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**G+Plus**  
Building Communities & Wellbeing



169.767 m2



M-40  
A-42 y A-4



Villaverde,  
Madrid



Public  
transportation  
connection

**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 m<sup>2</sup> within a total plot of 273,095 m<sup>2</sup>. This flagship project will enable us to offer high-quality immologistics solutions to our customers over the coming years.

A turning point  
for a better  
tomorrow



#### Strategic location

OAXIS is located 9 km from Puerta del Sol, less than a 5-minute drive away. It has excellent accessibility thanks to its proximity to the M-40, A-42, and A-4 motorways. It also has various public transport connections that link it to the entire city of Madrid.



#### Sustainable innovation

OAXIS has been awarded BREAM Excellent and BREAM ES Urbanismo certification. With the best construction qualities on the market, these facilities can be adapted to the different needs of customers.





## Strategically located

### The first logistics park in Spain adapted for distribution with electric vehicles



OAXIS has excellent accessibility thanks to its proximity to the M-40, A-42, and A-4 motorways. It also has various public transport connections within walking distance, which easily connects the logistics park with the entire city of Madrid for workers. In addition to this, GLP is planning to implement several measures to improve these connections, such as promoting the use of electric vehicles and electric scooters.



OAXIS has a bus stop right in front of the development—131 Rafaela Ybarra—Senior Center—which provides excellent connections to Madrid's public transport network. This stop is complemented by existing stops in Orcasitas and Puente Alcocer.



OAXIS has three nearby stops within a two-kilometer radius of the logistics platform.



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



Regarding OAXIS' connection to Madrid's commuter trains, the logistics platform is located a 20-minute walk from Orcasitas train station.

Thanks to the provision of facilities for sustainable vehicles and connections to public transport, OAXIS users can reach different parts of Madrid in a maximum of 20-30 minutes.

# Strategically connected around the city center

 **Puerta Del Sol**  
Distance: 9 km  
19 minutes

 **Airport**  
Distance: 25,6 km  
27 minutes

 **Atocha Station**  
Distance: 11 km  
17 minutes

 **Colón Place**  
Distance 12 km  
21 minutes

 **Mercamadrid**  
Distance: 5,5 km  
6 minutes

 **Abroñigal Station**  
Distance: 9 km  
12 minutes



Points of interest	Kilometers
Puerta de Alcalá	11,3
Plaza de Cibeles	8
Plaza de España	11,3
Museo del Prado	8,7
Museo Reina Sofía	7,7
Parque del Retiro	8,4
Casa de Campo	13,8



Main roads	Kilometers
A-4	5,3
M-30	4,5
M-40	Direct access
M-50	11
A-42	0,7



Metro stations	Kilometers
Ciudad de los Ángeles	1,6
Villaverde Bajo-Cruce	2,3
San Fermín-Orcasur	2,2
Villaverde Alto	2,9



