P3 ZIGOITIA

Zigoitia | Álava, País Vasco

70,126 sqm	43,087 sqm	6,419 sqm	Available
Plot size	Built area	Vacant	





P3 ZIGOITIA

WE OWN

8.9 million sqm
of Grade A space

833,000 sqm in Spain

WE DEVELOP

760,000 sqm
under construction

190,000 sqm in Spain

WE INVEST

2 million sqm
to be developed

500,000 sqm in Spain

WE MANAGE

375 buildings

27 in Spain


P3 ZIGOITIA



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1. LOCATION

2. P3 ZIGOITIA IN DETAIL

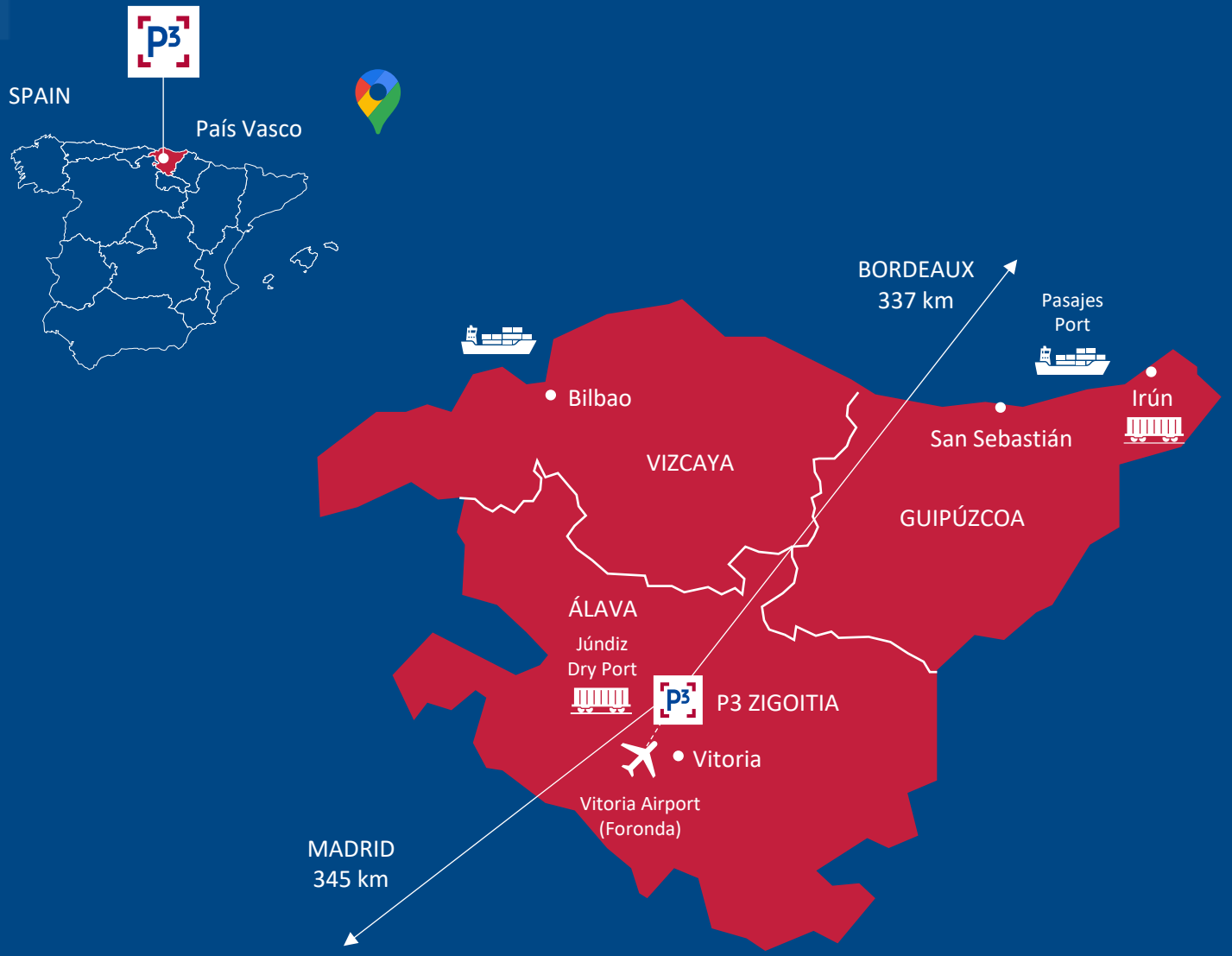
3. SURFACES AND LAYOUTS

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LOCATION

P3 Zigoitia is a new development located at 7 minutes from País Vasco´s capital, Vitoria - Gasteiz, which places it in a strategic enclave for both national and European logistics.

