



# Madrid - Illescas VI-VII

Madrid, Spain

**BUILDING SIZE:** 34,937 - 91,959 SM

**AVAILABILITY:** 34,937 - 91,959 SM



## PROPERTY SPECIFICATIONS

	Illescas VI	Illescas VIII
Land Area (Site Coverage)	56,756 SM (61.6%)	92,603 SM (61.6%)
Leasable Area	34,937 SM (2% office ratio)	57,022 SM (1% office ratio)
Clear Height	11 m	11 m
Truck Loading Doors	39	64
BREEAM / EPC	LEED Gold / EPC A	LEED Gold / EPC A
Floor Load	6T/PSM	6T/PSM
Fire Risk rating	5 (Medium Risk)	5 (Medium Risk)
Lighting	LED	LED

- Parking for 209 cars and 186 trucks (including indoor)
- Building operation can be independent or joint
- 100 kWp of solar installed in each building with optional extension per tenant's requirements
- 4.5% translucent roof and visibility from A-42 highway



A-41 and A-42 junction



Solar Panel on roofs

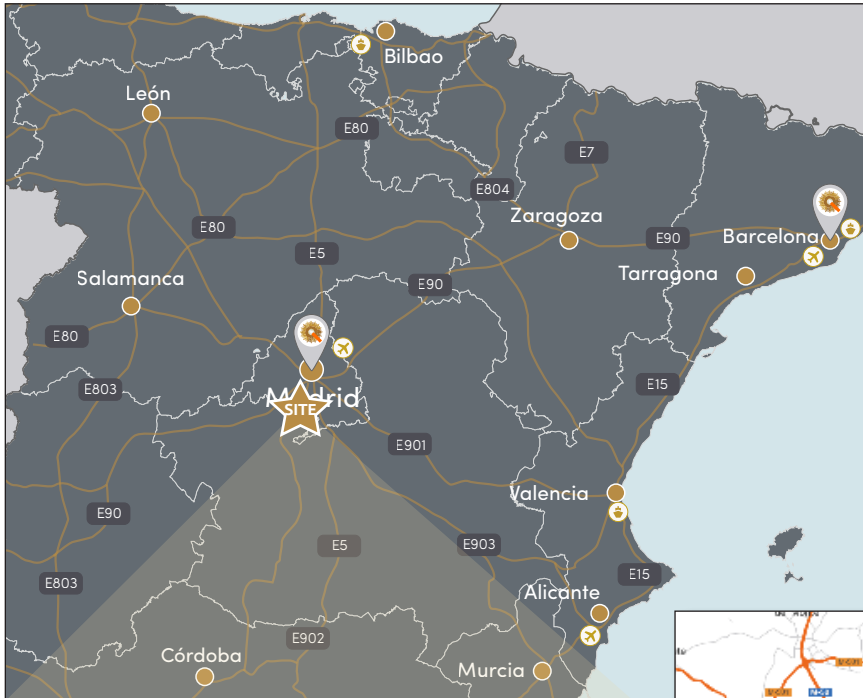


Madrid: 42 km



EPC A Rating

# MADRID, SPAIN



## LOCATION:

- » The site is located in Illescas, one of the
- » leading big box markets in Madrid and greater Spain. The property benefits from a direct access to the A-42, which connects the main motorways of the southern peninsular and its ports (A-5 and A-4) with Madrid and its ring roads (M-50, M-45, M-40 and M-30).



## DISTANCES:



- » A-42 Motorway: Adjacent
- » M-50 (Madrid Ring Road): 23 km / 18 min
- » Madrid: 42 km / 40 min
- » Toledo: 37 km / 30 min



- » Puerto Seco: 53 km / 50 min



- » Madrid-Barajas: 55 km / 50 min

## MORE INFORMATION:

- » The Property is located in Illescas, South Madrid, in the intersection of the A-41 and A-42 motorways with direct access from both
- » The Illescas submarket is characterised by high-quality and modern warehouses, good access to labour and the presence of multinational companies (e.g., Amazon, Toyota, Michelin and Airbus).

# MADRID, SPAIN

## SITE PLAN:

