

AVAILABLE SPACE

Spain

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

October 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 \$124 billion in assets under management as of 31 March 2024, 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 10.2 million sq m across the strategic logistic markets. In addition, GLP has a prime land bank which allows for the development of an additional 1.3 million sq m in strategic locations within our key European markets.

Figures correct as of 30 June 2024



10.2M sq m
operating
portfolio



>10M sq m
development
in 35 years



1.3M 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	22,311 SQ M (240,154 SQ FT)			○
	Magna Park Tauro – Building 3	UP TO	35,126 SQ M (378,093 SQ FT)			○
02	Magna Park Tauro – Building 2	UP TO	30,696 SQ M (330,409 SQ FT)	●		
	Oaxis GLP Park Madrid Villaverde – Buildings 2-8	UP TO	228,913 SQ M (2,463,999 SQ FT)	●		
03	Oaxis GLP Park Madrid Villaverde – Building 1	UP TO	26,388 SQ M (283,823 SQ FT)		○	

● Build-to-suit ○ Speculative opportunity



G-PARK GETAFE

28096 Getafe, Madrid

Site up to



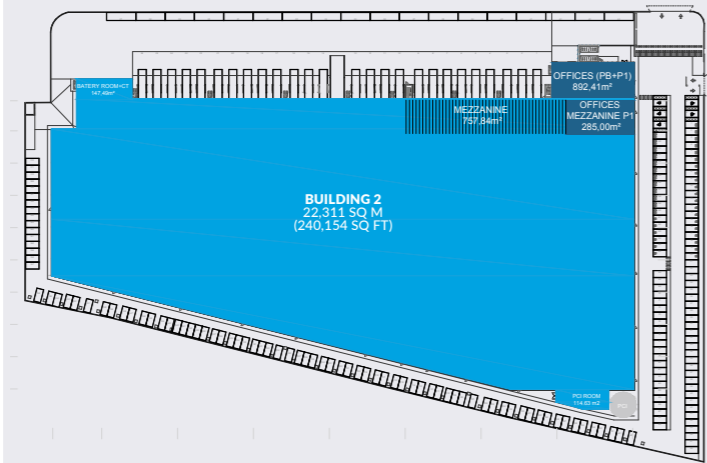
22,311



240,154

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 Outstanding
- Available now



Indicative site plan

Miguel Monreal
✉ miguel.monreal@glp.com
☎ +34 607 183 492



🌐 Visit: eu.glp.com

Site

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

Offices
892 SQ M (9,601 SQ FT)

Mezzanine
758 SQ M (8,159 SQ FT)

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

22,311 SQ M (240,154 SQ FT)

- ✓ Clear internal height: 11.7 m
- ✓ Dock doors: 44
- ✓ Level doors: 1
- ✓ HGV parking spaces: 26
- ✓ Car parking spaces: 177
- ✓ ESFR sprinkler system



