



eu.glp.com



26,368 sq m



M-40
A-42 and A-4



Villaverde,
Madrid



Public
transport
connection



OAXIS

GLP PARK MADRID

VILLAVERDE

BUILDING 1

OAXIS, Building 1

Avant-garde in every sense of the word

The first building of OAXIS GLP Park Madrid Villaverde has already achieved milestones that place it at the forefront of green building in Spain.

Guided by a strategy strongly grounded in GLP's ESG values, which are integrated throughout the entire project, this first warehouse will be net zero emissions throughout the construction process and materials sourcing.

Its 26,368 square metres of floor space, located just 9 km from Puerta del Sol, consolidate it as the first of the buildings that will make up the mega logistics park. It has direct access to the M-40 and connections to the A-42 and A-4, offering an unbeatable location in the heart of Madrid.



Creating a better tomorrow



Strategic location

OAXIS is located 9 km away from the Puerta del Sol, less than 5 minutes by car. It has excellent accessibility thanks to its proximity to the M-40, the A-42 and the A-4. It also has different connections with public transport that connects it with the City of Madrid.



Sustainable innovation

OAXIS is BREEAM ES Urbanism and Breeam Excellent certified. OAXIS has the best construction constructive qualities of the market, and can be adapted to the different needs of our customers.





Strategically located

The first logistics park in Spain adapted to distribution with electric vehicles

Thanks to the provision of facilities for sustainable vehicles and the connection with public transportation, OAXIS workers have the ability to be connected to different points of the city of Madrid in a maximum time of 20-30 minutes.



OAXIS has excellent accessibility thanks to its proximity to the M-40, the A-42 and the A-4. It also has several connections with public transport on foot, which connects the logistics park with the City of Madrid in an easy way for workers. In addition to this, GLP is planning to implement several measures to improve these connections, such as the promotion of the use of electric vehicles and electric scooters.



OAXIS has a dedicated bus stop right in front of the development, 131 Rafaela Ybarra, which allows connectivity with the wider the public transport network in Madrid. This stop is complemented by the existing ones in Orcasitas and Alcocer Bridge.



OAXIS has 3 nearby stops within a 2 kilometer radius of the logistics platform.



GLP has planned the installation of electric vehicle charging points throughout the entire logistics park.



OAXIS is a 20 minute walk from Orcasitas train station, providing connectivity to Madrid commuter trains.



Strategically connected around the city center

Puerta Del Sol
Distance: 9 km
19 minutes

Airport
Distance: 25.6 km
27 minutes

Atocha Station
Distance: 8.1 km
16 minutes

Plaza de Colón
Distance: 12 km
21 minutes

Mercamadrid
Distance: 6.5 km
9 minutes

Abroñigal Station
Distance: 6.3 km
12 minutes



Points of interest	Kilometres
Puerta de Alcalá	11.3
Cibeles fountain	8
Plaza de España	11.3
Prado Museum	8.7
Reina Sofía Museum	7.7
Retiro Park	8.4
Casa de Campo	13.8



Main roads	Kilometres
A-4	5.3
M-30	4.5
M-40	0.5
M-50	11
A-42	0.7



Underground stations	Kilometres
Ciudad de los Ángeles	1.6
Villaverde Bajo-Cruce	2.3
San Fermín-Orcasur	2.2
Villaverde Alto	2.9



Train stations	Kilometres
Chamartín	16.4
Atocha	8.1
Abroñigal	6.3
Orcasitas	1
Puente Alcocer	1.5
Villaverde Alto	3.4
Villaverde Bajo	6.1



Airports	Kilómetros
Madrid-Barajas	21.4



Bus lines		
6	116	
18	130	
22	131	
59	432	
60	448	
78	SE702	
79	N13	
81	N14	
86	N15	

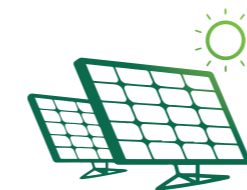
ESG

Committed to environmental, social and governance standards

As a responsible investor, developer and manager of European logistics real estate, we are committed to making sustainability a core component of our business in order to build a more sustainable and resilient future.

