



OAXIS

GLP PARK MADRID

VILLAVERDE

GLP



CBRE

A GLP DEVELOPMENT PROJECT

The future of logistics in Madrid.



OAXIS

OAXIS is the largest logistics platform in Spain and a milestone project for Europe, just a few kilometres from central Madrid in Villaverde.

Designed to deliver an outstanding environmental performance and user experience, the project has been awarded BREEAM Excellent, BREEAM Communities and Net Zero Building certifications.



OAXIS is a fusion of the words **AXIS** and **OASIS**.
The name celebrates GLP's place at the very core of Madrid's logistics sector, while evoking the promise of this space to become an oasis of sustainability for our whole community to enjoy.





The site as a whole spans over 280,000 sqm, with a potential built area of 170,000 sqm, depending on client specifications.

At OAXIS, flexibility is everything.

OAXIS Keypoints.



Just 9 km from the
Puerta del Sol



Exceptional location with direct
access to the M-40 ring road.
Quick connections to the
M-30, M-50, A-4 and A-42.



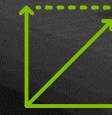
Outstanding public
transport links



Substantial local
recruitment pool



BREEAM Excellent, BREEAM
Communities and Net Zero
Building certifications



100% flexible design



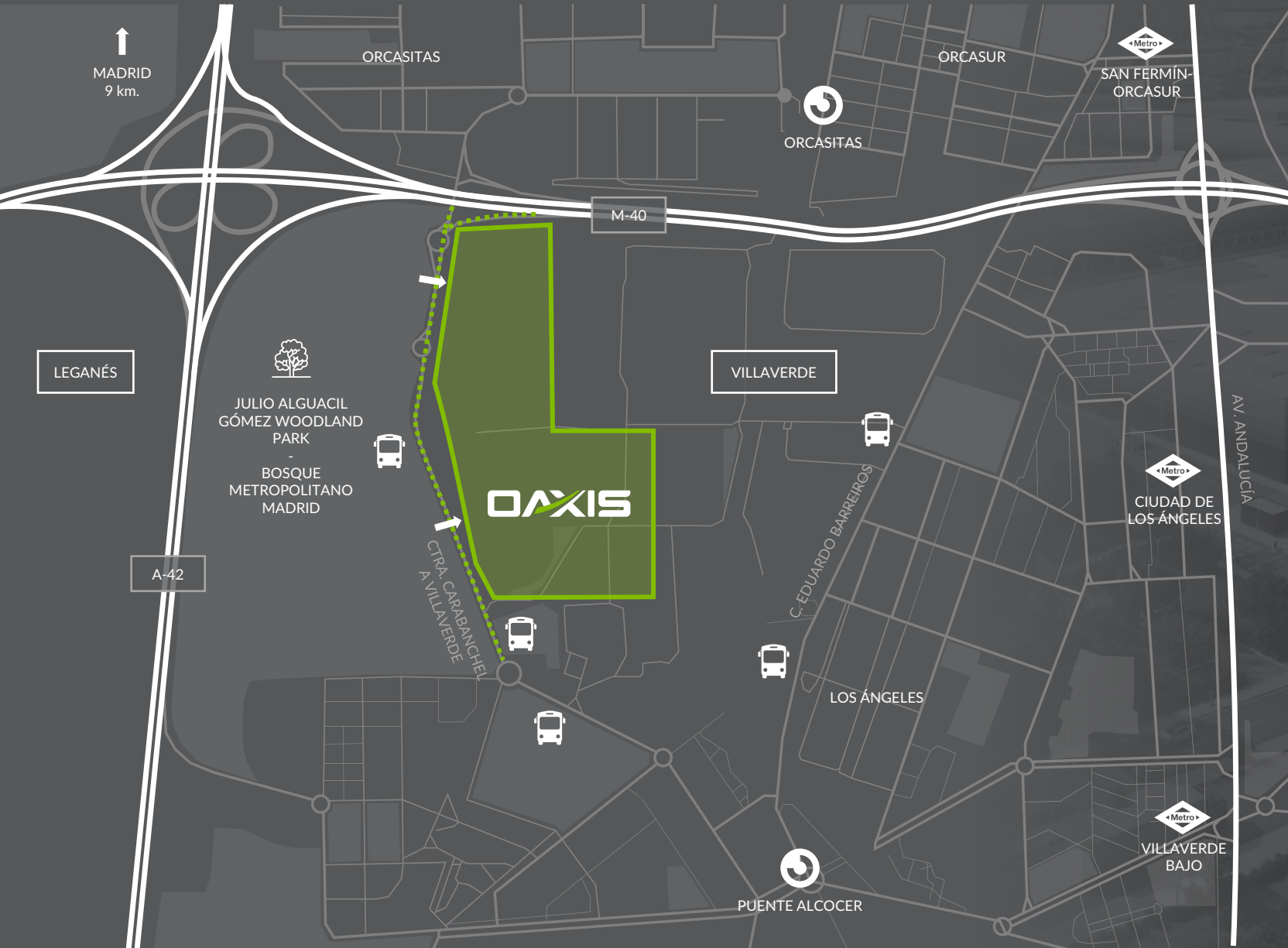
Strategically connected to the city centre.

OAXIS benefits from a central location with direct access to the principal motorways linking central Madrid to more outlying districts.

Part of the neighbourhood of Villaverde, it lies just south of the main urban core.