MAGNA PARK TAURO BUILDING 3

45200 Illescas

Site up to



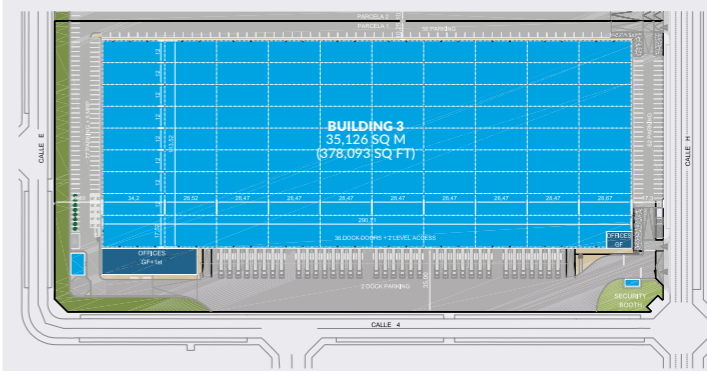
35,126



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



Indicative site plan

Miguel Monreal
✉ miguel.monreal@glp.com
☎ +34 607 183 492



🌐 Visit: eu.glp.com

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



**MAGNA PARK
TAURO
BUILDING 2**

45200 Illescas

Site up to



30,696

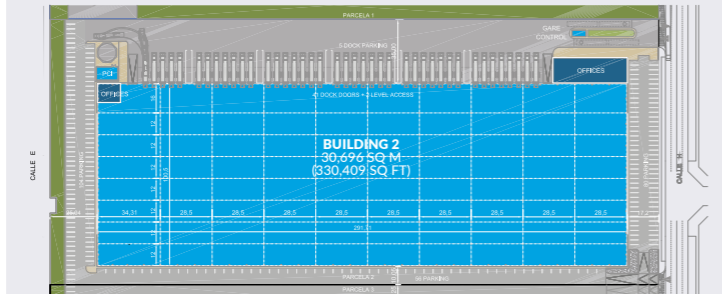
330,409

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



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



OAXIS GLP PARK MADRID VILLAVERDE BUILDINGS 2-8

28021 Villaverde, Madrid

Site up to



228,913

2,463,999

Site overview

- Located in the Villaverde district, the park is conveniently connected to the A-42, M-40 and M-30 motorways. In addition, the entire logistics park is close to different public transport lines
- Flexibility is the key to OAXIS
- BREEAM Excellent expected for all buildings
- BREEAM Communities



Computer generated image





Indicative site plan

Build-to-suit opportunities



Units from
6,703 SQ (72,150 SQ FT)
to 24,891 SQ M (267,924 SQ FT)



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



Visit: eu.glp.com

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



Visit: eu.glp.com

OAXIS GLP PARK MADRID VILLAVERDE BUILDING 1

28021 Villaverde, Madrid

Under construction



26,368



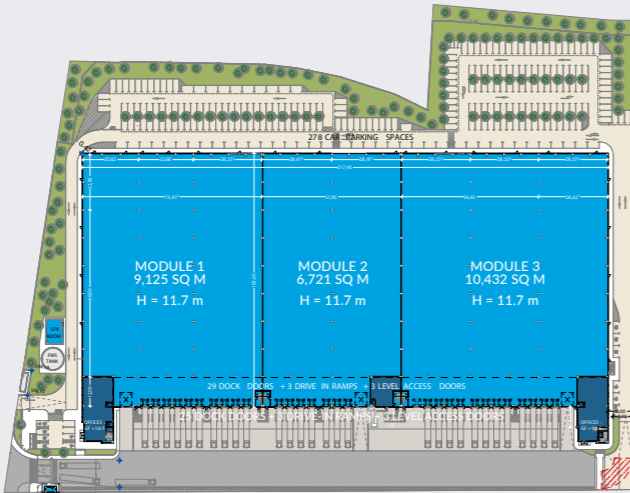
283,823

Site overview

- Located in the Villaverde district, the park is conveniently connected to the A-42, M-40 and M-30 motorways. In addition, the entire logistics park is close to different public transport lines
- Total built area divisible into three modules from 6,740 sq m/72,549 sq ft
- BREEAM Excellent expected
- Carbon Net Zero



Computer generated image



Indicative site plan

Module 1

Warehouse
7,661 SQ M (82,462 SQ FT)

Offices
694 SQ M (7,470 SQ FT)

Mezzanine
770 SQ M (8,288 SQ FT)

9,125 SQ M (98,221 SQ FT)

Module 2

Warehouse
5,868 SQ M (63,163 SQ FT)

Offices
138 SQ M (1,485 SQ FT)

Mezzanine
715 SQ M (7,696 SQ FT)

6,721 SQ M (72,334 SQ FT)

Module 3

Warehouse
8,827 SQ M (95,013 SQ FT)

Offices
697 SQ M (7,502 SQ FT)

Mezzanine
908 SQ M (9,773 SQ FT)

10,432 SQ M (112,289 SQ FT)



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



Visit: eu.glp.com



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.

GXO

MAERSK



John Lewis

Whirlpool



H&M



DSV



alzashop

amazon.com

YVES ROCHER

wayfair

adidas
GROUP

Intermarché



CEVA
LOGISTICS



AVAILABLE SPACE

Spain



eu.glp.com