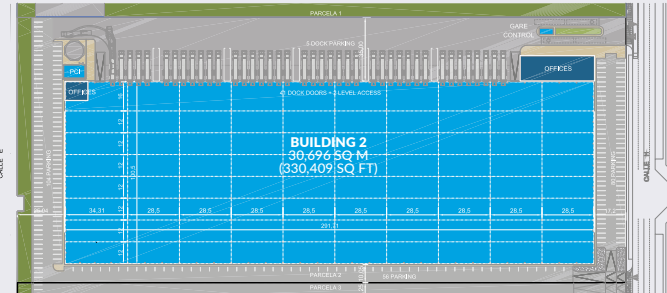
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Computer generated image



Indicative site plan

## Building 2

Warehouse  
29,294 SQ M (315,318 SQ FT)

Offices  
1,283 SQ M (13,810 SQ FT)

Technical areas  
90 SQ M (969 SQ FT)

Gatehouse  
30 SQ M (323 SQ FT)

30,696 SQ M (330,409 SQ FT)

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 41
- ✓ Level doors: 2
- ✓ HGV parking spaces: 5
- ✓ Car parking spaces: 240



# G-PARK SAGUNTO

46520 Sagunto, Valencia

Under construction

**SQM**  
**35,567**

**SQFT**  
**382,840**

## Site overview

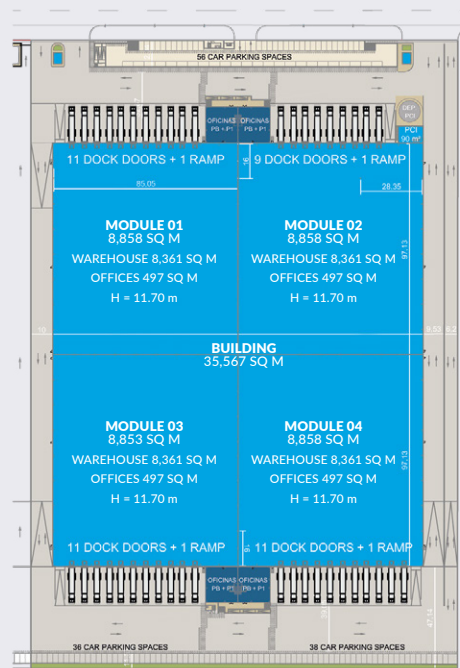
- Fast access to highways AP-7/A-3/A-23 and V-23
- 15 minutes from Valencia City Centre
- Halfway between Madrid and Barcelona: each at 350 km distance
- Sagunto and Valencia ports allow a perfect logistics location for cargo containers
- Direct connection with France through AP-7 Highway
- BREEAM Very Good expected

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Indicative site plan

## Site

**Warehouse**  
33,446 SQ M (360,010 SQ FT)

**Offices**  
1,987 SQ M (21,388 SQ FT)

**Technical areas**  
90 SQ M (969 SQ FT)

**Gatehouse 1**  
22 SQ M (237 SQ FT)

**Gatehouse 2**  
22 SQ M (237 SQ FT)

**35,567 SQ M (382,840 SQ FT)**

- ✓ Dock doors: 42
- ✓ Level doors: 4
- ✓ Clear height: 11.7 m
- ✓ Car parking spaces: 130
- ✓ ESFR sprinkler system

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Q3 2023



# G-PARK CONSTANTÍ

43120 Constantí, Tarragona

Under construction

**SQM**  
**22,434**

**SQFT**  
**241,482**

## Site overview

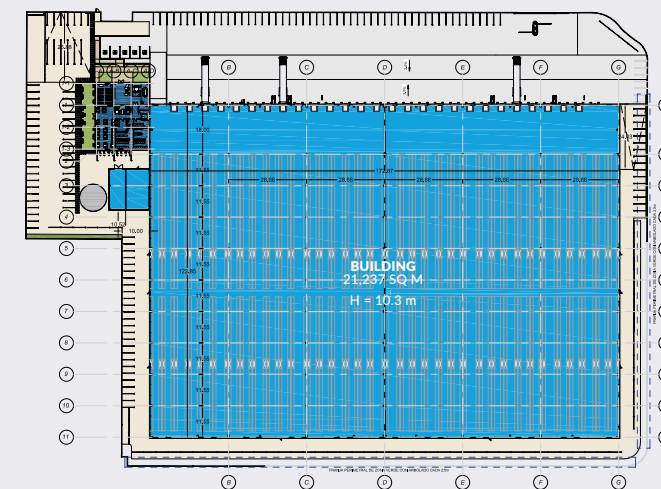
- Fast connections with AP-7
- 10 km to Tarragona port
- BREEAM Very Good expected
- Available Q3 2023

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Indicative site plan

## Site

**Warehouse**  
21,237 SQ M (228,594 SQ FT)

**Offices**  
967 SQ M (10,410 SQ FT)

**Technical areas**  
230 SQ M (2,478 SQ FT)

**22,434 SQ M (241,482 SQ FT)**

- ✓ Clear internal height: 10.3 m
- ✓ Dock doors: 27
- ✓ Level doors: 1
- ✓ HGV parking spaces: 4
- ✓ Car parking spaces: 229
- ✓ ESFR sprinkler system

