



Marq Logistics Pinto

Madrid, Sector 5 Industrial Park



18,906 sqm
Available space



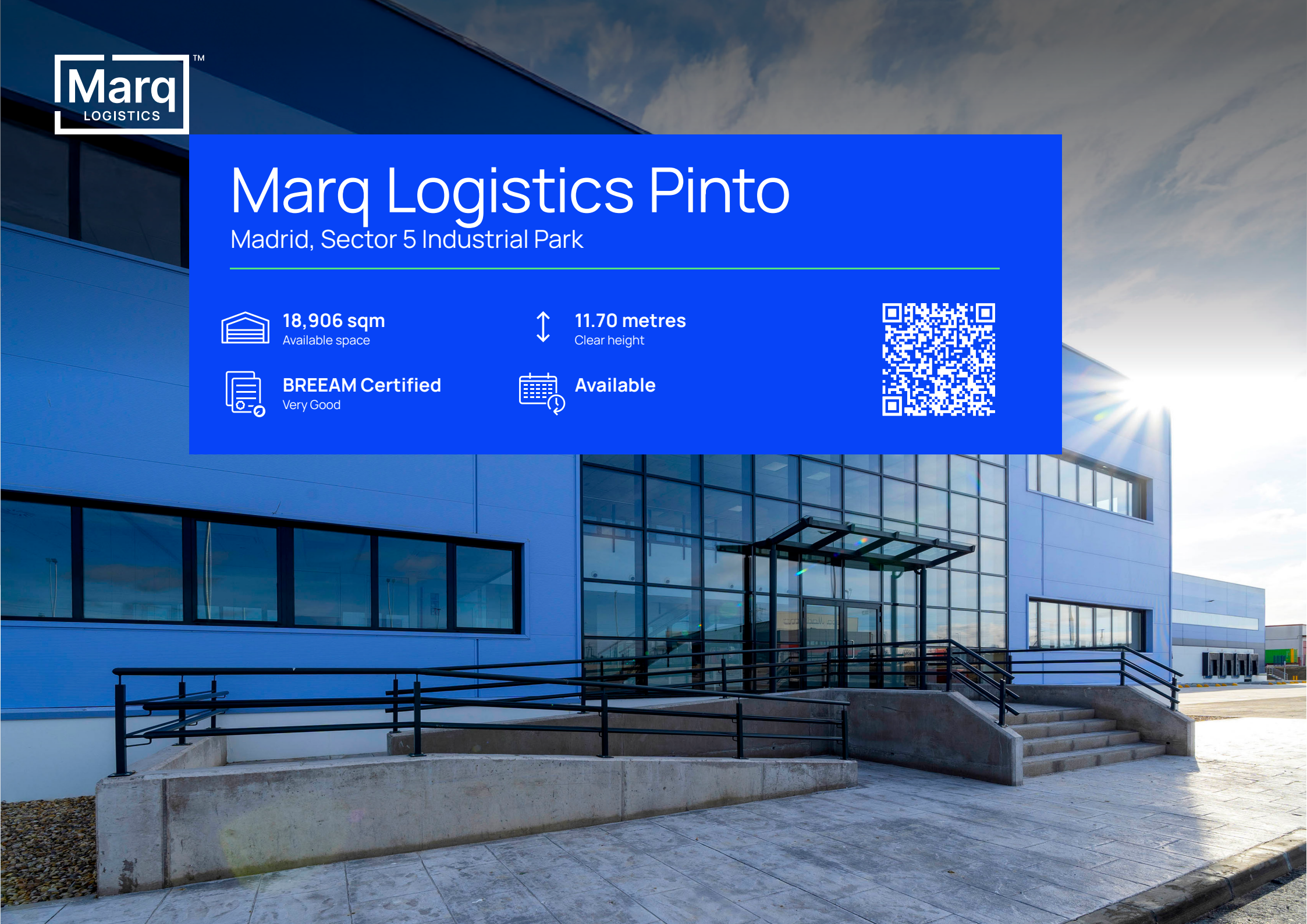
11.70 metres
Clear height



BREEAM Certified
Very Good



Available



Bespoke design

for every logistics requirement

An innovative logistics platform of 18,906 sqm, built on a speculative basis on a 42,157 sqm plot.

Strategically located just 22 kilometres from the centre of Madrid, the warehouse unit allows for a flexible layout tailored to last-mile distribution, e-commerce, cold-chain logistics and large-scale distribution companies.

Strategic location

Located in Pinto, close to the access points to the main motorways and radial ring roads: A-42, A-4, R-4, M-506 and M-50.

Skilled workforce

Availability of a skilled workforce in the immediate area.

High quality

Quality standards above the market average, with a structure optimised for aisle layouts, high-strength floor slabs and floor flatness, and a triple rainwater drainage system.

Fully fitted-out offices

Equipped with numerous features relating to sustainability and wellness.

