



G+Plus
Building Communities & Wellbeing



169,767 sq m



M-40
A-42 and A4



Villaverde,
Madrid



Public
transport
connection

eu.glp.com

OAXIS
GLP PARK MADRID
VILLAVERDE

OAXIS

GLP PARK MADRID

VILLAVERDE

The national and international benchmark for the integration of logistics facilities and urban centers.

OAXIS has a gross leasable area of 169,767 sq m on a total plot of land of 273,095 sq m. This iconic project will offer high quality logistics real estate centrally located to the highest specification.



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 constructive qualities of the market, and can be adapted to the different needs of our customers.







 The population of the surrounding area has increased considerably in recent years.


 Centrally located
 Aeropuerto > 22 km
 Mercamadrid > 8 km


 Distance to the main points of the city.
 Cibeles > 8 km
 Puerta del Sol > 9 km



 Public transport connections
  

Strategically located


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



 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 public transport network in Madrid. This stop is complemented by the existing ones in Orcasitas and Alcocer Bridge.


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

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 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.



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

Employment generation

OAXIS: creating new jobs and career opportunities in Villaverde

	Villaverde	Usera	Getafe	Leganés
Population 	154,808	142,454	183,219	186,660
Average age 	42.1	42.1	42.47	44.35
Population density 	7,421 inh/sq km	18,476 inh/sq km	2,337 inh/sq km	4,331 inh/sq km
Foreign population 	21.8%	24.6%	15.69%	15.34%
Revenues 	26,950€	26,000€	30,850€	29,950€
Unemployment rate 	13.9%	13.15%	8.56%	9.09%
Industrial land 	28%	10%	25%	23%

OAXIS will deliver a centrally and conveniently located new logistics hub for distribution and e-commerce.

OAXIS will create new jobs and new opportunities for the local community of Madrid.



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.



Climate stability



Urban waste management



Natural sources



Anti-bribery policies and corruption



Green areas with native species under water consumption



Transparency



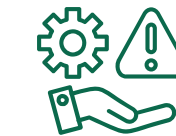
Diversity



Management of human capital



Health and safety



Risk management

Sustainability

We focus on protecting and enhancing the environment across all our operations, incorporating ESG principles into our decision-making processes, upholding ethics and corporate integrity at all levels of our business, and improving and supporting our local communities.

GLP is committed to a broad range of sustainability and ESG initiatives that elevate our business, creates value for our shareholders, supports our colleagues and shows respect to the local communities in which we work.

We are a customer-centric business and incorporating sustainability into our operations is a key part of our overall mission. We engage with our customers to understand their expectations and identify the areas where we can work successfully together. OAXIS will put sustainability first and will be designed and constructed using environmentally friendly materials and will be certified as BREEAM excellent.



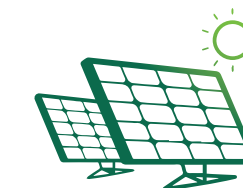
BREEAM Excellent

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.

