

MAGNA PARK TAURO

BUILDING 3

ILLESCAS (TOLEDO)



Illescas (Toledo)



Maximum storage height:
12.20m



Surface area:
35,126 sq m



UNIQUE
OPPORTUNITY

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MAGNA PARK TAURO

FLEXIBLE AND MODERN DESIGN

Situated in one of the most attractive logistics parks in Madrid and built on a 28.6 hectare plot, Building 3 at Magna Park Tauro offers 35,126 square meters of prime logistics space.

Perfectly located to the South of Madrid and with great connections to the A-42, Magna Park Tauro offers an ideal location for logistics operators.

Built to the highest specifications, Magna Park Tauro has achieved BREEAM "Very Good Certification" and puts wellbeing and employee comfort first.

The space offers great flexibility and can be adapted to suit customer demands.



Strategic location

Located in the largest logistics hub in Illescas with direct access to the A-42.



Qualified personnel

Good availability of local skills and labour.



High quality

- ✓ Jointless slab
- ✓ Automated building management systems
- ✓ Optimised insulation
- ✓ Access technical floor in offices
- ✓ Wellbeing initiatives



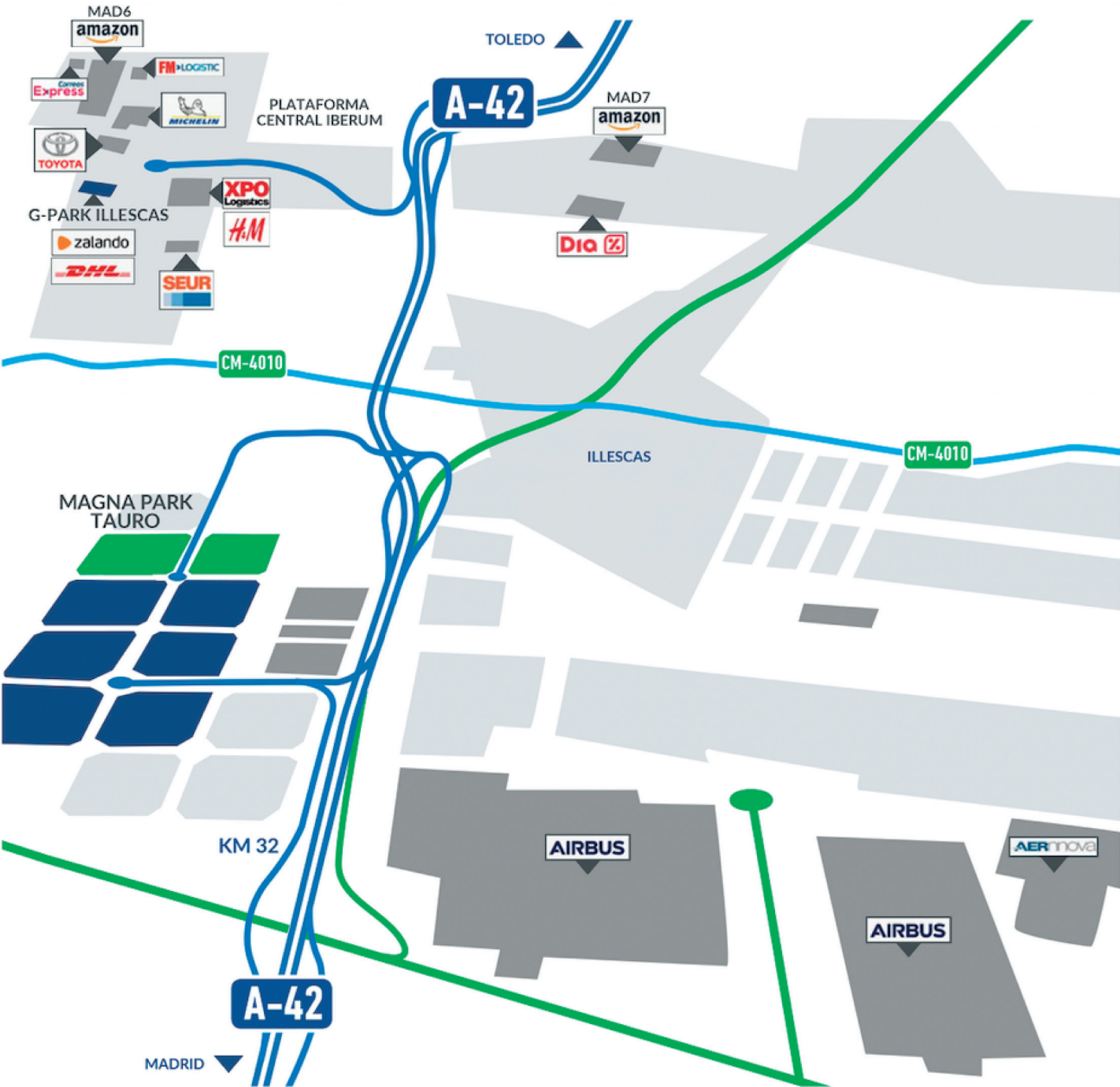
ESG

Brownfield redevelopment, without land consumption in line with ESG initiatives.

LOCATION OF COMPANIES IN THE AREA

Magna Park Tauro is located close to the old town of Illescas (Toledo) on the A-42 just 32 km from Madrid City Centre.





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

Offering direct access to the A-42 and with connections to the A-41, the R-4 radial road and the CM-41 and CM-43 motorways.

- A-42 Direct access
- A-4 19 km or 18min
- A-2 40 km or 30min
- M-50 17 km or 12min
- M-40 27 km or 20min

WHY CHOOSE MAGNA PARK TAURO



Quality and flexible facilities

The building is perfectly designed for any type of logistics and transport use with high quality design and build standards.

