

MAGNA PARK TAURO BUILDING 3 ILLESCAS (TOLEDO)



Illescas (Toledo)



Maximum storage height:
12.20m



GLA:
35.126 m²



AVAILABLE

MAGNA PARK TAURO

FLEXIBILITY AND STATE-OF-THE-ART DESIGN

Located in a state-of-the-art sustainable logistics park, built on a single 28.6-hectare plot, the 35,126 square meters of Building 3 of the Magna Park Tauro complex rise above the Illescas skyline.

Located in the south of Madrid, right on the A-42 motorway, this location is exceptional for national and international distribution.

In line with GLP's global strategy, this platform has photovoltaic installations, environmental measures, and features that promote user comfort and productivity.

The latest addition to the Magna Park Tauro site, a space that allows for multiple layout combinations tailored to customer needs without the need for urban modifications, joins the already established 98,000-square-meter adjacent project that GLP manages in the region.



Strategic location

Located in the largest logistics hub in Illescas, at Km 32 with direct access to the A-42.



Qualified staff

Availability of qualified personnel in the immediate vicinity.



High quality

- ✓ Seamless flooring
- ✓ 8-ton shelving
- ✓ Consumption management system
- ✓ Optimized insulation
- ✓ Raised access flooring in offices
- ✓ Wellbeing initiatives



ESG

Recovery of degraded industrial areas without land consumption, in line with ESG initiatives.

LOCATION OF COMPANIES IN THE AREA

Magna Park Tauro is located in the municipality of Illescas (Toledo).

Strategic location
A-42, Km 32
45,200 Illescas (Toledo)



LOCATION ACCESS AND DISTANCES



Distances

- 32 km (35 min) from Madrid
- 40 km (32 min) from the airport Madrid-Barajas Adolfo Suarez
- 366 km or 3 h 45 min from Valencia
- 648 km or 6 h 30 min from Barcelona
- 340 km or 3 h 30 min from Zaragoza

Access

Two direct access points to the A-42 highway and connection to the AP-41 motorway, the R-4 radial road, and the CM-41 and CM-43 highways.

A-42 Direct access

A-4 19 km or 18 min

A-2 40 km or 30 min

M-50 17 km or 12 min

M-40 27 km or 20 min

WHY CHOOSE MAGNA PARK TAURO



Flexible and premium facilities

The project is designed to adapt to any type of logistics and transport given its size and urban characteristics, with quality standards above the market average.