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Q3 2023





# G-PARK MASQUEFA

08783 Masquefa, Barcelona

Under construction

**SQ M**  
**28,829**

**SQ FT**  
**310,309**

## Site overview

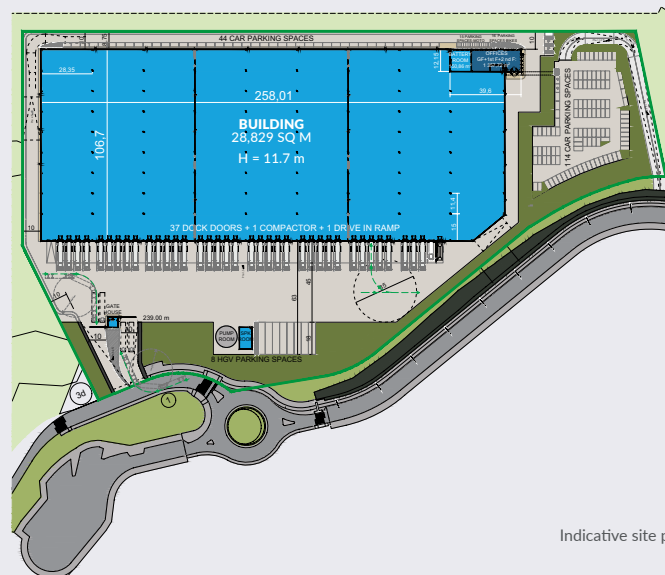
- Direct access to BV-2249 and fast connections with AP-7 and A-2
- 47 km to Barcelona city centre and 42 km to Barcelona-El Prat airport
- In line with the GLP's commitment to the environment, this warehouse stands out for its innovative design that blends the logistics park with its surroundings
- BREEAM Very Good expected
- Available Q4 2023

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Indicative site plan

## Site

**Warehouse**  
27,194 SQ M (292,717 SQ FT)

**Offices**  
1,358 SQ M (14,614 SQ FT)

**Technical areas**  
241 SQ M (2,590 SQ FT)

**Gatehouse**  
36 SQ M (387 SQ FT)

**28,829 SQ M (310,309 SQ FT)**

- ✓ Clear internal height: 11.7 m
- ✓ Dock doors: 37
- ✓ Compactors: 1
- ✓ Level doors: 1
- ✓ HGV parking spaces: 8
- ✓ Car parking spaces: 158
- ✓ ESFR sprinkler system

AVAILABLE  
Q4 2023

# G-PARK SANTA PERPETUA

08130, Santa Perpètua de Mogoda

Site up to

**SQ M**  
**14,341**

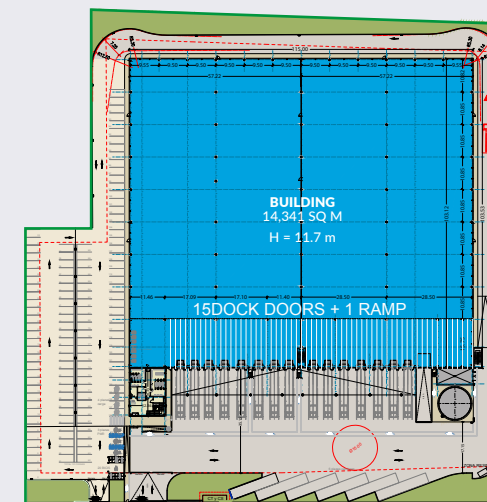
**SQ FT**  
**154,365**

## Site overview

- Direct access to AP-7 highway and C-59 motorway
- Fast connection with C-17 and C-33 motorways
- 18 km to Barcelona city centre and 40 km to Barcelona-El Prat airport
- Advantageous operability conditions, design tailored to modern logistics and transport
- BREEAM Excellent
- Available Q4 2023

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Indicative site plan

## Site

**Warehouse**  
11,905 SQ M (128,144 SQ FT)

**Offices**  
600 SQ M (6,458 SQ FT)

**Mezzanine**  
1,694 SQ M (18,234 SQ FT)

**Technical areas**  
142 SQ M (1,528 SQ FT)

**14,341 SQ M (154,365 SQ FT)**

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 15
- ✓ Level doors: 1
- ✓ HGV parking spaces: 6
- ✓ Car parking spaces: 131
- ✓ Floor loading capacity: 5t/SQ M
- ✓ ESFR sprinkler system

AVAILABLE  
NOW





## Our Sustainability

Our sustainability initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

GLP is recognised across the world for delivering industry leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

We proudly design and develop our buildings to:



Reduce  
energy usage



Use recycled and  
recyclable natural materials



Be considerate  
of operating costs



Reduce water  
usage



Exceed regulatory  
requirements



Optimise the use  
of natural light



## Our Customers

GLP provides state-of-the-art buildings to accommodate many of the world's leading companies. Our customers come from across the retail, manufacturing, third party logistics (3PL), automotive and pharmaceutical sectors and include Adidas, Amazon, AMG-Mercedes, Bosch, Ceva, DHL, Lidl, Logistec, Magna, Rigterink, SMA, UPS, Volkswagen and Zufall logistics group.

GLP has a flexible approach to development and can deliver build-to-suit solutions on a lease or ownership basis to suit our customers' needs.

We have been delivering on our promises for over 30 years and the growth of our business is underpinned by commitment to customer service excellence, delivered by our colleagues across the world.

**GXO**

**MAERSK**



John Lewis

Whirlpool



**H&M**



**DSV**



**alza**shop

amazon.com

**YVES ROCHER**

**wayfair**

**adidas**  
GROUP

**Intermarché**



**CEVA**  
LOGISTICS



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**Spain**



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