 18,906 sqm Floor area	 11.70 metres Clear height	 22 Loading docks	 800 kVA Electrical power supply	 Medium fire risk, level 5	 1 Ground-level access door
 239 Car parking spaces	 63 Bicycle parking spaces	 9 HGV parking spaces	 CCTV System pre-installation	 BREEAM Very Good	 Fitted-out offices





Marq Logistics Pinto

Location, access and distances

The warehouse unit is located to the south of Madrid, in a well-established logistics area with full amenities, with access to the A-4 and A-42 public motorways and to Madrid's M-50 and M-45 ring roads.

Why choose Marq Logistics Pinto

Operational Efficiency

Designed to support modern logistics and transport operations, the development offers excellent operational efficiency, with a site coverage ratio of less than 50%. This enables generous manoeuvring areas together with ample on-site parking for both passenger vehicles and HGV trailers.

Strategic location

A scheme located in an exceptional setting for e-commerce and last-mile operations.

Sustainability as standard

The facilities incorporate BREEAM Very Good environmental certification at no additional cost.

Leadership

Marq Logistics is a leader in the development and investment of next-generation logistics warehouses.



Location of companies in the area





Distances



Madrid city centre



22 km

Madrid-Barajas Airport

37 km



Access routes



A-42 motorway

5.4 km

7 min

A-4 motorway (E-90)

5.8 km

6 min

R-4 radial toll road

2.6 km

5 min

M-506

1.3 km

2 min

M-50

5.9 km

7 min



Available space

and technical specifications

 **42,159 sqm**
Plot

 **18,906 sqm**
GLA

Building

Warehouse	17,595 sqm
Offices	1,211 sqm
Site coverage	43.48 %

Common areas

Security gatehouse	14.70 sqm
Fire-protection (PCI) room	84 sqm

Technical data

Structure	Precast concrete
Rack base load capacity	8 t over a 16 x 12 cm plate. Jointless slab
Roof	1.2% pitch
Type	DECK with TPO membrane
Insulation	2.63 m ² K/W
Façade	Metal sandwich panel with PIR-type insulation (50 mm)
Sprinkler heads	ESFR K25
Sprinkler standard	NFPA 20
BMS system	With on-site or remote consumption monitoring

