

G-PARK GETAFE II

MADRID



Los Gavilanes Industrial Park, Getafe
Madrid (Spain)



Maximum storage height:
12.20 m



GLA:
15,933 SQM



Under
construction
AVAILABLE
Q4 2025



G-PARK GETAFE II

A growing logistics hub

PRIME LOCATION

Los Gavilanes Industrial Park offers direct access to the A-4 and is located just 20 km from Madrid city center (Km 0). Strategically positioned near the main transport routes, it provides direct access just 1.9 km from the M-50, 11.2 km from the M-45, 11.5 km from the M-40, and 16 km from the M-30. With a gross leasable area of 15,933 SQM, this excellent connectivity to key road corridors, along with optimal accessibility, makes this building a strategic solution for any logistics operation.

Building features

This is a Type C building, designed for single tenancy, ensuring exclusive use of the facility. It also holds a medium fire risk rating of 5, guaranteeing compliance with proper safety measures.

Built to the highest quality standards, the building integrates ESG criteria and offers spaces focused on wellbeing. This modern, efficient, and sustainable environment makes G-Park Getafe II an ideal choice for companies seeking a strategic location and a facility tailored to today's logistics needs.



Strategic location



Skilled workforce



High quality

WHY CHOOSE G-PARK GETAFE II



Location

Getafe stands out as a prime logistics hub, offering fast access to Madrid for e-commerce and distribution. Its proximity to key roads like the M-40 and M-50 enables efficient regional distribution. With key distances such as 23 km to Barajas Airport and 20 km to Puerta del Sol, it provides strategic connectivity for last-mile and national logistics operations.



Visibility

Facing both the A-4 and M-50, this project offers not only excellent accessibility but also high visibility from one of Spain's main transport arteries.



Modern infrastructure

The facility is located in a well-established industrial park, known for the quality of its infrastructure and excellent transport connections. Public transportation is available via the PI-2 bus line, which connects directly to Getafe Central metro station.



Environmental performance

The facilities are BREEAM Excellent certified, an internationally recognized standard that validates their strong performance in sustainability.



EXCELLENCE IN SUSTAINABILITY

At GLP, we are committed to making sustainability a core element of our business in order to build a cleaner future. We operate according to our high ESG sustainability standards to build and invest responsibly; develop and manage sustainable assets; seek ways to improve efficiency and increase value; govern with ethics and transparency; and promote employee wellbeing.



LABOUR AVAILABILITY IN GETAFE II



189,900 inhabitants



Over 70 logistics companies



Average annual household income: 30,000€



Unemployment rate in Getafe: 8.51%



Energy usage monitoring

BMS (Building Management System) allows customers to proactively manage their energy consumption through an online dashboard.



Operational improvements

We use high-quality materials and integrate sustainable initiatives such as LED lighting, energy management systems (BMS), and readiness for renewable energy sources. These features add value and help reduce operating costs.



Exceeding requirements

We apply construction standards above the market average. The façades offer excellent thermal insulation, and floor flatness tolerances comply with FM2 (TR34) standards. The building also includes a high-strength slab (5 T/SQM surface load and 7.5 T point load) to ensure long-term durability.



Reduced water usage

Water consumption is reduced through the use of low-flow sanitary fittings (faucets, toilets, and showers).



Optimised use of natural light

Maximising natural light not only supports energy efficiency but also enhances employee wellbeing by creating a healthier and more productive working environment.



Recycled materials

The project incorporates recycled construction materials to ensure lower environmental impact. A life cycle assessment (LCA) has also been carried out to evaluate its overall efficiency.



G-PARK GETAFE II SPECIFICATIONS



Plot size
29,827 SQM



GLA
15,933 SQM

Areas

BUILDING 1

| | |
|-----------|------------|
| Warehouse | 14,710 SQM |
| Offices | 137 SQM |
| Mezzanine | 980 SQM |

COMMON AREAS

| | |
|-----------------------------|--------|
| Security booth | 20 SQM |
| Fire protection system room | 85 SQM |
| FWS tank | 64 SQM |

Facilities



Clear height
13.70 m
(under ridge)