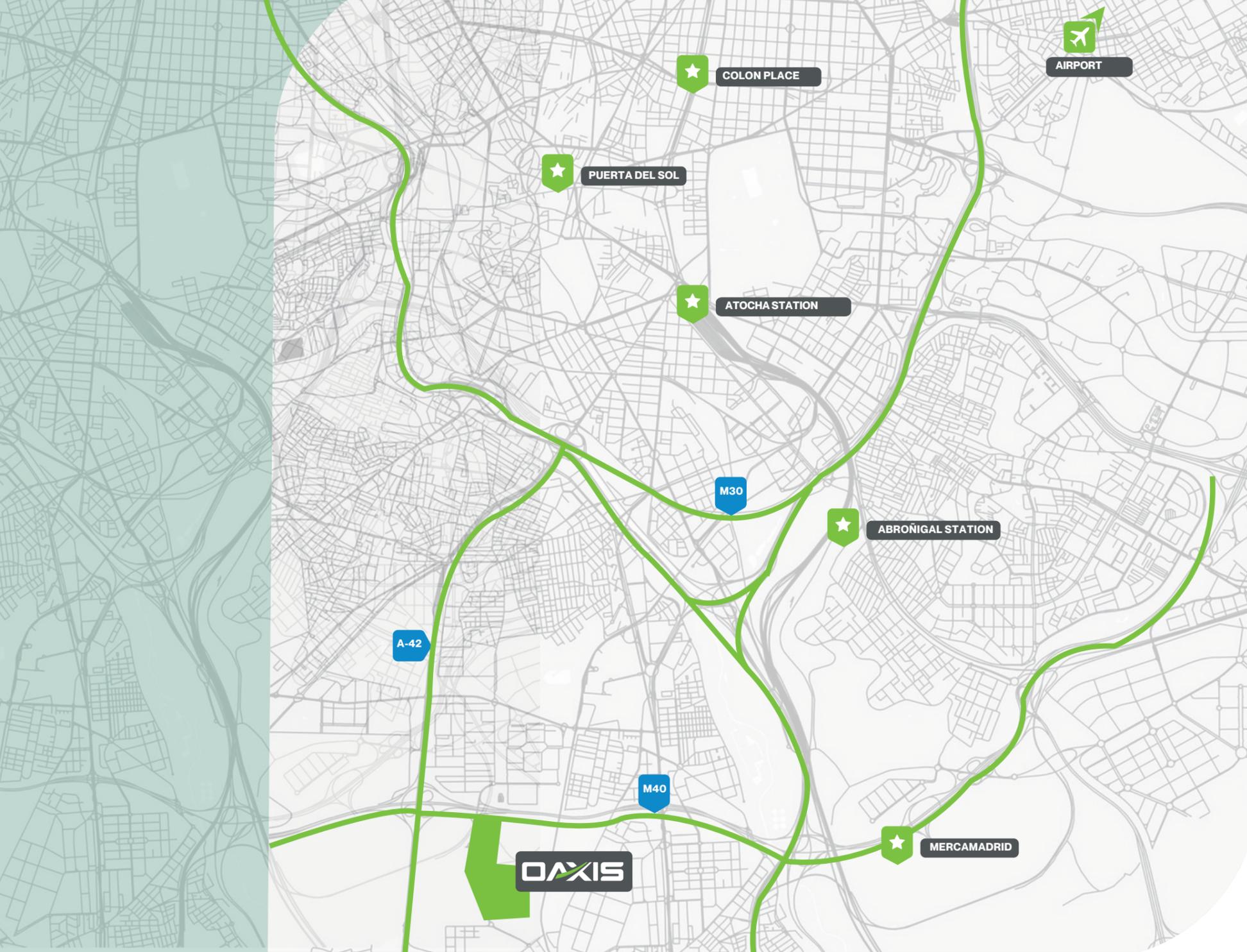
Train stations	Kilometers
Chamartín	16,4
Atocha	8,1
Abroñigal	6,3
Orcasitas	1
Puente Alcocer Villaverde	1,5
Alto Villaverde Bajo	3,4
	6,1



Airports	Kilometers
Madrid-Barajas	21,4



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



# Job creation

OAXIS: an opportunity for employment in Villaverde

	Villaverde	Usera	Getafe	Leganés
Population 	154.808	142.454	183.219	186.660
Middle Ages 	42,1	42,1	42,47	44,35
Population Density 	7.421 inh/km2	18.476 inh/km2	2.337 inh/km2	4.331 inh/km2
Foreign Population 	21,8%	24,6%	15,69%	15,34%
Revenue 	26.950€	26.000€	30.850€	29.950€
Unemployment Rate 	13,9%	13,15%	8,56%	9,09%
Industrial flooring 	28%	10%	25%	23%

Thanks to its state-of-the-art facilities in the logistics market, OAXIS has the capacity to become a magnet for capillary distribution and e-commerce. Below, we explain why it has such a positive impact on employability in an environment with an above-average unemployment rate.



## Committed to environmental, social, and governance standards

In line with GLP Global's vision, we strive to achieve excellence in social responsibility, environmental protection, and governance in every project. Our common challenge is to reduce and reverse the impact of our activities on the environment.

In this context, GLP's OAXIS project stands out as a sustainable initiative that cares for the environment, uses environmentally friendly materials, and has externally audited sustainability certifications.