It has excellent communications in the area with considerable infrastructures, given its direct access to the AP-1, A-1 and N-622. This places P3 Zigoitia in an important communications hub, both with the centre of the Peninsula and with the Atlantic axis and the connection with Europe through France. It is also just 5 minutes by road from Vitoria-Foronda Airport, which is the fourth largest in Spain in terms of freight traffic.

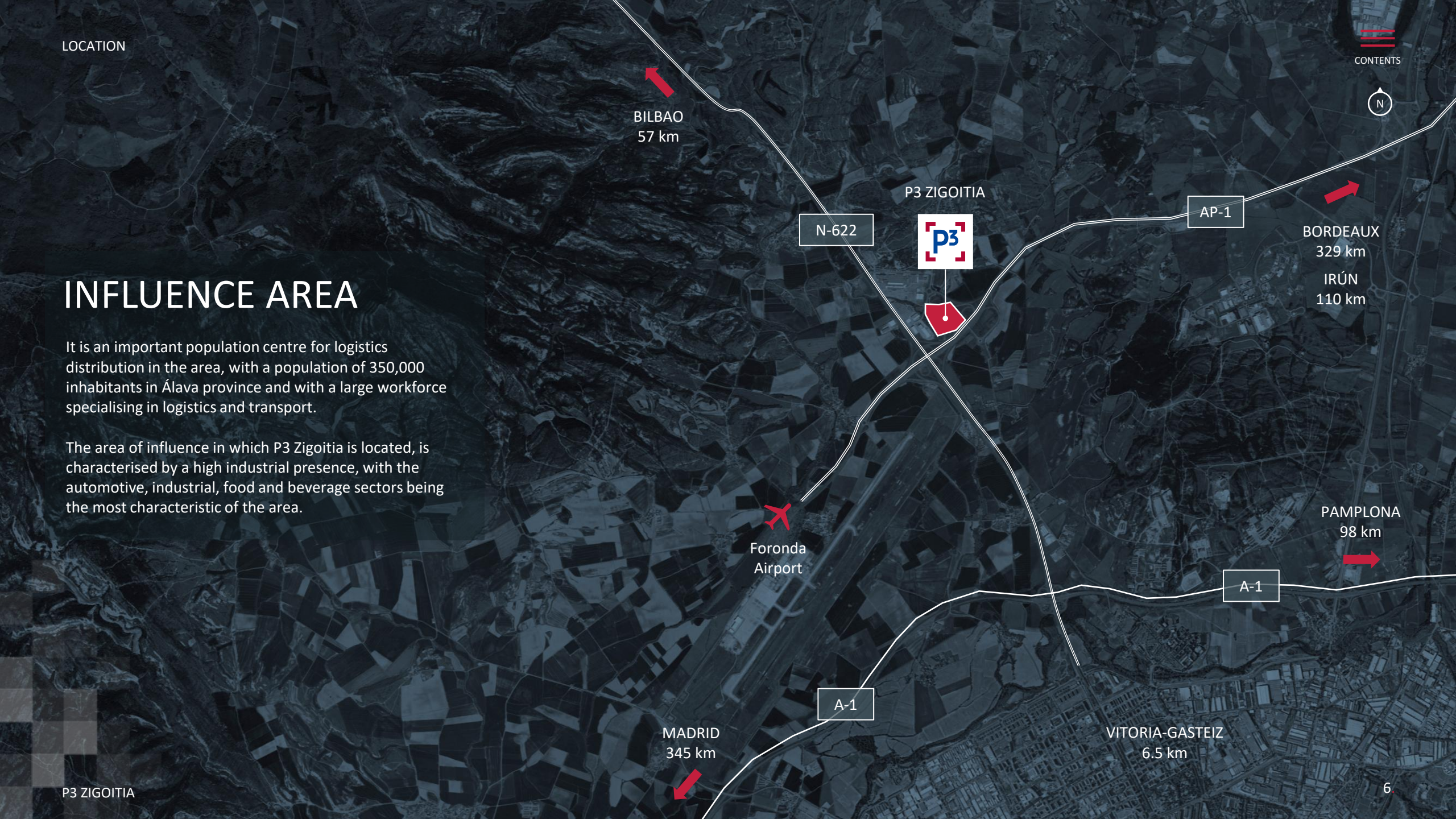
Vitoria	6.5 km
Vitoria Airport (Foronda)	9 km
Júndiz Dry Port	13.7 km
Bilbao	57km
Port of Bilbao	71 km
Irún Goods Terminal	110 km
Pasajes Port	111 km