Structure
11.40 x 25 m



15 Loading
docks



1 Ground-level
access door



127 Car parking
spaces



5 Van parking
spaces



17 Truck
parking spaces



4 electric chargers
for light vehicles



Security booth



Fire protection room
Medium risk level 5



FWS tank



CCTV system
pre-installation



Electrical capacity
700 kW



Photovoltaic capacity
159 kW



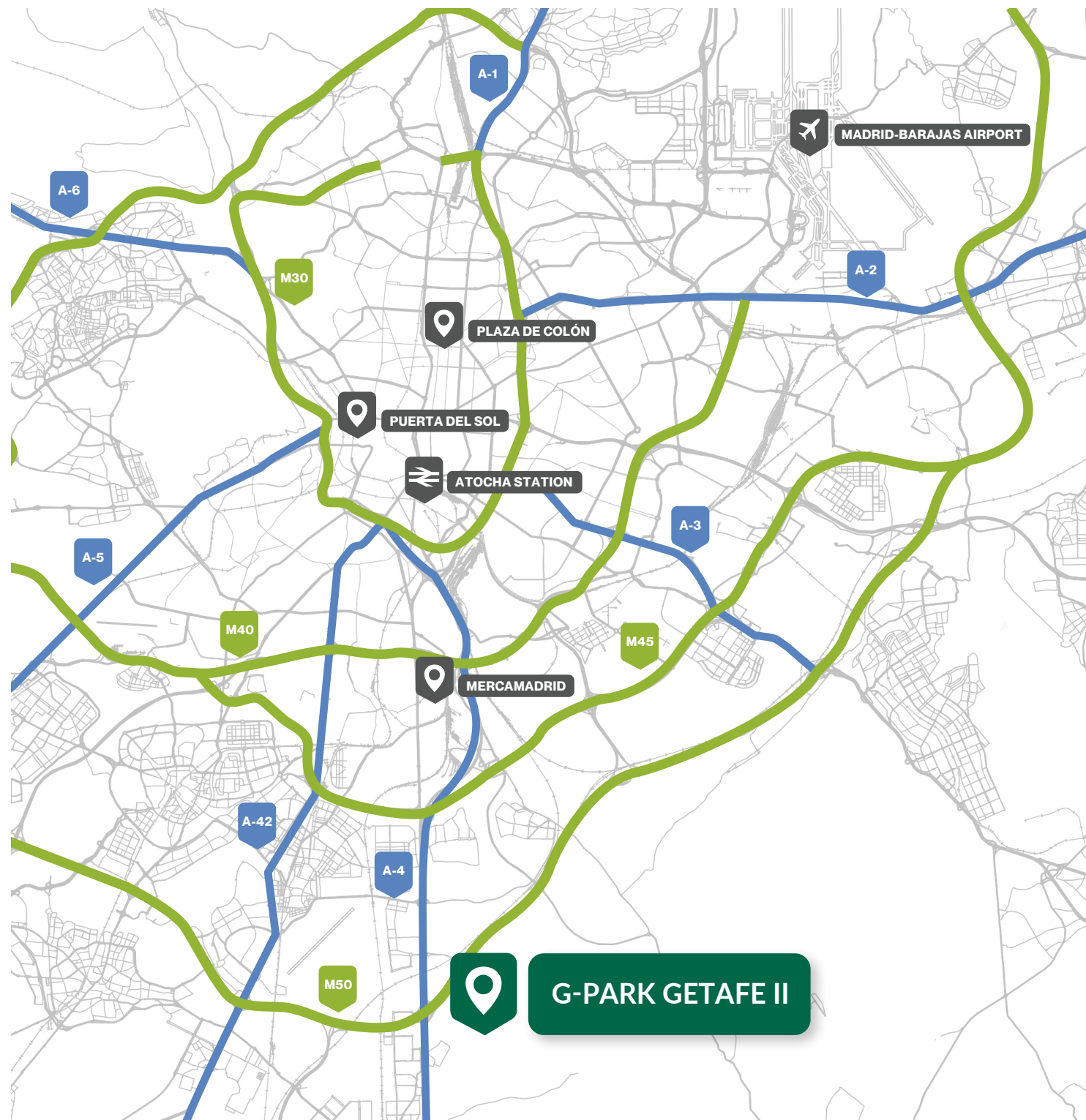
BREAM
Excellent

Technical specifications

- Structure: Prefabricated, white color except for purlins.
- Structural grid: 11.40 x 25.00 m (except for the end bays, which are 24.55 m).
- Façade: 20 cm thick prefabricated concrete panels (H-30 concrete) with interior insulation, anchored to the structure.
- Roofing: Ribbed steel sheet with a minimum thickness of 0.70 mm, galvanized and coated on the underside with white thermosetting resin. 1.2 mm TPO membrane.
- Interior slabs: 18 cm thick, jointless.
- Exterior slabs: 18 cm thick.
- Slab load resistance: 7.5 T/SQM (on a 16x12 cm plate).



Strategic location and connections



Mercamadrid
Distance: 13 km
14 minutes

Atocha Station
Distance: 16.9 km
41 minutes



| Other points of interest | Kilometres |
|--------------------------|------------|
| Cibeles fountain | 19 |
| Prado Museum | 18.5 |
| Reina Sofia Museum | 18.4 |
| Retiro Park | 25 |

Plaza de Colón
Distance: 19.8 km
19 minutes

Airport
Distance: 23 km
20 minutes



| Main roads | Kilometres |
|------------|------------|
| M-50 | 1.9 |
| M-45 | 11.2 |
| M-40 | 11.5 |
| M-30 | 16 |

Puerta Del Sol
Distance: 20 km
26 minutes

Bus line Pi2
Getafe Central - Los Gavilanes
Industrial Park
25 minutes

Other companies in the industrial park



E

ENVIRONMENTAL



Climate Stability



Urban Waste Management



Natural Resources

S

SOCIAL



Green areas with native, low-water-consumption species



Anti-bribery and corruption policies

G

GOVERNANCE



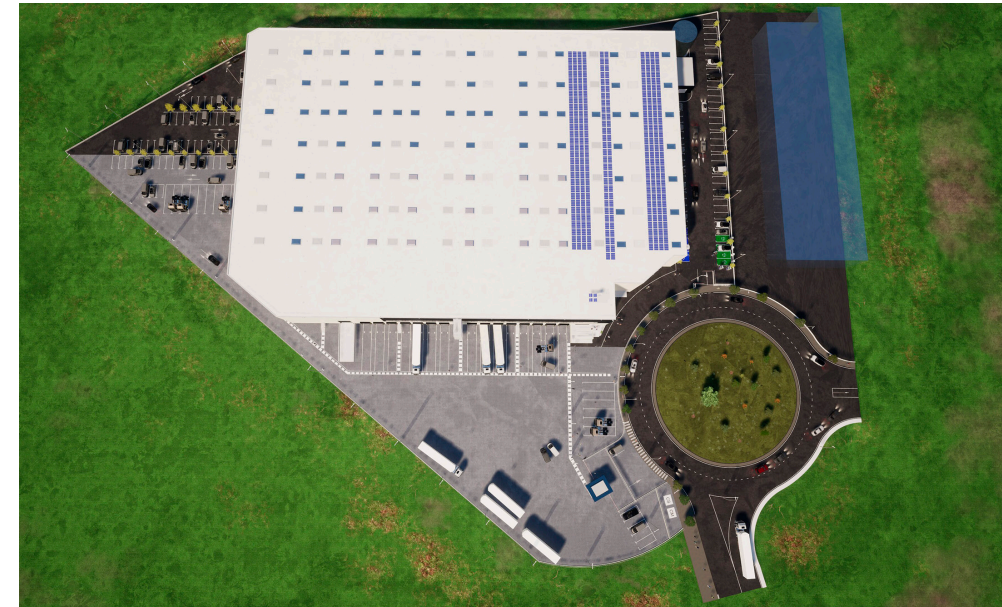
Risk management



Transparency



Diversity, health and safety



Our measures

Highlights of G-Park Getafe II

- ✔ Photovoltaic system capacity: 159 kW
- ✔ Electric vehicle charging stations
- ✔ Bicycle parking
- ✔ Water fountains
- ✔ Natural lighting throughout the warehouse
- ✔ Dual-flush toilets
- ✔ Low-flow taps
- ✔ LCA (Life Cycle Assessment)
- ✔ BREEAM Excellent certification

G-PARK GETAFE II

About GLP

As of March 1, 2025, GLP Capital Partners Limited and certain of its affiliates—excluding operations in Greater China—became part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across credit, real estate, private equity, and infrastructure asset classes. For more information about Ares, please visit www.aresmgmt.com.

As of December 31, 2024, GLP's European operating portfolio comprised more than 10.3 million m² in strategic logistics markets, leased to top-tier clients such as Amazon, DHL, and GXO Logistics.

In addition, GLP Europe holds a prime land bank allowing for the development of an additional 1.3 million m².

For more information about our operations in Europe, visit eu.glp.com.



Miguel Monreal
Senior Development Director

mmonreal@aresmgmt.com
m +34 607 183 492



Vasco Benito
Investment Director

vbenito@aresmgmt.com
m +34 618 219 659



Torre Picasso
Plaza Pablo Ruiz Picasso, 1 · Floor 13
28020 Madrid, Spain

eu.glp.com/es