Climate Stability



Urban Waste Management



Natural Springs



Anti-Bribery and Anti-Corruption Policies



Green areas with native species that consume little water



Risk Management



Diversity



Human Capital Management



Health and Safety



Transparency

# Sustainability

In a context where caring for the environment is more necessary than ever, GLP conceives OAXIS as a fully sustainable project that protects the environment and, since its construction, has been designed and built using environmentally friendly materials. The project also has a series of sustainability certifications that attest to this fact by external auditors.



## BREEAM Excellent

BREEAM Excellent certification is an international method developed by the UK organization BRE Global that allows us to measure the degree of environmental sustainability in buildings.



## BREEAM ES Urbanismo

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

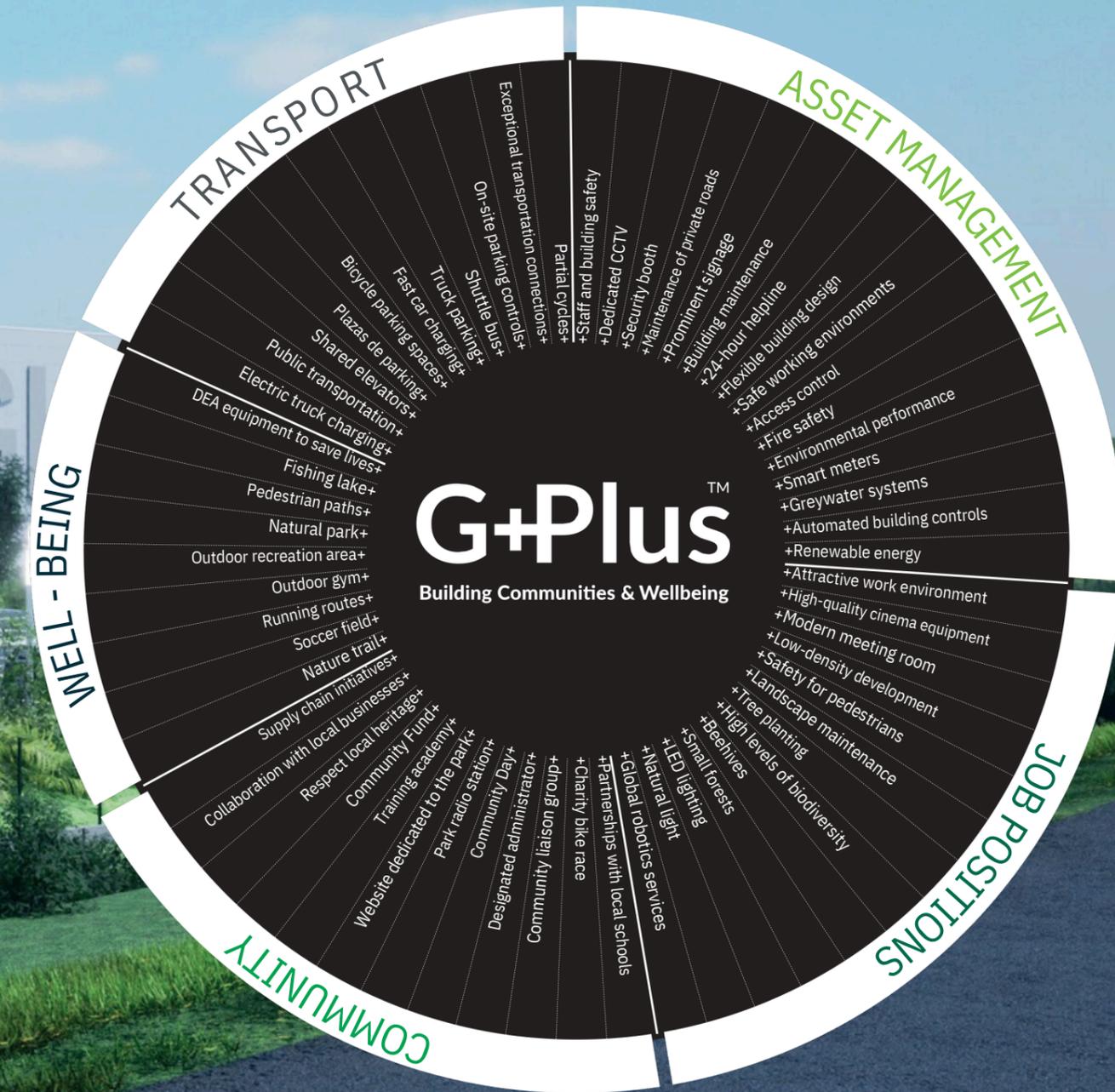


## Solar energy production

To achieve the sustainability objectives set and required by BREEAM Excellent certification, OAXIS has a large area of photovoltaic panels installed to promote and use renewable energy. The aim is to use these photovoltaic panels to produce energy for the tenants' own consumption.