 **11.70 m**
Clear height

 **11.80 x 28.5 m**
Structural grid

 **5 t/sqm**
Slab load capacity

 **22 Loading**
Docks

 **1 Ground-level**
Access door

 **239 Car**
Parking spaces

 **63 Bicycle**
Parking spaces

 **9 HGV**
Parking spaces

 **LED lighting**
In offices, external areas and warehouse

 **Security**
Gatehouse

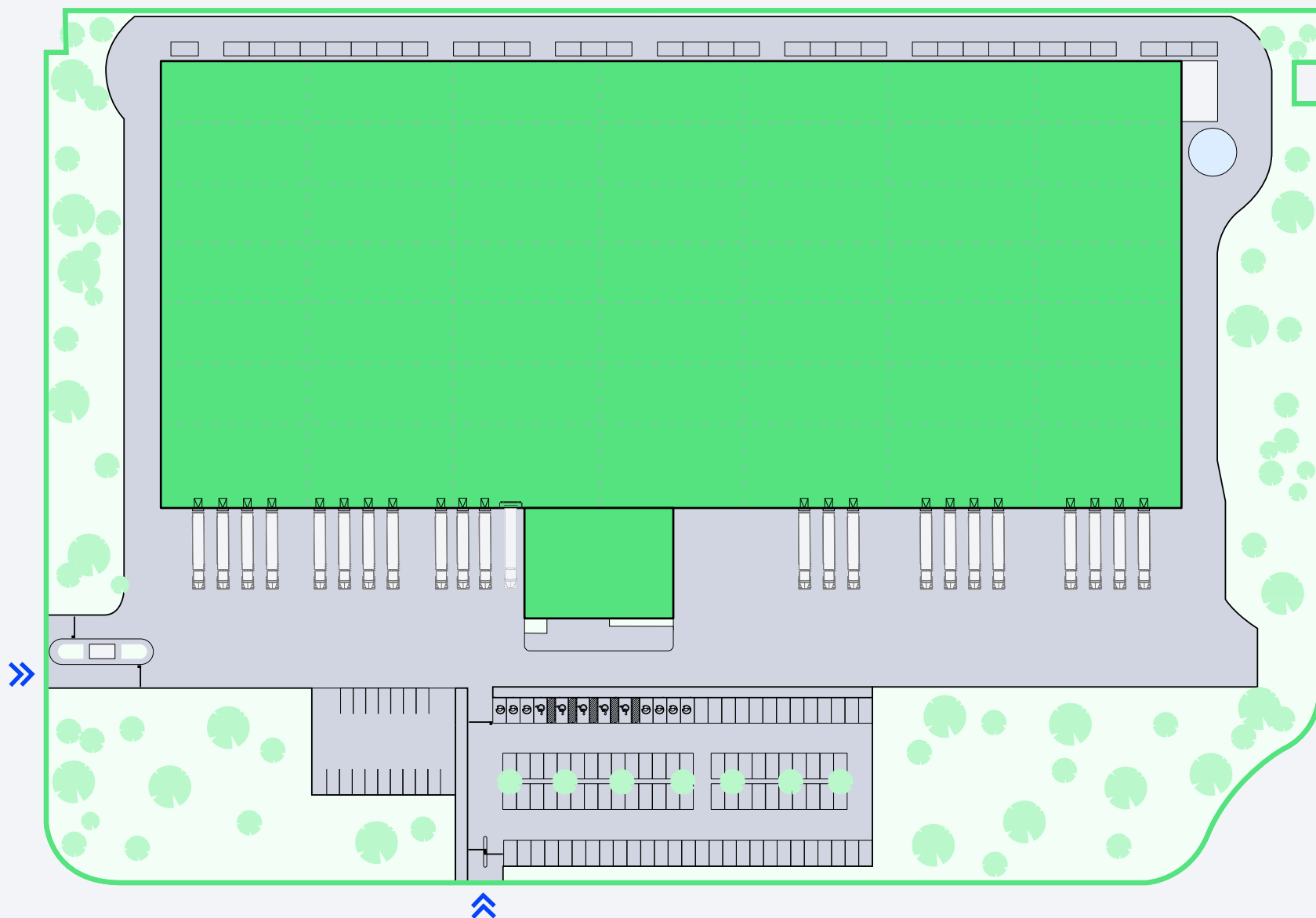
 **PCI Room**
Medium fire risk, level 5

 **FWS Tank**

 **CCTV System**
Pre-installation

 **800 kW**
Electrical power supply

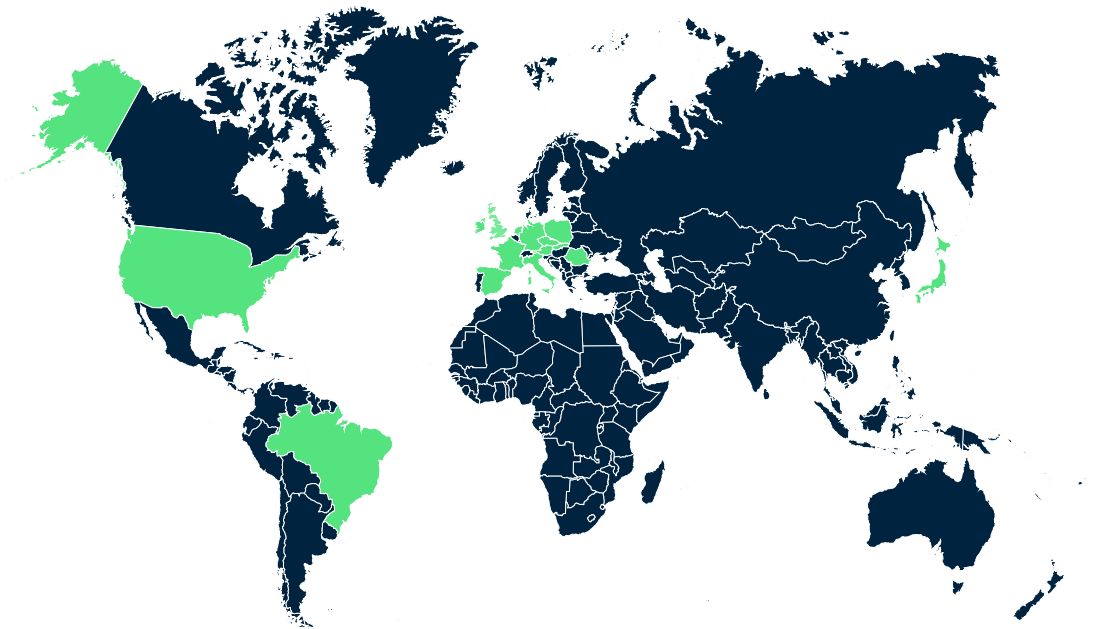
 **BREEAM**
Very Good





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.

A long-exposure photograph of a night scene. On the left, a modern building with a dark, textured facade is partially visible, with some interior lights glowing. In the foreground, a dark asphalt road stretches across the frame, showing horizontal light trails from passing vehicles, primarily in shades of orange and red. A low concrete curb separates the road from a grassy area. In the background, a dark landscape is silhouetted against the night sky, with a few distant lights and a small, bright, multi-colored light artifact resembling a rainbow or lens flare on the right side. The sky is a deep, dark blue-black.





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If you would like any further information about the building, or to arrange a meeting, please contact:

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The Savills logo, consisting of the word "savills" in a white, lowercase, sans-serif font, centered within a solid blue square.

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