

# AVAILABLE SPACE

# Spain

- Prime locations
- High quality warehouses
- Best-in-class specifications
- Build-to-suit opportunities
- Immediately available space

March 2024



# An Integrated Global Business

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 \$126 billion in assets under management as of 31 December 2023, is the exclusive investment and asset manager of GLP.

# About GLP in Europe

GLP owns one of the highest quality portfolios in Europe with assets located in key global gateway and population centres across Germany, UK, France, Spain, Italy, Poland, Hungary, Slovakia, Czech Republic, Netherlands and Belgium.

We have industry-leading capabilities across the whole value chain including Development, Asset management and Leasing. We have a proven track record of delivering more than 10 million sq m of warehouse space to a broad range of customers.

Our portfolio is characterised by prime big box logistics assets developed to industry-leading specifications and occupied by a diverse customer community. Our current operating portfolio consists of more than 9.7 million sq m across the strategic logistic markets. In addition, GLP has a prime land bank which allows for the development of an additional 1.7 million sq m in strategic locations within our key European markets.

Figures correct as of 31 December 2023



9.7M sq m  
operating  
portfolio



>10M sq m  
development  
in 35 years



1.7M sq m  
development  
pipeline



Strong global  
presence

# CURRENT AVAILABILITIES: Spain

Spain		Available Space		Build-to-suit or Speculative opportunity	Under construction	Available
01	G-Park Getafe	UP TO	22,268 SQ M (239,691 SQ FT)		○	
02	Magna Park Tauro - Building 3	UP TO	35,126 SQ M (378,093 SQ FT)			○
	Magna Park Tauro - Building 2	UP TO	30,696 SQ M (330,409 SQ FT)	●		
03	G-Park Masquefa	UP TO	28,800 SQ M (310,001 SQ FT)			○

● Build-to-suit ○ Speculative opportunity



# G-PARK GETAFE

28096 Getafe, Madrid

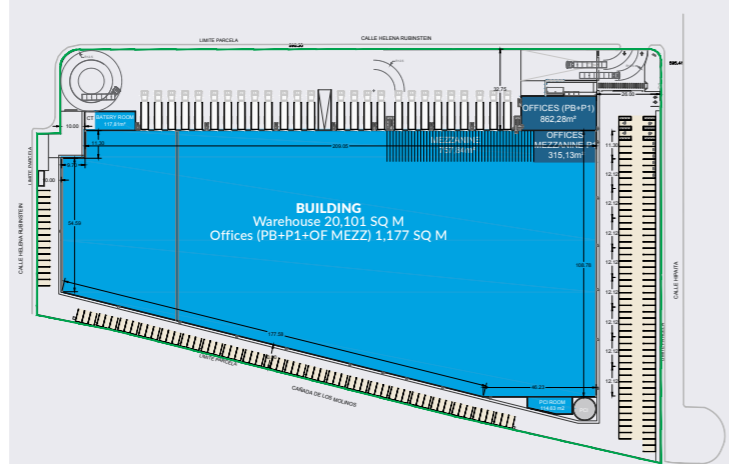
Under construction

**SQM**  
22,268

**SQFT**  
239,691

## Site overview

- Facing the A-4 (Madrid - Cordoba motorway)
- Located in the first crown of Madrid
- Fast connections to A-4, M-30, M-40, M-45 and M-50
- BREEAM Excellent expected
- Available Q2 2024



Indicative site plan

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## Site

**Warehouse**  
20,101 SQ M (216,363 SQ FT)

**Offices**  
862 SQ M (9,282 SQ FT)

**Mezzanine**  
315 SQ M (3,392 SQ FT)

**Technical areas**  
430 SQ M (4,628 SQ FT)

**22,268 SQ M (239,691 SQ FT)**

- ✓ Clear internal height: 11.7 m
- ✓ Dock doors: 26
- ✓ Level doors: 1
- ✓ HGV parking spaces: 26
- ✓ Car parking spaces: 179
- ✓ ESFR sprinkler system

AVAILABLE  
Q2 2024



# MAGNA PARK TAURO BUILDING 3

45200 Illescas

Site up to

**SQM**  
35,126

**SQFT**  
378,093

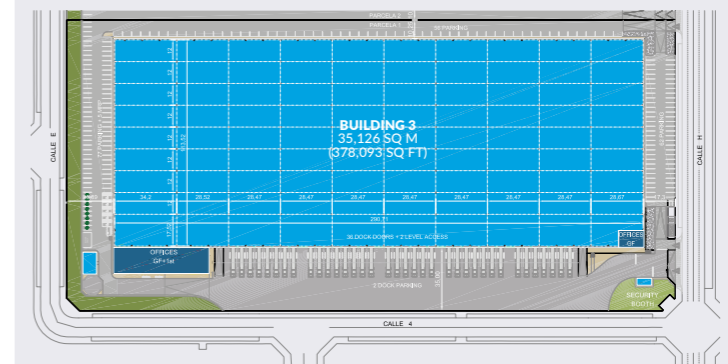
## Site overview

- Situated 32km south of Madrid along the A-42 motorway, 40 km from Madrid-Barajas Adolfo Suarez airport
- Direct access to the A-42 and AP-41 motorways, an exceptional location for both national and international distribution
- Good catchment area for qualified personnel
- BREEAM Very Good