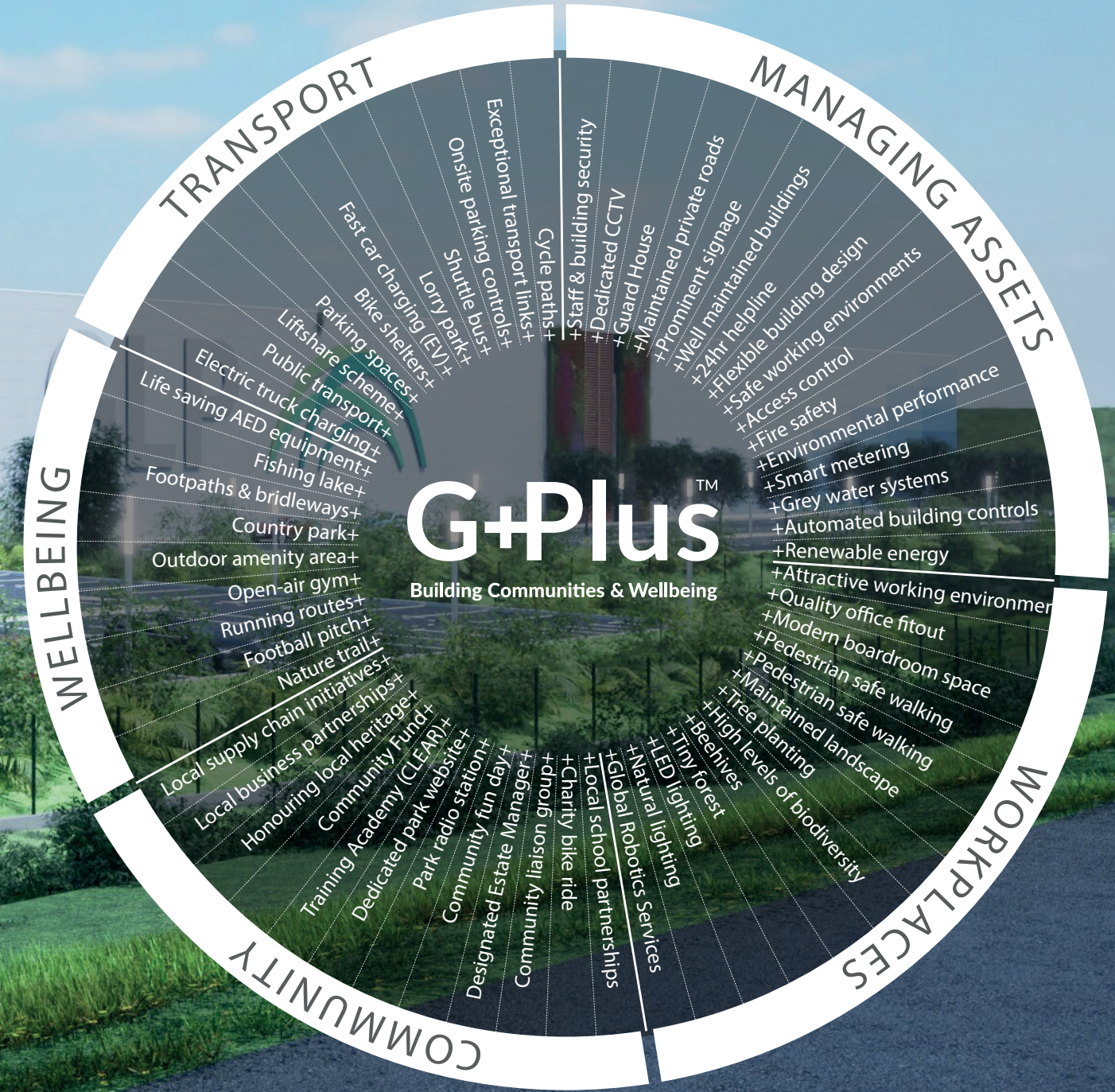


Solar energy production

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.