ESG is factored into our investment decision-making processes and throughout the property cycle from design, to build and finally to operation.

We face a common challenge in our collective mission to reduce and, one day, reverse the impact our activities have on the environment.



Solar energy production

To achieve the sustainability objectives set and required by the BREEAM Excellent certification, OAXIS features a large area of photovoltaic panels to produce renewable energy. Our aim is to provide enough green energy for the building occupiers as well as provide clean energy to the neighboring community.



BREEAM Excellent

BREEAM Excellent certification is an international recognised construction standard developed by the BRE Global organization in the United Kingdom that provides clear standards of environmental sustainability in buildings.



BREEAM ES Urbanism

The BREEAM ES Urbanism scheme assesses and certifies sustainability internationally, helping developers and agents to independently improve and measure the level of environmental responsibility of their proposals in the initial phases of urban planning.



Net Zero Carbon

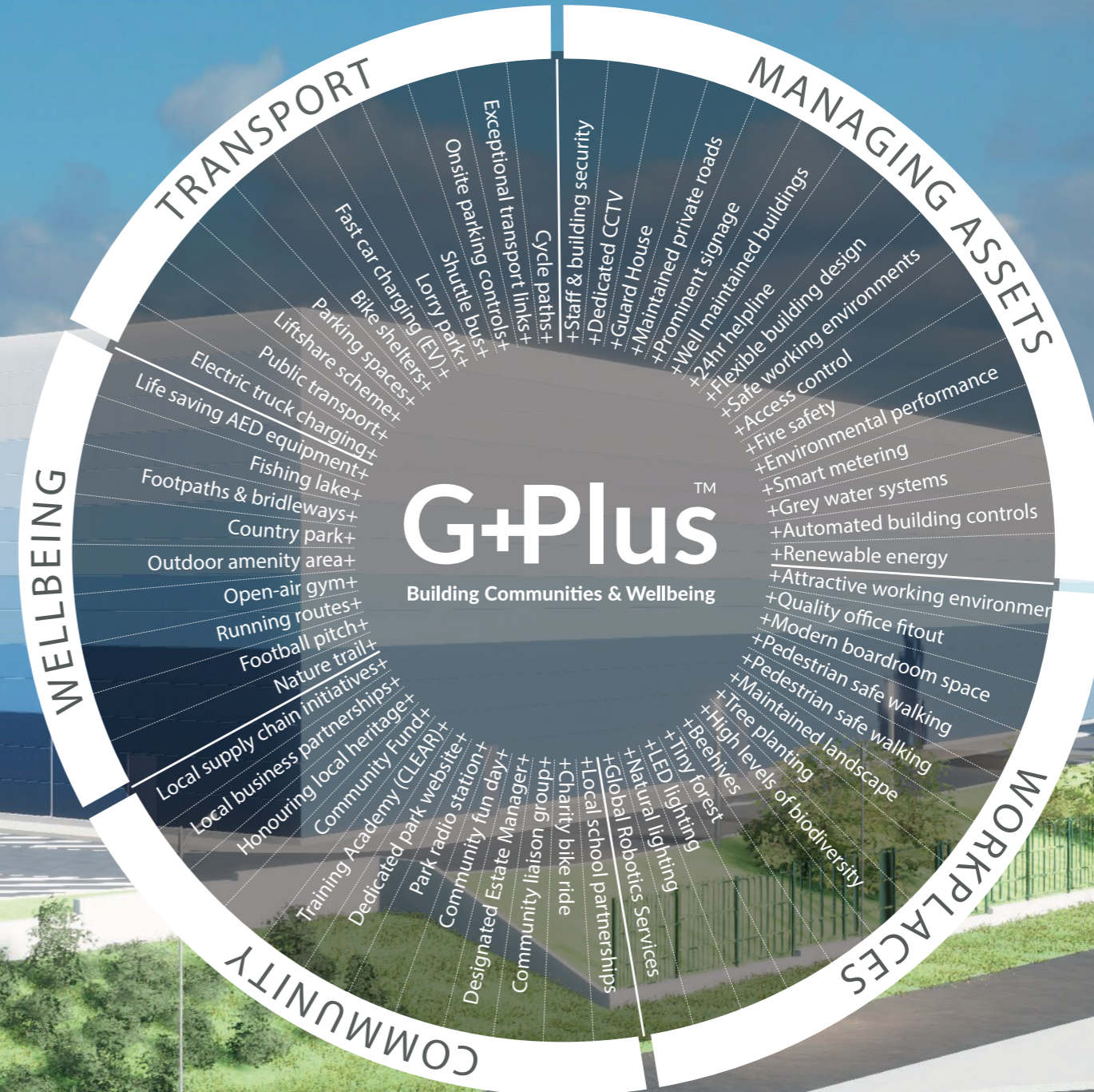
The entire construction process and materials sourcing for OAXIS Building 1 will be carried out under the Net Zero Carbon vision. This innovative and revolutionary initiative in the Spanish logistics market places OAXIS at the forefront of assets in terms of environmental responsibility and sustainable development.

