

G-PARK GETAFE MADRID



Getafe
Madrid (Spain)



Maximum storage height:
12.20 m



Surface area:
22,190.57 sq m



Under
construction
**AVAILABLE
IN Q1
2024**

G-PARK GETAFE

AN UNBEATABLE LOCATION FOR CAPILLARY DISTRIBUTION

Located in the logistics heart of southern Madrid, the seventh GLP development in the centre of the peninsula will provide the capital with 22,190.57 square metres of logistics space built on a plot of 35,229 square metres.

16 kilometres from Puerta del Sol, the project stands out for its location in one of the main logistics hubs in the area: Getafe.

The warehouse will have a façade on the A-4 and will be located less than 3 kilometres from the M-50, one of the main ring roads of the capital. In this sense, the building will be ideal for e-commerce, capillary distribution and proximity logistics.

The asset, with a maximum storage height of 12.2 metres and multiple satellite infrastructures, will be available for occupation from the first quarter of 2024.



STRATEGIC
LOCATION

QUALIFIED
STAFF



HIGH
QUALITY

FULLY ENABLED
OFFICES



WHY G-PARK GETAFE

Location

Just over 20 minutes from the centre of the capital, and a few kilometres from the M30, M40, M45 and M50, this asset offers an excellent location that makes it the ideal candidate for corporate headquarters.

Visibility

With the façade facing the A-4, this project is not only synonymous with accessibility, but also with visibility from one of the main national arteries.

Dynamism

Getafe is a municipality that favours logistics activity and is the most dynamic for local distribution in Madrid.

Environment

The facilities will incorporate the Breeam Very Good environmental certificate.



SUSTAINABILITY EXCELLENCE



At GLP we are committed to making sustainability a core example of our business to build a cleaner future. We work to our high ESG sustainability standards to build businesses and invest in a responsible way; develop and manage sustainable assets; seek ways to improve efficiency and enhance value; govern ethically and transparently; and promote employee wellbeing.



Monitoring of energy use

Our online energy dashboard can help customers to proactively manage their consumption.

Operational improvements



We use high quality materials and sustainable initiatives to add value and save on the bottom line by reducing operating costs.



Overcoming the requirements

Quality standards higher than the market average, with optimized structure for corridors, high-strength and planimetric floor slabs, and triple rainwater drainage system.

Reduction of water use



Reduction of water use through low consumption sanitary appliances (taps, WC and showers).



Optimisation of the use of natural daylight

The optimisation of lighting allows us to improve the use of resources and obtain significant savings in energy and therefore economic

Recycled and recyclable materials



Our initiatives contribute to a greener world and offer a range of benefits to our customers and communities.

WORK AVAILABILITY IN GETAFE



Population of over 180,000 people



Over 60 logistics companies



Average annual household income: 29.499€.



High availability for work

G-PARK GETAFE



SPECIFICATIONS



HIGH QUALITY



35,118 sq m

AREAS

Plot:	35,118 sq m
Clear height:	11.70 sq m
Maximum storage height:	12.20 m
Medium risk:	5
Total built area:	20,976.5 sq m
Warehouse:	20,695.45 sq m
- Offices:	1,357.75 sq m with possibility of extension
- Access control:	36.71 sq m
- PCI Room:	107.31 sq m

TECHNICAL SPECIFICATIONS

Structure:	
Structure framework:	28.50 m x 12.12 m
Façade :	Sandwich panel PIR BS2d0 (60 mm minimum thickness) Average density 40 kg/m3 Minimum thermal resistance of 1.70 sq m K/W
Exterior:	Galvanised micro-profiled steel
Roofing:	DECK type PIR ALK 60 mm with 1.2 mm TPO sheet
Configuration of external sills:	
- Interior sills:	18 cm thick without joints
- Sill resistance:	8 Tn point load; 5 Tn/sq m; 5 Tn/sq m
- Pre-installation of CCTV system:	Yes
- Electric power:	850 kW
- Power of the photovoltaic system:	100 kW
- ESG Certificate:	BREEAM Very Good



