

Marq Logistics Magna Park Villaverde 3

Madrid, Villaverde



25,456 sqm
Available space



11.65 metres
Clear height



BREEAM Certified
Excellent



Available
Q1 2027



Strategically located

in the heart of the city

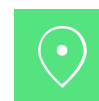
Building 3 at Oasis comprises 25,455.96 sqm of gross lettable area. It forms part of an emblematic project representing the highest expression of urban last-mile logistics: a total gross lettable area of 169,767 sqm on a plot of 273,095 sqm, just a few kilometres from Madrid's city centre.

Building 3 offers flexible modular spaces with size adaptability, divisible into 5 modules, designed for operators requiring a presence in the capital with maximum proximity to end consumers. A facility providing the market with high-quality logistics solutions in one of Madrid's most strategic and sought-after locations.

Oasis is located 9 km from Puerta del Sol, less than 5 minutes by car. It benefits from excellent accessibility thanks to its proximity to the M-40, A-42 and A-4 motorways. It also has various connections with public transport serving the entire city of Madrid.

Sustainable innovation. Oasis holds BREEAM ES Communities certification, which endorses the park's development, whilst each of its buildings is certified BREEAM Excellent. Designed to the highest construction standards, these facilities offer the flexibility needed to adapt to the different requirements of each client.





Points of interest



Mercamadrid	5.5 km	6 min.
Puerta del Sol	9 km	9 min.
Plaza de Colón	12 km	21 min.
Atocha Station	11 km	16 min.
Abroñigal Station	9 km	29 min.
Madrid-Barajas Airport	25.6 km	27 min.



Access routes

A-4	5.3 km
M-30	4.5 km
M-40	Direct access
M-50	11 km
A-42	0.7 km



Oaxis

Strategic location and connections



Distances

Mercamadrid	7.6 km	6 min.
Plaza de Cibeles	8 km	9 min.
Puerta del Sol	9.2 km	9 min.
Madrid-Barajas Airport	25.6 km	27 min.



Points of interest

Puerta de Alcalá	11.3 km
Plaza de España	11.3 km
Prado Museum	8.7 km
El Retiro Park	8.4 km
Casa de Campo	13.8 km



Connections

Railway stations

Chamartín	16.4 km
Orcasitas	1 km
Puente Alcocer	1.5 km
Villaverde Alto	3.4 km
Villaverde Bajo	6.1 km

Underground stations

Ciudad de los Ángeles	1.6 km
Villaverde Bajo-Cruce	2.3 km
San Fermín-Orcasur	2.2 km
Villaverde Alto	2.9 km

Bus routes

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

LATINA

MADRID CITY CENTRE

PUERTA DEL SOL

 Madrid-Barajas
Airport

M-30

ARABANCHEL

A-42 

A-4 

M-40



Marq Logistics Magna Park Villaverde

VILLAVERDE

Building 3

Available space and technical specifications

 **25,455,96 sqm**
GLA

Building 3 | Module 1 | 4,782.81 sqm

Warehouse	3,959.00 sqm
Offices	291.40 sqm
Mezzanine	532.41 sqm
Photovoltaic capacity	49.14 kW

Building 3 | Modules 2, 3 & 4 | 5,234.44 sqm

Warehouse	4,347.90 sqm
Offices	288.80 sqm
Mezzanine	597.74 sqm
Photovoltaic capacity	52.92 kW

Building 3 | Module 5 | 4,782.82 sqm

Warehouse	3,960.00 sqm
Offices	288.80 sqm
Mezzanine	533.72 sqm
Photovoltaic capacity	49.14 kW

Technical specifications

Façade	PIR BS2d0 sandwich panels, minimum 60 mm thickness and 40 kg/m³ density.
Roof	DECK PIR ALK system, 60 mm thickness with 1.2 mm top sheet.
External cladding	Micro-profiled galvanised steel cladding.
Warehouse floor slab	Jointless concrete floor slab, 18 cm thick.
Floor load capacity	8 tonnes point load; 5 tonnes/m² distributed load.
Offices	Suspended ceilings and raised access flooring..