Route to Net Zero



G-Plus

We are more than a logistics park



Services and facilities throughout the park

G+Plus

Building Communities & Wellbeing



Local supply chain initiatives



Exceptional transport links



Outdoor amenity area



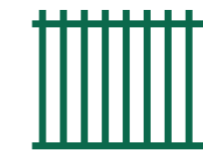
Training academy



Running routes



Country park



Safe working environments



Well maintained buildings



Designated Estate Manager



Fast car charging (EV)



Nature trail



24hr helpline



Staff and building security



Local school partnerships



Maintained landscape



Bicycle line



App carsharing



Footpaths & bridleways



Attractive work environment



Tree planting



Public transport



Smart metering



Renewable energy



High levels of biodiversity



Pedestrian safe walking

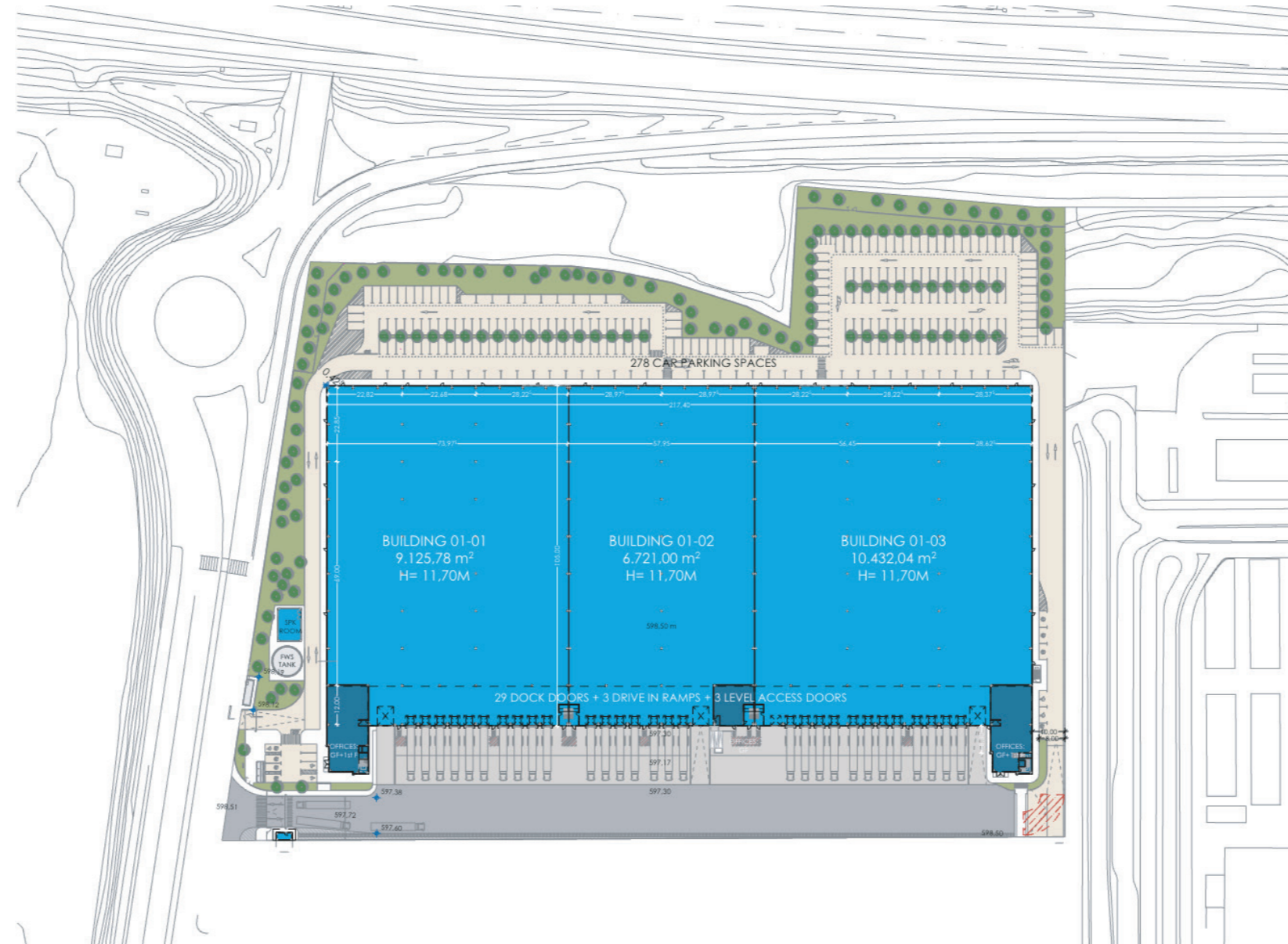


Automated building controls

Layout and specifications

Building 1 consists of three modules that make up the first 26,368 square metres of the OAXIS project. With a common free height of 11.75 metres, the space available in this asset is distributed in 7,661 sq m (module 1), 5,868 sq m (module 2) and 8,827 sq m (module 3).

Like the rest of the warehouses in this logistics park, Building 1 has independent accesses for private vehicles and trucks. All the offices have safe access from the parking area, without interfering with the heavy vehicle manoeuvring area.



