



Marq Logistics Getafe 2

Madrid, Los Gavilanes Industrial Park



15,933 sqm
Available space



12.20 metres
Maximum storage height



BREEAM Certified
Excellent



Available



A logistics hub on the rise

Prime location

Strategically located within Los Gavilanes Industrial Park, the asset offers direct access to the A-4 motorway and is situated only 20 km from Madrid city centre (Kilometre 0). The development benefits from outstanding connectivity to the capital's primary transport corridors, with the M-50 just 1.9 km away, the M-45 at 11.2 km, the M-40 at 11.5 km and the M-30 at 16 km.

With a gross leasable area of 15,933 sqm, this excellent connectivity to the main road axes, together with its outstanding accessibility, makes this building a strategic solution for any logistics operation.

Building features

The building is Type C, designed to accommodate a single occupier, which guarantees exclusive use. In addition, the property carries a medium fire-risk rating of level 5, ensuring an environment with appropriate safety measures in place.

Designed to the highest quality standards, it incorporates ESG criteria and offers wellbeing-oriented spaces. This modern, efficient and sustainable environment makes Marq Logistics Getafe II an ideal choice for companies seeking a strategic location and a space tailored to today's logistics requirements.





Why choose

Marq Logistics Getafe 2



Location

Getafe is positioned as a prime logistics location with fast access to Madrid for e-commerce and distribution. Beyond this, it is worth highlighting that quick access to the M-40 and M-50 facilitates regional distribution. With key distances such as 23 km to Barajas Airport and 20 km to Puerta del Sol, it offers strategic connectivity for last-mile logistics operations and national distribution.



Visibility

With its façade facing the A-4 and the M-50, this scheme is synonymous not only with accessibility but also with visibility from one of Spain's principal arterial routes.



Modern infrastructure

This warehouse unit is located within a well-established industrial park, notable for the quality of its infrastructure and its excellent connections. Public transport access is available via the PI-2 line, which connects directly to Getafe Central.



Environment

The facilities hold BREEAM Excellent certification, an internationally recognised standard that endorses their high sustainability performance.



Labour availability at Marq Logistics Getafe 2



189,900
inhabitants



€30,000
Average annual household
income



More than 70
logistics companies



8.51%
Getafe unemployment rate

Marq Logistics Getafe 2

Excellence in sustainability

At Marq Logistics, we are committed to making sustainability a core element of our business as we work towards a cleaner future. We follow high ESG standards to build and invest responsibly; develop and manage sustainable assets; continuously improve efficiency and create long-term value; operate with integrity and transparency; and promote the wellbeing of our employees.





Energy use monitoring

The BMS system allows occupiers to proactively manage their energy consumption through an online control dashboard.



Exceeding the requirements

We apply construction standards above the market average. The façades feature excellent thermal insulation, and the floor-flatness tolerances comply with the FM2 (TR34) standards. A high-strength floor slab is also included (5 t/sqm UDL and 7.5 t point load), ensuring the durability of the property.



Recycled materials

The scheme incorporates recycled construction materials, ensuring a lower environmental impact. In addition, a life-cycle assessment (LCA) has been carried out to evaluate its efficiency.



Operational improvements

We use high-quality materials and incorporate sustainable initiatives, such as LED lighting, energy management systems (BMS) and readiness for renewable energy, which add value and contribute to savings in operating costs.



Optimising the use of natural light

Optimising natural light not only contributes to energy efficiency but also improves employee wellbeing, creating a healthier and more productive working environment.

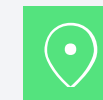


Reducing water use

Reduced water consumption through low-flow sanitary fittings (taps, WCs and showers).

Marq Logistics Getafe 2

Location and strategic connections



Points of interest



Mercamadrid

Distance 13 km
14 minutes



Plaza de Colón

Distance 19.8 km
19 minutes



Airport

Distance 23 km
20 minutes



Atocha Station

Distance 16.9 km
41 minutes



Puerta del Sol

Distance 20 km
26 minutes



Pi2 Bus line

Getafe Central to Los
Gavilanes Industrial Park
25 minutes



Location of companies in the area

Other points of interest

	
Cibeles Fountain	19 km
Prado Museum	18.5 km
Reina Sofía Museum	18.4 km
El Retiro Park	25 km