 **11.65 m**
Clear height

 **11 x 23/28 m**
Structural grid

 **1/1,000 sqm**
Loading docks

 **Ground-level access**
1 ramp per user

 **Modular options**

 **Parking ratio**
1.5/100 sqm constructed

 **Bicycle parking**
Available

 **EV charging**
Available for light vehicles

 **High fire risk**
Level 8

 **Security**
Gatehouse

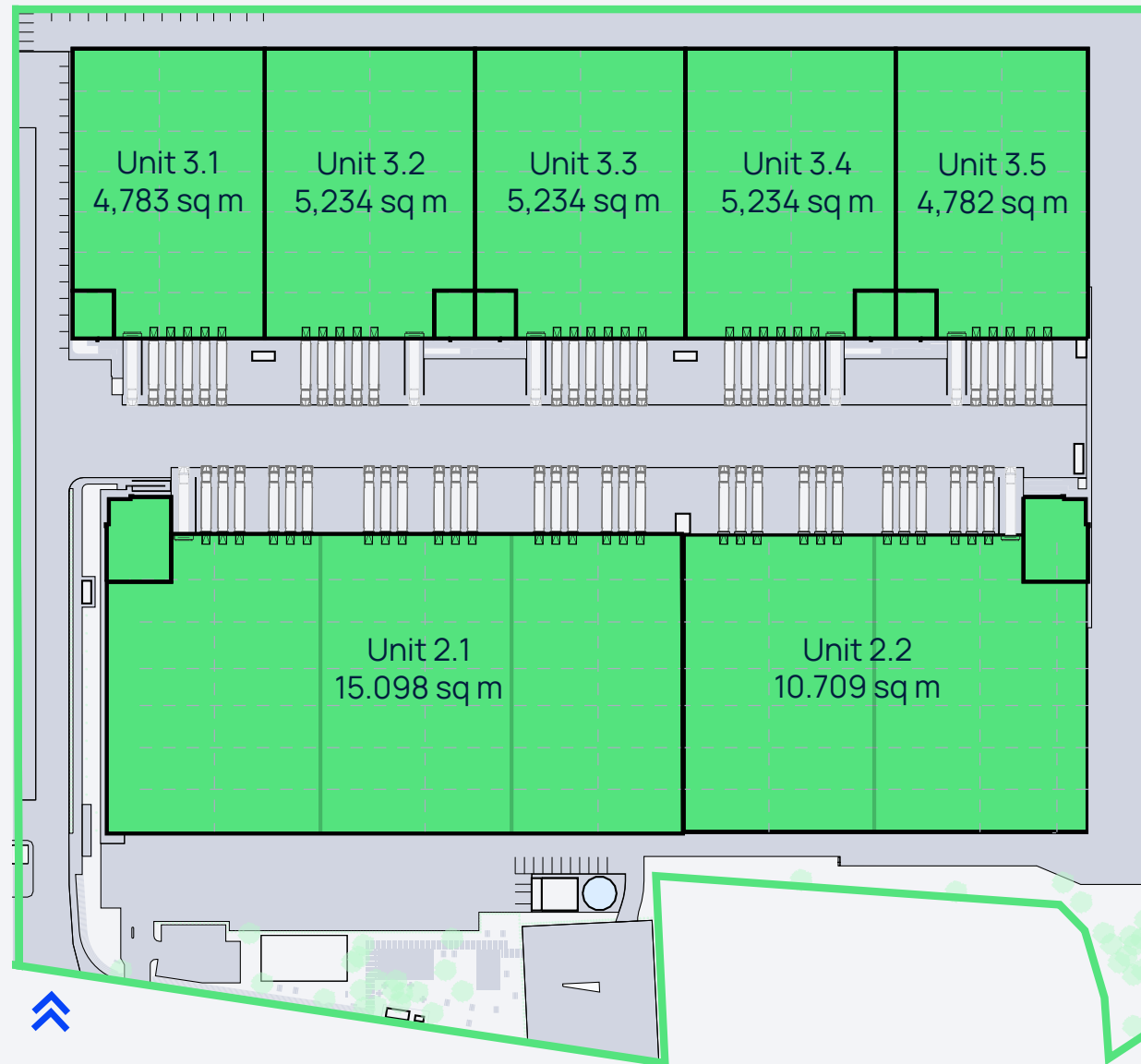
 **FWS tank**

 **CCTV system**
Pre-installation

 **Electrical power**
Available

 **257 kW**
Photovoltaic capacity

 **BREEAM**
Excellent



Designed

with wellbeing in mind

Aligned with Marq Logistics' vision, through each project we strive to achieve excellence in social responsibility, environmental protection and governance. Our collective goal is to reduce and reverse the environmental impact of our operations.

In this context, the Marq Logistics Oasis project stands out as a sustainable initiative that cares for the environment, uses respectful materials and holds externally audited sustainability certifications. In addition, it features extensive solar panel installations to promote and utilise renewable energy. The objective is to generate, through these solar panels, energy for self-consumption by tenants.