TOTAL GLA	TOTAL GLA
Plot 44,766 sq m	Built-up area 26,368 sq m

Areas			
BUILDING 1	Warehouse	Offices	Mezzanine
Module 1	7,661 sq m	695 sq m	767 sq m
Module 2	5,868 sq m	138 sq m	715 sq m
Module 3	8,827 sq m	697 sq m	908 sq m
COMMON AREAS			
Security guardhouse			12 sq m
PCI Room			77 sq m
FWS tank			64 sq m

Specifications				
Clear height 11,75 m	Structure 28 x 12 m	3 Modules	29 Springs	3 Level access
3 Access ramp	278 Parking spaces	19 Bicycle racks	Security guardhouse	PCI Room Medium risk 5
FWS tank	Pre-installation of CCTV systems	Electric power 1.000 kW	Photovoltaic capa 232 kW	BREEAM Excellent

Facade: PIR BS2d0 sandwich panels with a minimum thickness of 60 mm and a density of 40kg/m3
 Cover: DECK type PIR ALK 60 mm and 1.2 mm TOP sheeting
 External cladding: galvanised steel micro-profiles
 Interior floor slabs: 18 cm thick without joints
 Floor resistance: 8Tn point load; 5Tn/sq m



OAKIS

GLP PARK MADRID

VILLAVERDE



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



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



Torre Picasso
Plaza Pablo Ruiz Picasso, 1 · Planta 13
28020 Madrid, Spain
eu.glp.com

Trading company: CBRE