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Indicative site plan

## Building 3

**Warehouse**  
33,365 SQ M (359,138 SQ FT)

**Offices**  
1,641 SQ M (17,664 SQ FT)

**Technical areas**  
90 SQ M (969 SQ FT)

**Gatehouse**  
30 SQ M (323 SQ FT)

**35,126 SQ M (378,093 SQ FT)**

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 36
- ✓ Level doors: 2
- ✓ Car parking spaces: 200
- ✓ Floor loading capacity: 5t/SQ M
- ✓ ESFR sprinkler system

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NOW





# MAGNA PARK TAURO BUILDING 2

45200 Illescas

Site up to

**SQM**  
**30,696**

**SQFT**  
**330,409**

## Site overview

- Situated 32km south of Madrid along the A-42 motorway, 40 km from Madrid-Barajas Adolfo Suarez airport
- Direct access to the A-42 and AP-41 motorways, an exceptional location for both national and international distribution
- Good catchment area for qualified personnel
- BREEAM Excellent expected

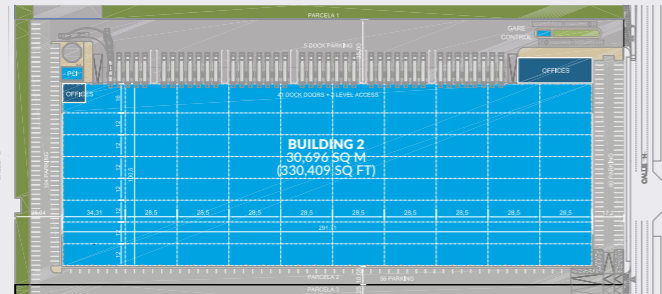
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Computer generated image



Indicative site plan

## Building 2

Warehouse  
29,294 SQ M (315,318 SQ FT)

Offices  
1,282 SQ M (13,799 SQ FT)

Technical areas  
90 SQ M (969 SQ FT)

Gatehouse  
30 SQ M (323 SQ FT)

**30,696 SQ M (330,409 SQ FT)**

- ✓ Clear internal height: 11.70 m
- ✓ Dock doors: 41
- ✓ Level doors: 2
- ✓ HGV parking spaces: 5
- ✓ Car parking spaces: 240

**BUILD-TO-SUIT OPPORTUNITY**

# G-PARK MASQUEFA

08783 Masquefa, Barcelona

Site up to

**SQM**  
**28,800**

**SQFT**  
**310,001**

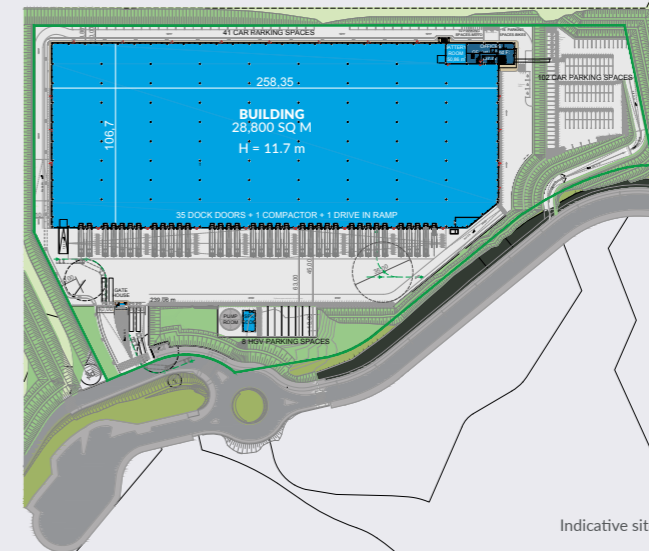
## Site overview

- Direct access to BV-2249 and fast connections with AP-7 and A-2
- 47 km to Barcelona city centre and 42 km to Barcelona-El Prat airport
- In line with the GLP's commitment to the environment, this warehouse stands out for its innovative design that blends the logistics park with its surroundings
- BREEAM Excellent

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Indicative site plan

## Site

Warehouse  
27,202 SQ M (292,800 SQ FT)

Offices  
1,336 SQ M (14,381 SQ FT)

Technical areas  
238 SQ M (2,532 SQ FT)

Gatehouse  
24 SQ M (258 SQ FT)

**28,800 SQ M (310,001 SQ FT)**

- ✓ Clear internal height: 11.7 m
- ✓ Dock doors: 35
- ✓ Car parking spaces: 143
- ✓ Bicycle parking spaces: 18
- ✓ Motorcycle parking spaces: 10
- ✓ ESFR sprinkler system

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## Our Sustainability

Our sustainability initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

GLP is recognised across the world for delivering industry leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

We proudly design and develop our buildings to:



Reduce energy usage



Use recycled and recyclable natural materials



Be considerate of operating costs



Reduce water usage



Exceed regulatory requirements



Optimise the use of natural light





## Our Customers

GLP provides state-of-the-art buildings to accommodate many of the world's leading companies. Our customers come from across the retail, manufacturing, third party logistics (3PL), automotive and pharmaceutical sectors and include Adidas, Amazon, AMG-Mercedes, Bosch, Ceva, DHL, Lidl, Logistec, Magna, Rigterink, SMA, UPS, Volkswagen and Zufall logistics group.

GLP has a flexible approach to development and can deliver build-to-suit solutions on a lease or ownership basis to suit our customers' needs.

We have been delivering on our promises for over 30 years and the growth of our business is underpinned by commitment to customer service excellence, delivered by our colleagues across the world.

AVAILABLE SPACE

**Spain**



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