G-Plus

# We are more than just a logistics park



# Services and facilities throughout the park

## OAXIS ecosystem services and facilities

### G+Plus Building Communities & Wellbeing



Supply chain initiatives



Exceptional transport connections



Outdoor recreation area



Academic background



Running routes



Green areas



Safe working environments



Well-maintained buildings



Designated administrator



Electric vehicle fast charging stations



Nature trail



24-hour support telephone number



Personnel and building security



Collaboration with local schools



Automated building controls



App carsharing



High levels of biodiversity



Walking trails



Attractive work environment



Tree planting



Public transportation



Smart meters



Renewable energy



Pedestrian safety



Maintenance of landscaped areas



Bike lane

# Plan and specifications

OAXIS has a buildable area of at least 169,767 m<sup>2</sup>. The 273,095 m<sup>2</sup> plot will be developed in phases, accommodating both risk projects and turnkey projects. All buildings in this project have separate access points for private vehicles and trucks, and all offices have secure access from the parking area without interfering with the maneuvering area for heavy vehicles.



M-40  
A-42 y A-4



Villaverde,  
Madrid



Public  
transportation  
connection



Plot area  
273,095 m<sup>2</sup>



TOTAL  
GLA  
169.767 m<sup>2</sup>

## Surfaces

### BUILDING 1

#### LEASED

BUILDING 2	Warehouse	Offices	Mezzanine
Module 1	12.503,46 m <sup>2</sup>	789,50 m <sup>2</sup>	1.805,70 m <sup>2</sup>
Module 2	8.718,36 m <sup>2</sup>	789,50 m <sup>2</sup>	1.202,20 m <sup>2</sup>

BUILDING 3	Warehouse	Offices	Mezzanine
Module 1	3.959 m <sup>2</sup>	291,4 m <sup>2</sup>	532,41 m <sup>2</sup>
Module 2	4.347 m <sup>2</sup>	288,8 m <sup>2</sup>	597,74 m <sup>2</sup>
Module 3	4.347,9 m <sup>2</sup>	288,8 m <sup>2</sup>	597,74 m <sup>2</sup>
Module 4	4.347,9 m <sup>2</sup>	288,8 m <sup>2</sup>	597,74 m <sup>2</sup>
Module 5	4.104,8 m <sup>2</sup>	288,8 m <sup>2</sup>	533,72 m <sup>2</sup>

### BUILDING 4

#### BTS LAND

### BUILDING 5

#### BTS LAND

### BUILDING 6

#### BTS LAND

### BUILDING 7

#### BTS LAND

### BUILDING 8

#### BTS LAND

### COMMON AREAS

Security booth	53,92 m <sup>2</sup>
PCI Room	403,20 m <sup>2</sup>

## Features



Clear height  
11.75 m



Structure  
28.25 x 11.5 m



Modulation  
capability



Spring ratio  
1.6/1000 m<sup>2</sup>



Level access  
availability



Security  
Booth



1 parking space for  
every 120 m<sup>2</sup> of floor space



Parking  
availability  
for bicycles



Pre-installation  
of CCTV system



PCI Room  
Medium risk 5



FWS tank



Availability of  
electrical power



Photovoltaic power  
232 kW



ESG certification  
BREEAM Excellent

- Facade: PIR BS2d0 sandwich panels with a minimum thickness of 60 mm and a density of 40 kg/m<sup>3</sup>
- Roof: DECK PIR ALK 60 mm type and 1.2 mm TOP sheet
- Exterior cladding: galvanized steel micro-perforated
- Interior floors: 18 cm thick without joints
- Floor resistance: 8Tn point load; 5Tn/m<sup>2</sup>
- Offices with false ceiling and raised access floor

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