EQUIPMENT



Loading docks: 26



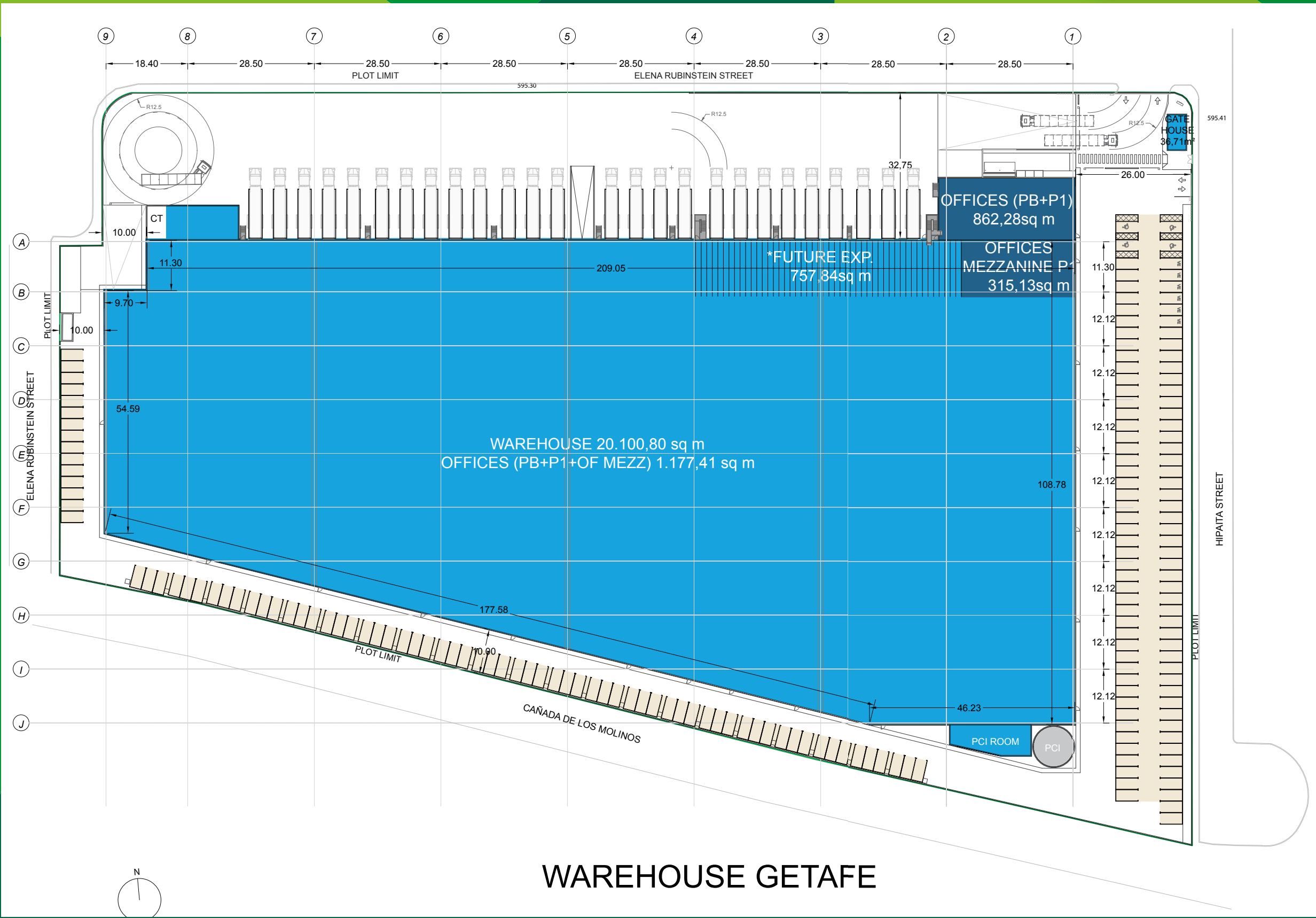
Level access doors: 1



Car parking: 223

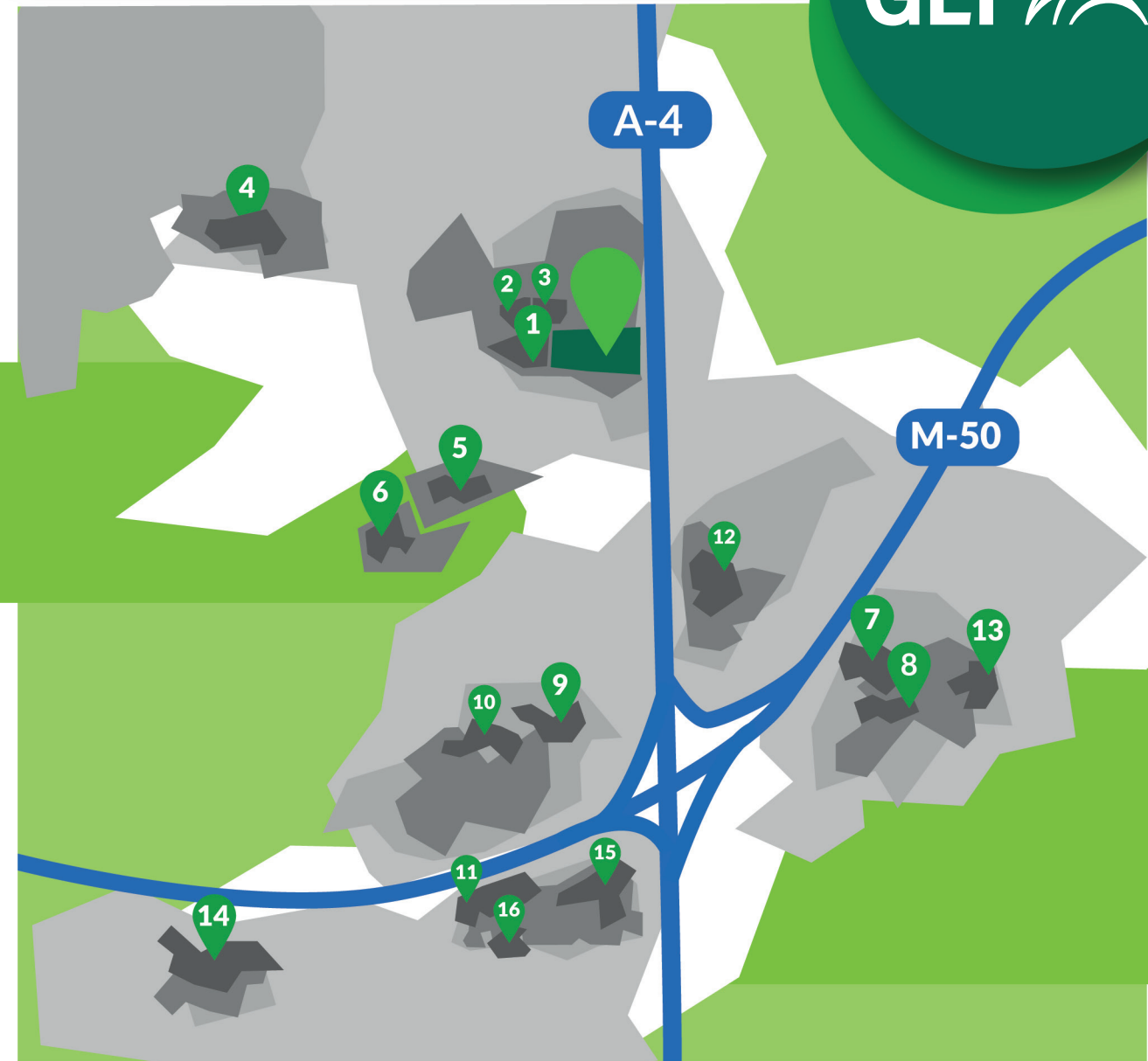


Light electric vehicle
chargers: Yes



WAREHOUSE GETAFE

LOCATION

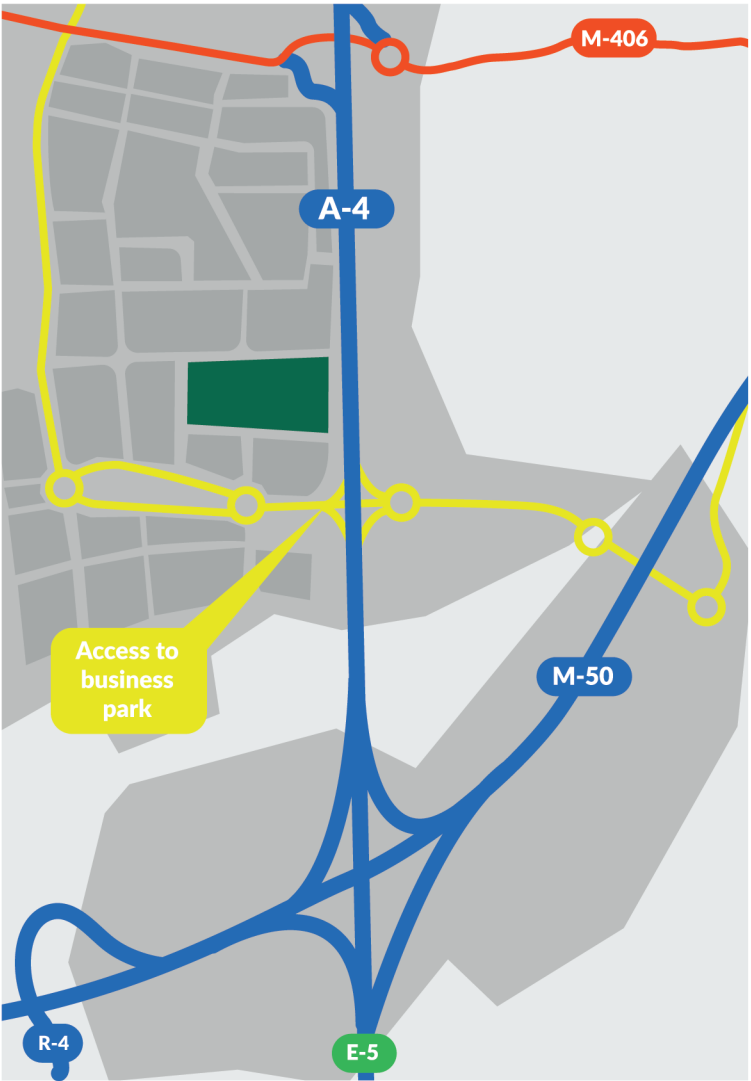


DISTANCES G-PARK GETAFE



• Madrid:	19.3 km/ 25 min
• A-4:	2 min
• Madrid Airport	25 km/20 min
• M-30:	13 km/ 8 min
• M-40:	10 km/ 6 min
• M-45:	8 km/ 5 min
• M-50:	11.5 km/ 7 min

1. movianto healthcare dedicated logistics	2. LOEWE
3. Roche	4. AIRBUS
5. CBL	6. Integra2
7. DECATHLON	8. amazon
9. Salvesen Logistica	10. SALTOKI
11. Carrefour	12. COSTCO WHOLESALE
13. MERCADONA	14. DHL
15. Conforama	16. LEROY MERLIN



ENVIROMENTAL, SOCIAL & GOVERNANCE

- » Renewable energy, mainly photovoltaic (according to CTE)
- » Charging space for electric vehicles
- » Bicycle parking
- » Water fountains
- » Natural lighting throughout the building
- » Dual flush tanks
- » Energy-saving faucets
- » LCA (life cycle analysis)
- » Reuse of demolition material as aggregate on site
- » BREEAM Very Good Certified



ABOUT GLP

GLP is a global leader in investment management and business development in logistics, real estate, infrastructure, finance and related technologies. Our combined investment and operational expertise enables us to create value for our clients and investors. We operate in Brazil, China, Europe, India, Japan, the United States and Vietnam and have \$120 billion in assets under management in real estate and private equity funds.

Our European operating portfolio consists of more than 7.9 million square meters in strategic logistics markets, which are leased to blue-chip customers such as Amazon, DHL or DB Schenker. In addition, GLP Europe has a prime land bank enabling the development of a further 4.3 million square meters. For more information on our European operations, please visit eu.glp.com.



7.9 million m²
of operating portfolio



Leaders in
innovation



Leaders in the European
and global market



Award-winning
projects



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