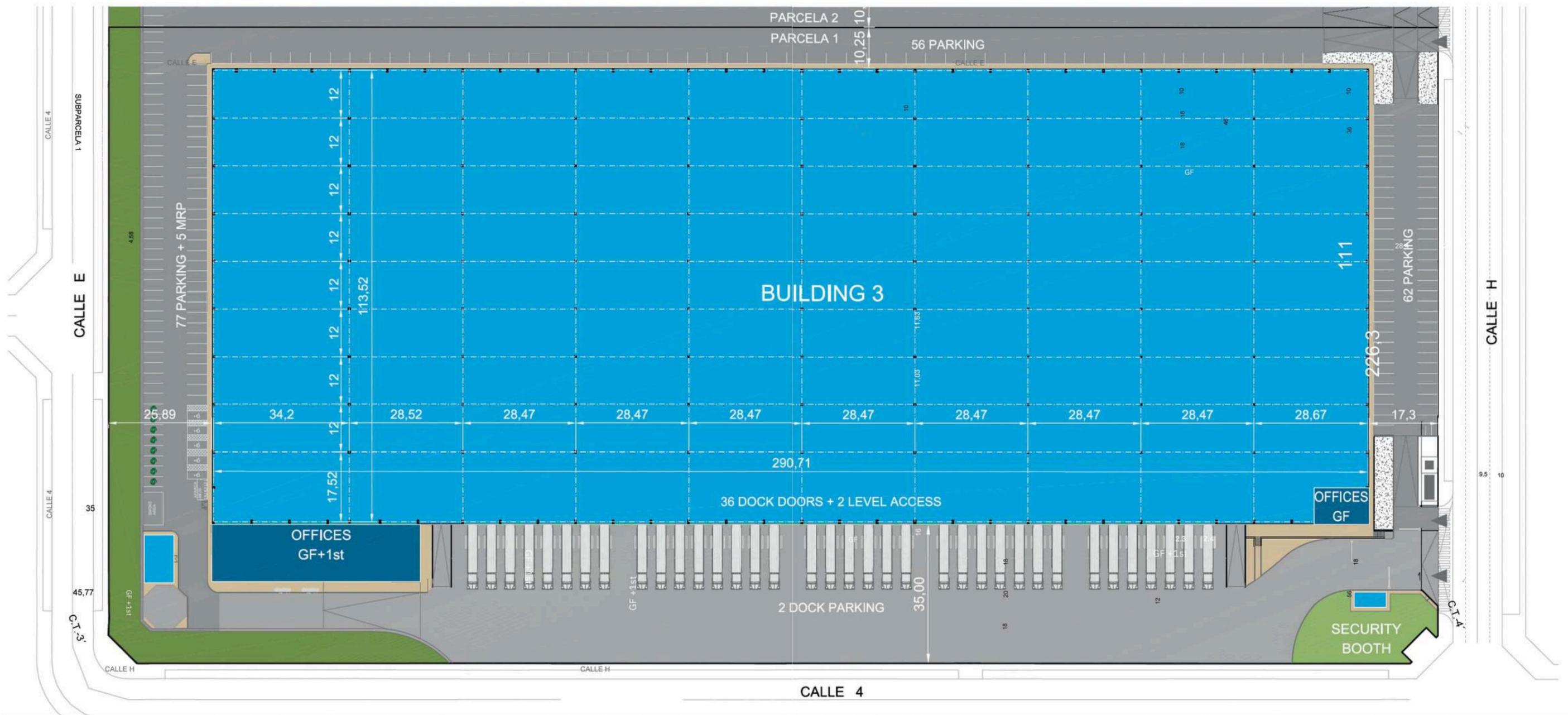
Sustainability as standard

The facilities incorporate the BREEAM Very Good environmental certification at no additional cost and are equipped with numerous features related to sustainability and wellness.

Strategic location

Located in an exceptional location for large-capacity warehouses and for distribution to anywhere on the peninsula.

MAGNA PARK TAURO



High quality 35,126 m²

Warehouse	33.365 m ²
Offices	1.641 m ²
Technical areas	90 m ²
Security guardhouse	30 m ²

TECHNICAL DATA

Structure	Precast concrete
Structural framework	28x12 m
Shipping area	Minimum 16 m free
Rack foot resistance	8tn on 16x12 cm plate with jointless base
Maximum storage height	12,20 m
Isolation	2.63 m ² Type K/W
Front	Sandwich-type metal panel with PIR insulation (50 mm). GLP finish.

Electrical power	Excess capacity available for Modern Logistics
Spray heads	ESFR K25
Sprinkler regulations	NFPA 20
Risk	Medium 5, RD 2267/2004
LED lighting	In warehouses, offices, and outdoor areas (including presence detectors)
Technical floor	In offices
Cover	Deck (PIR+TPO)

BMS system	Allowing on-site or remote consumption monitoring
Fencing	Interior between projects
Siphon system	Primary and emergency
Car parking	200
Loading docks	36
ESG	Various initiatives included
Environmental certification	BREEAM Very Good

EXCELLENCE IN SUSTAINABILITY



At GLP, we are committed to making sustainability a core part of our business in order to build a cleaner future. We work according to our high ESG sustainability standards to build businesses and invest responsibly, develop and manage sustainable assets, seek ways to improve efficiency and increase value, govern with ethics and transparency, and promote well-being. Enhancing the value of existing urbanized land, so that no natural land is consumed.

ABOUT GLP

GLP is a world-leading company in the construction, ownership, development, and operation of logistics real estate, data centers, renewable energy, and related technologies. GLP's deep experience and operational expertise enable it to build and expand 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 \$125 billion in assets under management as of December 31, 2022, is the exclusive investment and asset manager of GLP. We are committed to a wide range of environmental, social, and governance (ESG) commitments that elevate our business, protect the interests of our stakeholders, support our employees and customers, and improve our local communities.

Our European operating portfolio consists of over 8.5 million square meters in strategic logistics markets, leased to blue-chip customers such as Amazon, DHL, and XPO Logistics. In addition, GLP Europe has a prime land bank that allows for the development of an additional 3.8 million square meters.



8.5 million square meters of operating portfolio



Leaders in Innovation



Leaders in the European and global market



Award-winning projects



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