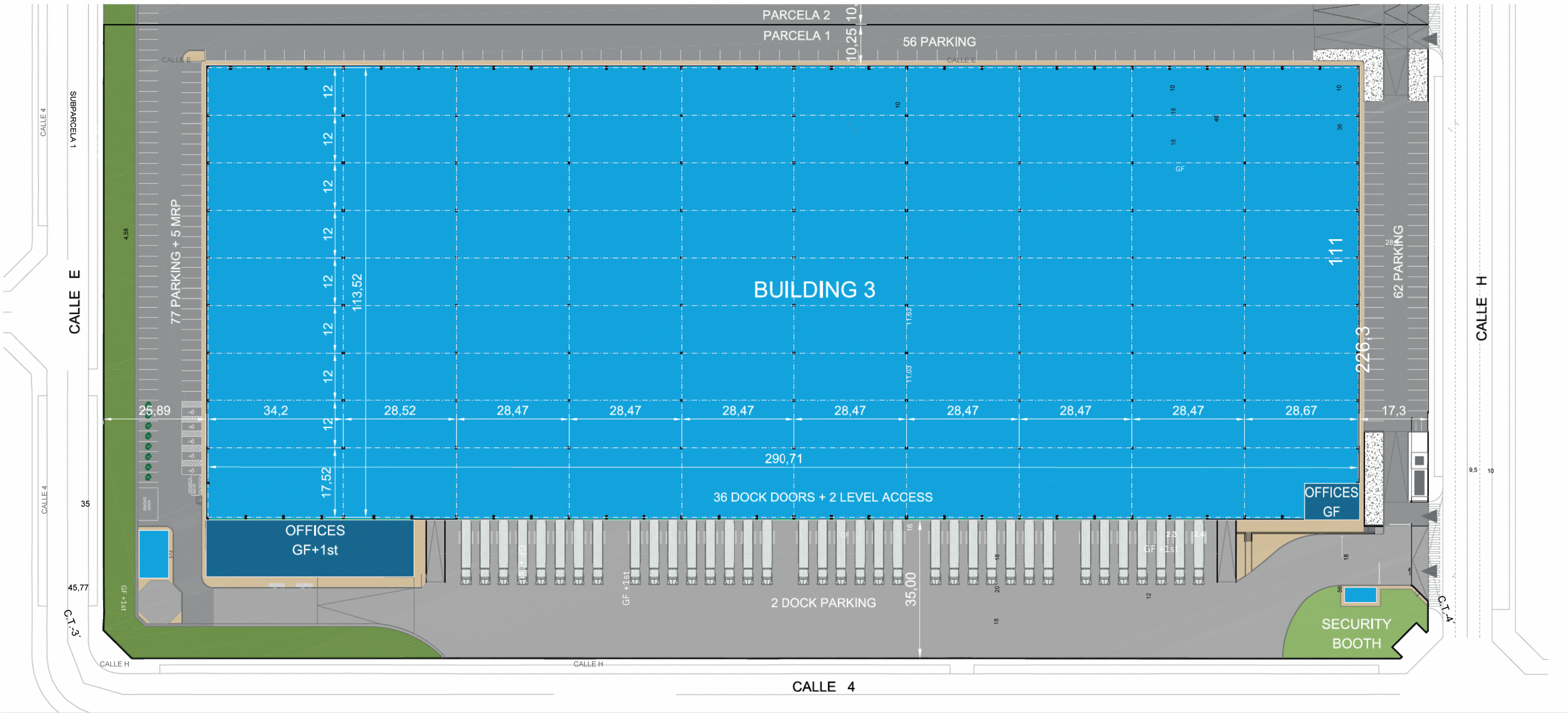
Sustainability as standard

Certified to BREAAAM Very Good with sustainable and wellness features.

Strategic location

Magna Park Tauro is perfectly located, with exceptional links to the national and international motorway network.

MAGNA PARK TAURO



High quality



35.126 sq m

Warehouse 33,365 sq m

Offices 1,641 sq m

Technical areas 90 sq m

Security gate 30 sq m

TECHNICAL SPECIFICATIONS

Structure	Precast concrete
Structural framework	28x12m
Dispatch area	Minimum 16m free
Rack foot resistance	8 tons on 16x12cm plate with seamless slab
Maximum storage height	12,20m
Isolation	2,63sq m K/W type
Façade	Metal sandwich panel with PIR type insulation (50mm). GLP finish.

Electric power	Excess spare capacity for modern logistics
Sprinkler heads	ESFR K25
Sprinkler regulation	NFPA 20
Risk	Medium 5, RD 2267/2004
LED lighting	In warehouses, offices and outdoor areas (including presence detectors)
Technical floor	In offices
Canopy	Deck (PIR+TPO)

BMS systems	Enabling on-site or remote monitoring of consumption.
Fencing	Interior between projects
Siphonic system	Primary and emergency
Car parking	200
Loading docks	36
ESG	Several initiatives included
Environmental certification	BREEAM Very Good

SUSTAINABILITY EXCELLENCE



At GLP we are committed to making sustainability a core element of our business to build a cleaner future. We work to our high ESG sustainability standards to build businesses and invest responsibly, develop and manage sustainable assets, seek ways to improve efficiency and promote wellbeing. We use existing developed land in a way that does not consume natural land.

ABOUT GLP

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. We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our stakeholders, support our employees and customers and enhance our local communities.

Our European operating portfolio consists of more than 8.5 million SQM across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 3.8 million sq m.



8,5 million sq m
of operational
portfolio



Innovation
leaders



European and global
market leaders





Award-winning
projects



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