The site affords quick and easy access to the A-42, M-40 and M-30, which run from the heart of the city to its outermost fringe – guaranteeing ultra-efficient deliveries, maximum accessibility and premium facilities.





Connecting with people.

OAXIS borders one of Madrid's most extensive green spaces, Julio Alguacil Gómez Forest Park, offering more than 450,000 sqm of woodland and open ground.

TRANSPORT DISTANCES

-  Ciudad de Los Ángeles L3
10-min. walk
-  Villaverde Bajo
20-min. walk
-  San Fermín-Orcasur
20-min. walk
-  Orcasitas
10-min. walk
-  Puente Alcocer
10-min. walk
-  L131 - On the doorstep
L76 - 7-min. walk
-  City center
19-min. by electric car
17-min. by bicycle

M-40



ATHLETICS TRACK



JULIO ALGUACIL GÓMEZ
WOODLAND PARK
BOSQUE METROPOLITANO
MADRID

CTRA. CARABANCHEL
A VILLAVERDE

Madrid's **logistics**
powerhouse.

170,000 sqm*

of logistics space, just 9 km from
the city centre

*Final area may vary by terms of turnkey contract



A place where business and community meet.

The site forms part of the Villaverde neighbourhood, offering outdoor space and leisure activities for both employees and the local community. Those who live and work here can travel safely by bicycle or public transport, keep fit on the running track and enjoy the great outdoors at the forest park and Metropolitan Forest.



People are the heart of OAXIS.

At GLP, we know that people are what bring our world to life.

We aim to foster a more human-centred, diverse and inclusive environment, while supporting the mental and physical health of our teams.



State-of-the-art well-being and fitness spaces, specially designed by healthcare professionals



Wellness zone (table football and ping pong with a canopy for shade, pergola)



Indoor and outdoor fitness areas



Ready for business: our primary objective.

Our cutting-edge facilities are designed to meet the most exacting of standards while making gains on costs.

At the same time, we do everything we can to take care of people, from health and well-being to training and development.

About the buildings:

- Optimised racking design
- Load-bearing beams to maximise dispatch area
- Enhanced insulation for excellent energy performance
- FM1 concrete flooring suitable for robotics
- Photovoltaic panels for on-site energy production
- LED lighting

About the park:

- Synergies
- Flexible design
- Cost reduction
- Multipurpose spaces suitable for training, presentations, yoga sessions and more.
- Convenient public transport links and on-site parking



Inspired by community.

At OAXIS, we believe that community is what energises and brings people together.

An enriching working environment boosts productivity and all-round well-being.

- Bosque Metropolitano directly opposite
- Community organisations
- Charity events
- Community coordinator
- Open-air fitness area
- Food trucks
- Padel court
- Picnic area



Caring for our environment, leaning in to sustainability.

BREEAM[®]
EXCELLENT



What's good for the planet is also good for us. A few quick wins for a greener workplace can foster the ideal environment for humans, enhancing physical and mental health.

From the start, we set out to achieve the highest available accreditations for environmental performance and user well-being: BREEAM Excellent, BREEAM Communities and Net Zero Building.





GLP OAXIS 1

26,368 sqm | Available Q3 2024



GLP OAXIS 1 is the first completed building in the GLP Oaxis development, located within the M-40 ring road between the main motorways south of the city centre.

The project aims to meet the growing demand for logistics and distribution space in the Madrid region.

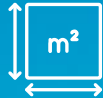
With a total built area of 26,368 sqm, divisible into three modules starting from 6,740 sqm, it is designed to the most stringent construction and ESG standards. OAXIS is a place that works for people, business, community and sustainability – backed by BREEAM Excellent, BREEAM Communities and Net Zero accreditation.



GLP OAXIS 1 Keypoints.



44,765 sqm
Total plot size



26,368 sqm
Built area



3
Modules



11.75 m
Free height



29
Docks



278
Parking spaces



19
Bicycle racks



Environmental
certification





GLP OAXIS 1
26,368 sqm
Built area

Area.

MODULE 1

Warehouse	7,661 sqm
Offices	694 sqm
Mezzanine	770 sqm
TOTAL	9,125 sqm

MODULE 3

Warehouse	8,827 sqm
Offices	697 sqm
Mezzanine	908 sqm
TOTAL	10,432 sqm

MODULE 2

Warehouse	5,868 sqm
Offices	138 sqm
Mezzanine	715 sqm
TOTAL	6,721 sqm

AUXILIARY

Security booth	12 sqm
Sprinkler pump room	78 sqm
TOTAL	154 sqm

Floor plans.

26,368 sqm
Built area

CTRA. CARABANCHEL
A VILLAVERDE

M-40

MODULE 1
9,125 sqm

MODULE 2
6,721 sqm

MODULE 3
10,432 sqm

Technical specifications.

- Structure: 28.25 m x 11.5 m
- Free height: 11.75 m
- Façade: PIR Bs2d0 sandwich panels with minimum thickness of 60 mm and average density of 40 kg/m³
- Roof: DECK system with 60 mm PIR ALK panels and 1.2 mm TPO membrane
- Full fire protection system: Medium 5 risk level
- Interior flooring: 18 cm thick without joints
- Floor resistance: 8 Tn point load; 5 Tn/sqm
- CCTV system pre-installed: yes
- Electrical power supply: 1,000 kW
- Photovoltaic solar power supply: 232 kW
- ESG certification: BREEAM Excellent





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