



P3 ILLESCAS

Polígono Industrial La
Veredilla
45200
Toledo
Spain



COMMERCIAL CONTACT

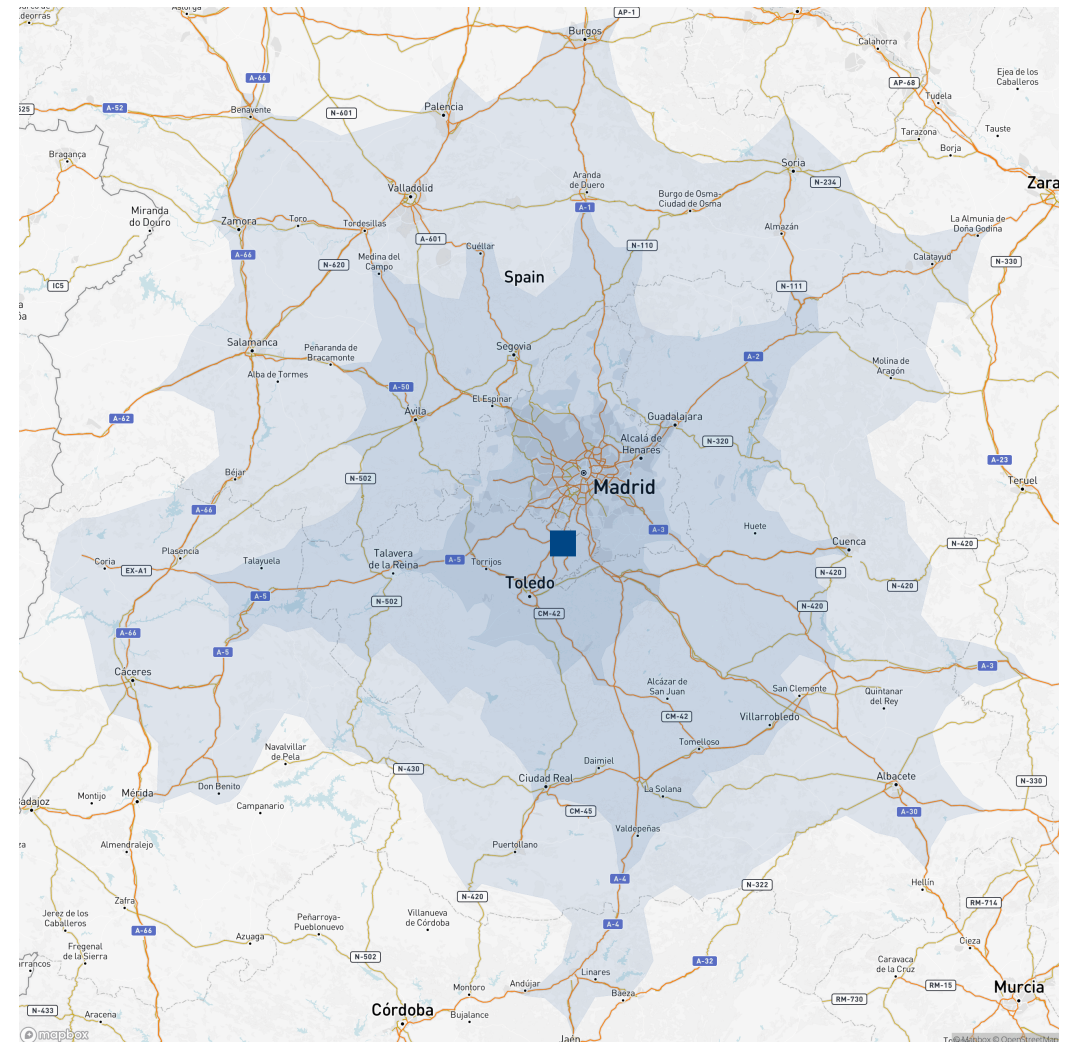
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ABOUT THE PARK

- ▶ **P3 Illescas** is located in central Iberia in the municipality of Illescas (Toledo), adjacent to the capital city of Madrid.
- ▶ The park is easily accessible to the A2 and A4 motorways, which are the major logistic corridors in the area.
- ▶ ECOPARK PLATAFORMA CENTRAL IBERUM
- ▶ Fully consolidated area with companies such as Amazon, Airbus, Correos, Ceva, Groupe CAT, DHL, FM Logistic, Michelin, Repsol, Seur, Toyota, GXA, Zalando...
- ▶ **Madrid** 41 mins (44.6 km)
- ▶ **Zaragoza** 3 hours 37 mins (363 km)
- ▶ **Valencia** 3 hours 37 mins (367 km)



**GET
DIRECTIONS**



Truck Driving Time: 0 - 1 hours 1 - 2 hours 2 - 3 hours



TECHNICAL SPECIFICATIONS

The platform is located in the municipality of Illescas (Toledo), adjacent to the community of Madrid, at km 36 of the A-42 motorway.