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



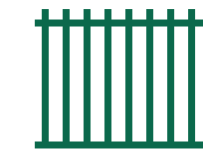
Training academy



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



Automated building controls



App carsharing



High levels of biodiversity



Footpaths & bridleways



Attractive work environment



Tree planting



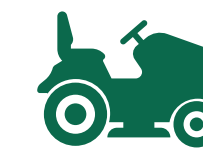
Public transport



Smart metering



Renewable energy



Maintained landscape



Pedestrian safe walking

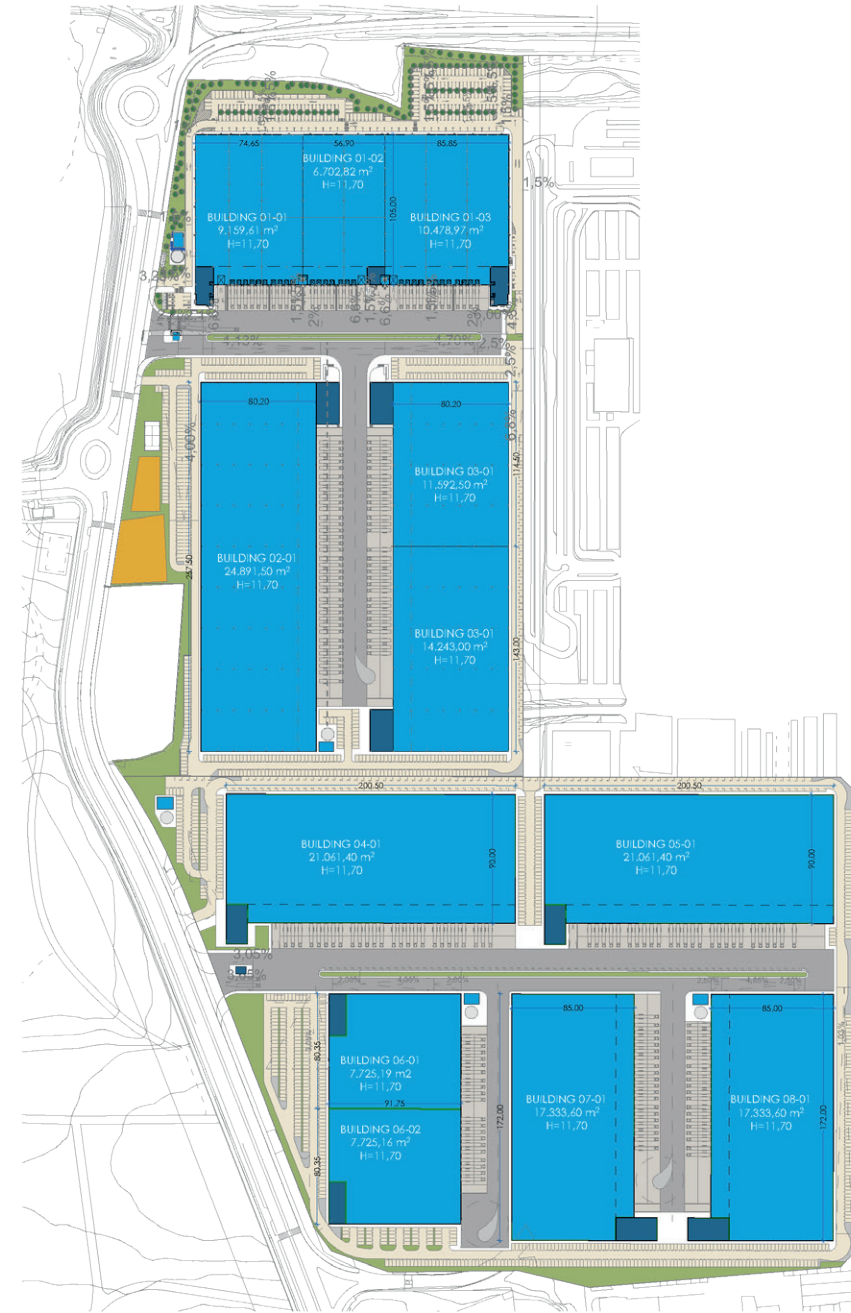


Bicycle path

Layout and specifications

OAXIS is a 273,095 sq m plot with a total construction area of 169,767 sq m. The project will be developed in phases, allowing for build to suit buildings delivered to customer specifications.

All the buildings in this project have their own access for private vehicles and trucks. All the offices have safe access from the parking area with no interference from the lorry maneuvering area.



G+Plus
Building Communities & Wellbeing



Plot area
273,095 sq m



TOTAL SBA
169,767 sq m

Superficies

BUILDING 1	Warehouse	Offices	Mezzanine
Module 1	7,661.35 sq m	694.74 sq m	769.69 sq m
Module 2	5,867.84 sq m	138.16 sq m	715.00 sq m
Module 3	8,826.85 sq m	697.38 sq m	907.81 sq m

BUILDING 2	Warehouse	Offices	Mezzanine
Module	20,651.50 sq m	944 sq m	3,296.00 sq m

BUILDING 3	Warehouse	Offices	Mezzanine
Module 1	9,182.90 sq m	944 sq m	1,465.60 sq m
Module 2	11,468.60 sq m	944 sq m	1,830.40 sq m

BUILDING 4	Warehouse	Offices	Mezzanine
Module	17,853.00 sq m	834 sq m	2,374.40 sq m

BUILDING 5	Warehouse	Offices	Mezzanine
Module	17,853.00 sq m	834 sq m	2,374.40 sq m

BUILDING 6	Warehouse	Offices	Mezzanine
Module 1	7,019.05 sq m	706.14 sq m	
Module 2	7,019.05 sq m	706.14 sq m	

BUILDING 7	Warehouse	Offices	Mezzanine
Module	14,415.20 sq m	921.60 sq m	1,996.80 sq m

BUILDING 8	Warehouse	Offices	Mezzanine
Module	14,415.20 sq m	921.60 sq m	1,996.80 sq m

COMMON AREAS

Security guardhouse	53.92 sq m
PCI Room	403.20 sq m

Specifications

- Clear height 11.75 m
- Structure 28.25 x 11.5 m
- Modulation possibility
- Spring rate 1.6/1000 sq m
- Level access availability
- Security guardhouse
- 1 parking space for each 120 sq m of constructed area
- Availability of bicycle parking
- Pre-installation of CCTV systems
- PCI Room Average risk 5
- FWS tank
- Availability of electric power
- Photovoltaic capacity 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 sheet
- External cladding: galvanized steel micro-profiles
- Interior floor slabs: 18 cm thick without joints
- Floor resistance: 8Tn point load; 5Tn/sq m
- Offices with false ceiling and raised floor



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

Comercializadora: CBRE