Supply chain initiatives



Excellent transport connections



Outdoor leisure area



Public transport



Electric vehicle charging points



Pedestrian safety



Pedestrian paths



Personnel and building security



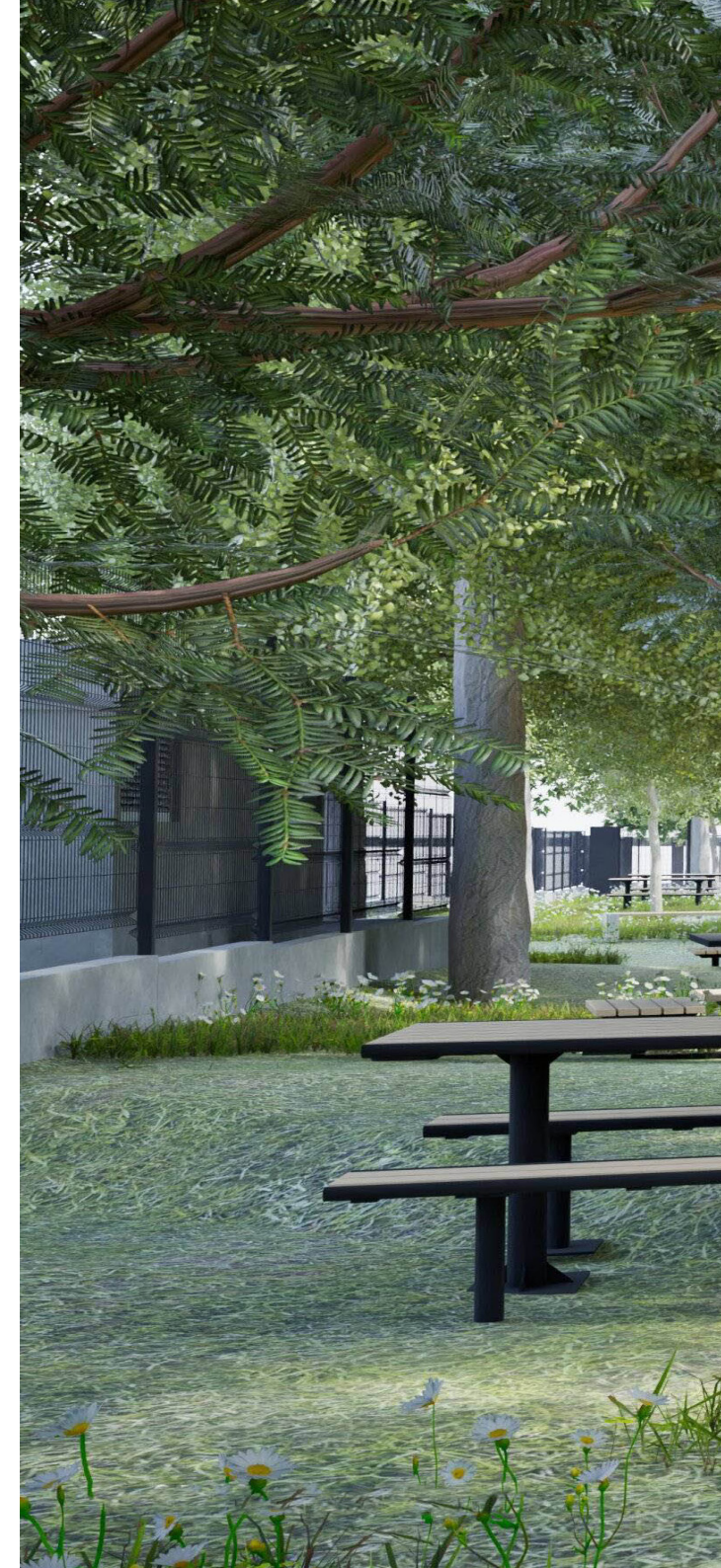
Green spaces



Running trails



Cycle path





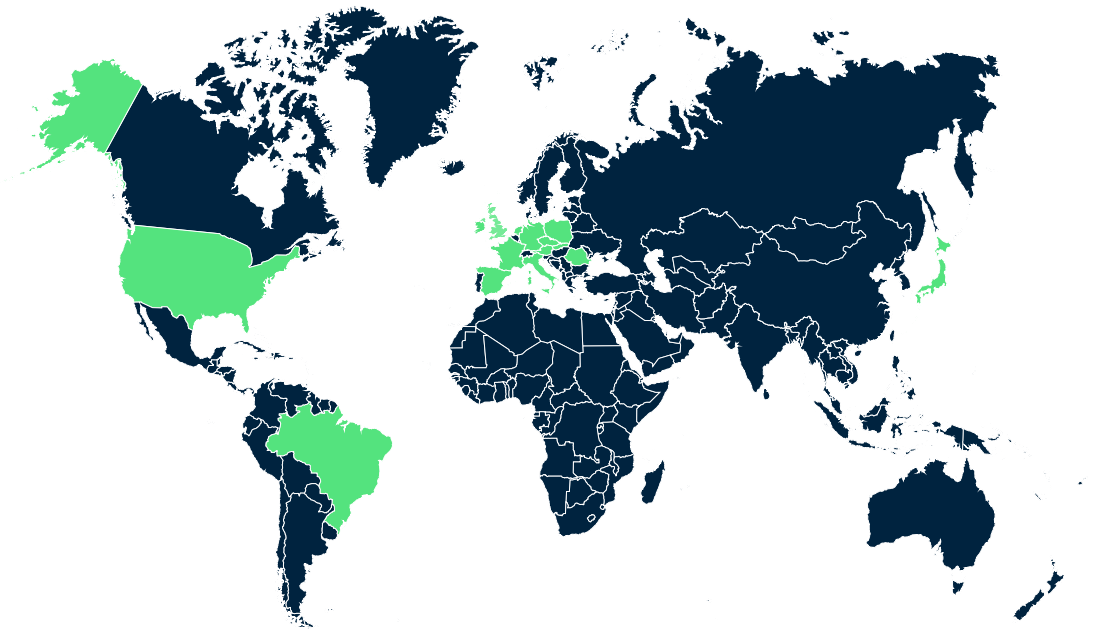


Proven track record

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





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



Óscar Heras

Managing Director, Real Estate

+34 91 903 11 81
oherasherreros@marqlogistics.com



Vasco Benito

Vice President, Real Estate

+34 618 219 659
vbenito@marqlogistics.com

Marq Logistics Spain

Edificio Eurosazor
Calle Serrano 57, Planta 2 - 28006 Madrid
marqlogistics.com



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

Pablo Fernández

Head of Industrial & Logistics Leasing Spain

+34 670 326 389

pablo.fernandez@jll.com



marqlogistics.com