- ◆ Plot area: 44,690 m².
- ◆ Total built area: 26.132 m².
- ◆ Warehouse area: 25.553 m²
- ◆ Office area: 579 m² (ground floor+1st floor).
- ◆ Vehicle Parking: 107 (4 electric+4 disabled)
- ◆ Skylights: Min. 3%.
- ◆ Electrical power: 50 KW
- ◆ Thermal installation: 2 solar
- ◆ Sprinklers
- ◆ BREEAM Excellent Certification
- ◆ LED lights
- ◆ Overload of 5t/m²
- ◆ Clear height: 11.00 m
- ◆ Piers: 23
- ◆ Manoeuvring distance: 30 m
- ◆ Doors at level: 1.

COMMERCIAL OPPORTUNITY

25,553 m²

Available space - warehouse

0 m²

Available space - development

579 m²

Available space - office

249,975 m²

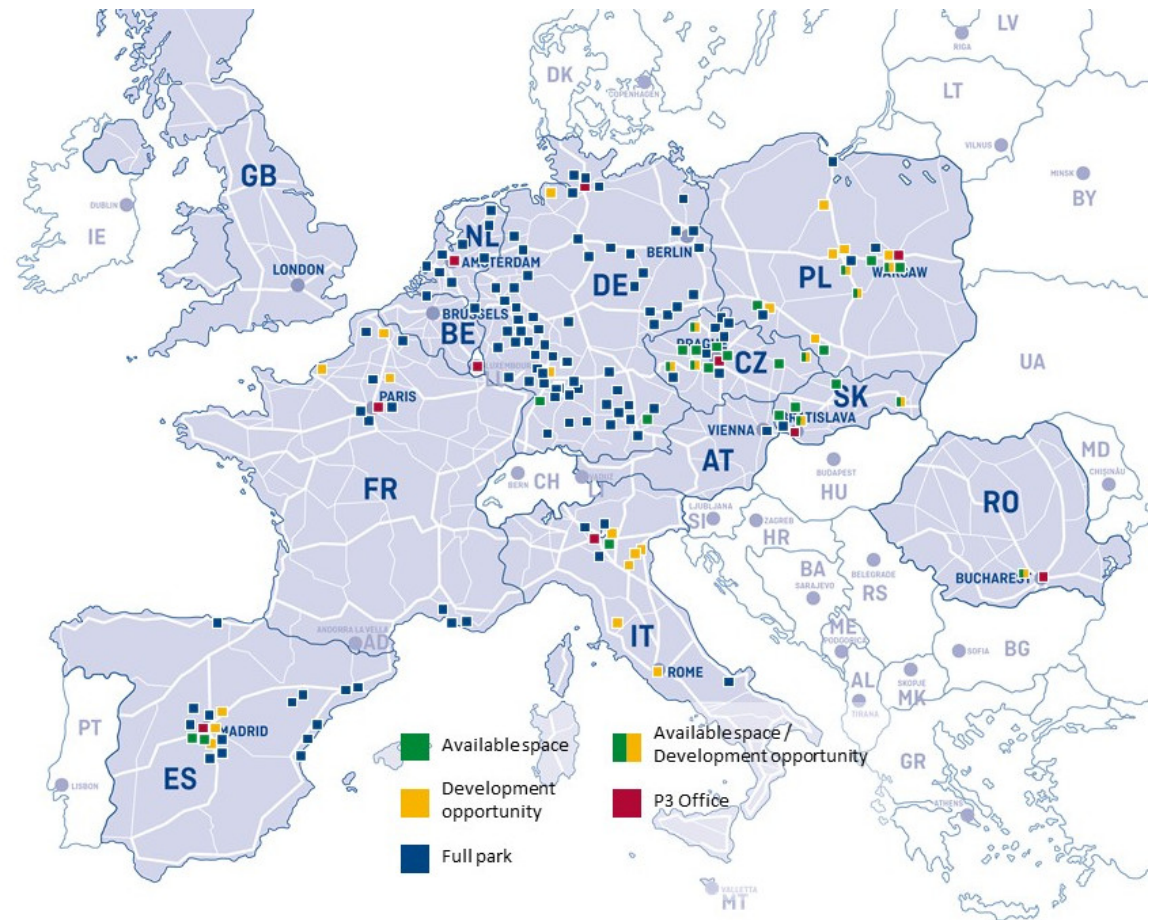
Total space in this park

BUILDING	AVAILABLE WAREHOUSE SPACE	AVAILABLE OFFICE SPACE	TOTAL SPACE
WH6	25,553	579	26,132
WH1	0	0	117,590
WH2	0	0	31,280
WH3	0	0	10,970
WH4	0	0	36,003
WH5	0	0	28,000

ABOUT P3 LOGISTIC PARKS

P3 is a long-term investor, manager and developer of European warehouse properties with more than 7,6 million m² of assets under management and land bank of 1.9 million m² for further development. P3 has commercial activities in 11 countries and has been investing and developing in European markets for more almost two decades. Headquartered in Prague, P3 employs more than 250 people across 11 offices in key European cities, offering integrated development, asset and property management services. For more information about P3, please visit www.p3parks.com

Where to find us?



7,6 mil. m²

Gross Lettable Area

1,9 mil. m²

Landbank for
development

98%

Occupancy

11

Countries

470

Customers

P3 LOGISTIC PARKS IBERIA S.L.U.

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GET AN OFFER