Access routes

	
M-50	1.9 km
M-45	11.2 km
M-40	11.5 KM
M-30	16 KM



Available space

and technical specifications

 **29,827 sqm**
Plot

 **15,933 sqm**
GLA

Building

Warehouse	14,710 sqm
Offices	137 sqm
Mezzanine	980 sqm

Common areas

Security gatehouse	20 sqm
Fire-protection (PCI) room	85 sqm
FWS tank	64 sqm

Technical data

Structure	Precast, white in colour, except for the purlins
Façade	Precast concrete panel (H-30 concrete), 20 cm thick, with internal insulation, tied to the structure.
Roof	Ribbed profiled sheet with a minimum thickness of 0.70 mm, galvanised steel, lacquered on the underside with a thermosetting resin in white. 1.2 mm TPO membrane.
Internal floor slab	8 cm thick, jointless.
External floor slab	18 cm
Floor loading capacity	7.5 tonnes (on a 16 × 12 cm bearing plate)

 **11.70 m**
Clear height

 **11.40 x 25 m**
Structural grid (except for the end bays, at 24.55)

 **15 Loading**
Docks

 **1 Ground-level**
Access door

 **127 Car**
Parking spaces

 **5 Van**
Parking spaces

 **17 HGV**
Parking spaces

 **4 EV chargers**
For light vehicles

 **Security**
Gatehouse

 **PCI Room**
Medium fire risk, level 5

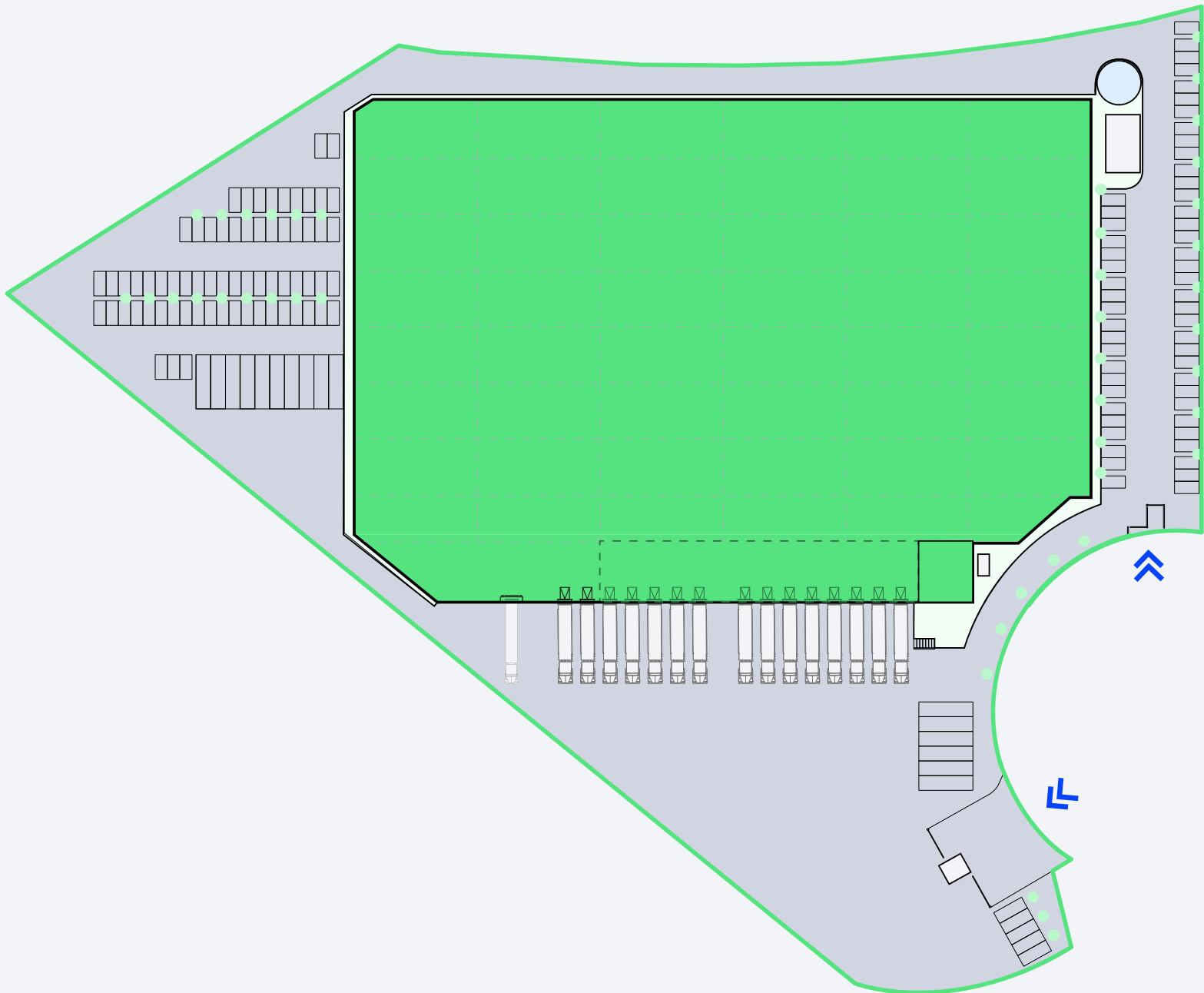
 **FWS tank**

 **CCTV System**
Pre-installation

 **1,000 kW**
Electrical power supply

 **159 kW**
Photovoltaic capacity

 **BREEAM**
Excellent



ESG

Our measures

Environment (E)



Climate stability



Municipal waste management



Natural sources



Green areas with native, low-water-consumption species

Social (S)



Diversity



Health and safety



Anti-bribery and anti-corruption policies

Governance (G)



Risk management



Human capital management



Transparency



Marq Logistics Getafe 2 Highlights



159 kW photovoltaic
installation capacity



EV charging
bays for electric
vehicles



Bicycle parking



Water fountains



Natural lighting
throughout the
warehouse



Dual-flush cisterns



Low-flow taps



LCA (life-cycle
assessment)



BREEAM Excellent
Certified

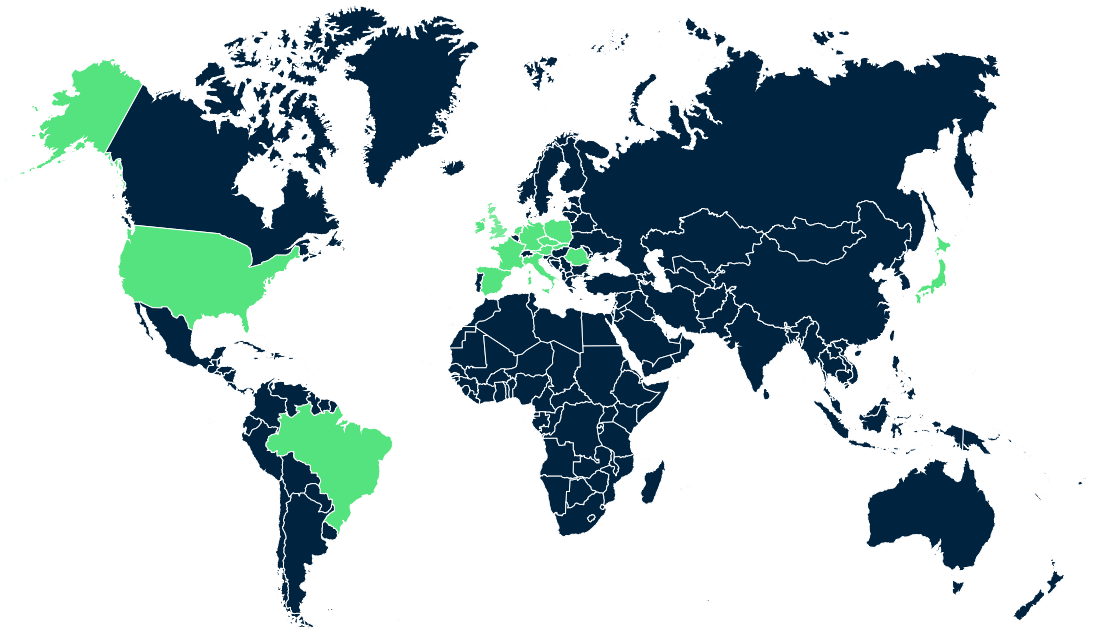


Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and management of modern logistics facilities and manages a portfolio of approximately 2,000 properties totalling more than 645 million square metres. With a mission to deliver institutional-quality logistics facilities and a consistently excellent experience to customers worldwide, Marq Logistics' highly specialised and committed team brings a powerful combination of global reach and local expertise.

Find out more about Marq Logistics and view our current properties at marqlogistics.com





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