CONTENTS

INFLUENCE AREA

It is an important population centre for logistics distribution in the area, with a population of 350,000 inhabitants in Álava province and with a large workforce specialising in logistics and transport.

The area of influence in which P3 Zigoitia is located, is characterised by a high industrial presence, with the automotive, industrial, food and beverage sectors being the most characteristic of the area.





CONTENTS

P3 Zigoitia is developed on a plot of more than 70,000 sqm and is a logistics platform adaptable to the needs of the tenants. Currently, 6,419 sqm are available in module 2, the module with the best visibility from the AP-1. It has the latest installations adapted to the new fire regulations (PCI) in industrial and logistics establishments (High Risk 7).

Module 1 LEASED

with 19,174 sqm of warehouse and 1,077 sqm of office space for a total of 20,251 sqm of GLA

Module 2 VACANT

with 5,887 sqm of warehouse and 532 sqm of office space for a total of 6,419 sqm of GLA

Module 3 LEASED

with 7,319 sqm of warehouse and 530 sqm of office space for a total of 7,849 sqm of GLA

Module 4 LEASED

with 8,036 sqm of warehouse and 532 sqm of office space, for a total of 8,568 sqm of GLA





P3 ZIGOITIA

P3 ZIGOITIA
IN DETAIL

70,126 sqm
Plot size

43,087 sqm
Built area

Available areas up to
14,268 sqm

33 m
Yards

38
Loading bays

11 m
Free height

4
TIR doors

BREEAM Excellent Certification

7
High fire risk

P3 ZIGOITIA



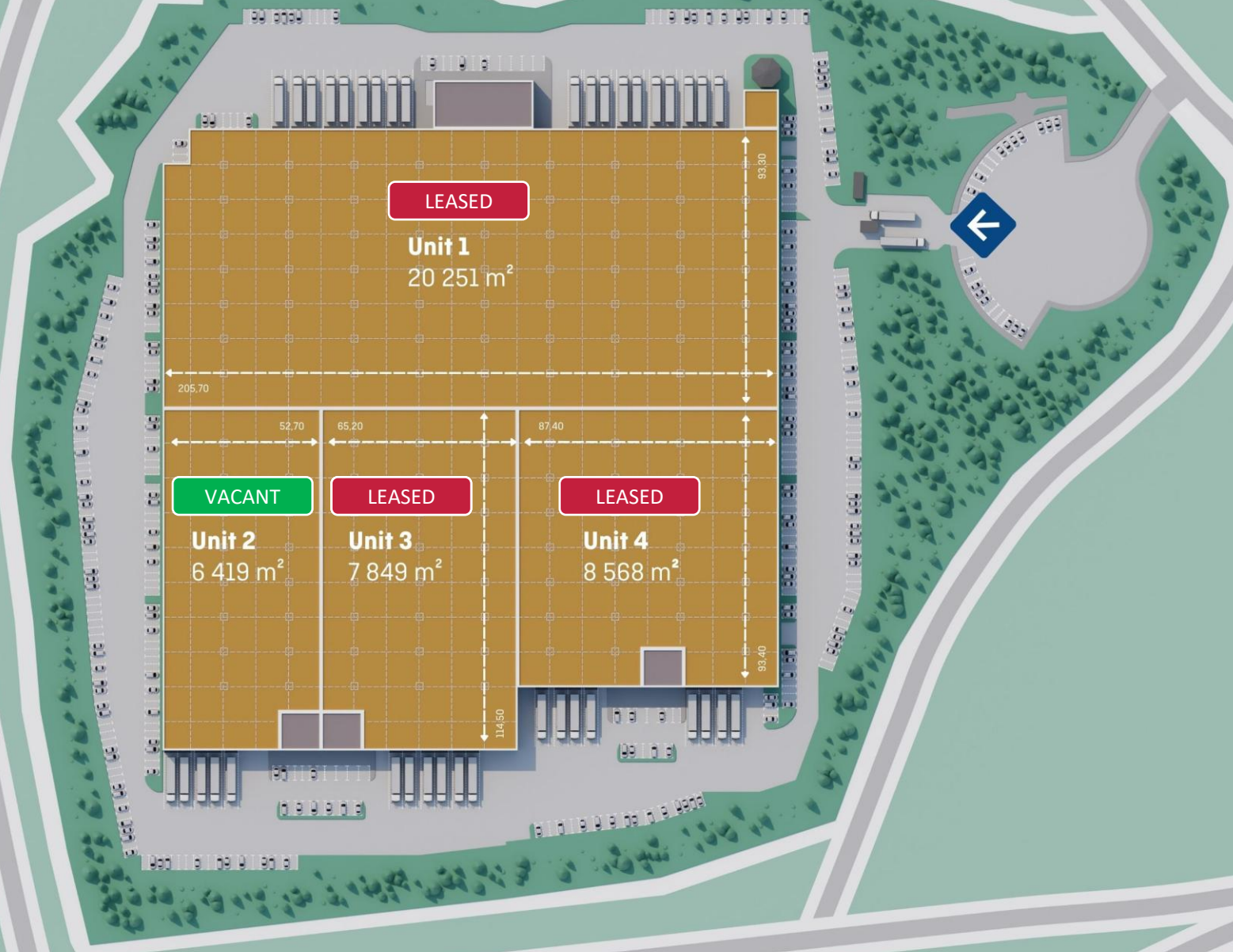
Under construction

Offices

Main Entrance

Available Space

Unit	Warehouse	Office	Total
1	19 174 m²	1 077 m²	20 251 m²
2	5 887 m²	532 m²	6 419 m²
3	7 319 m²	530 m²	7 849 m²
4	8 036 m²	532 m²	8 568 m²
Total	**40 569 m²**	**2 518 m²**	**43 087 m²**



SURFACES AND LAYOUTS

CONTENTS

TECHNICAL SPECIFICATIONS

- High fire risk 7
- ESFR automatic sprinklers. Automatic smoke vents
- LED track lighting
- Offices finished with porcelain flooring, suspended ceiling, electrical installation and HVAC system
- DECK roofing system TPO =1,2 mm
- Floor resistance: 5 Tn/sqm
- Prefabricated concrete structure
- Available electrical power: 1,600 kW
- Solar photovoltaic plant. Electrical power: 428 kw



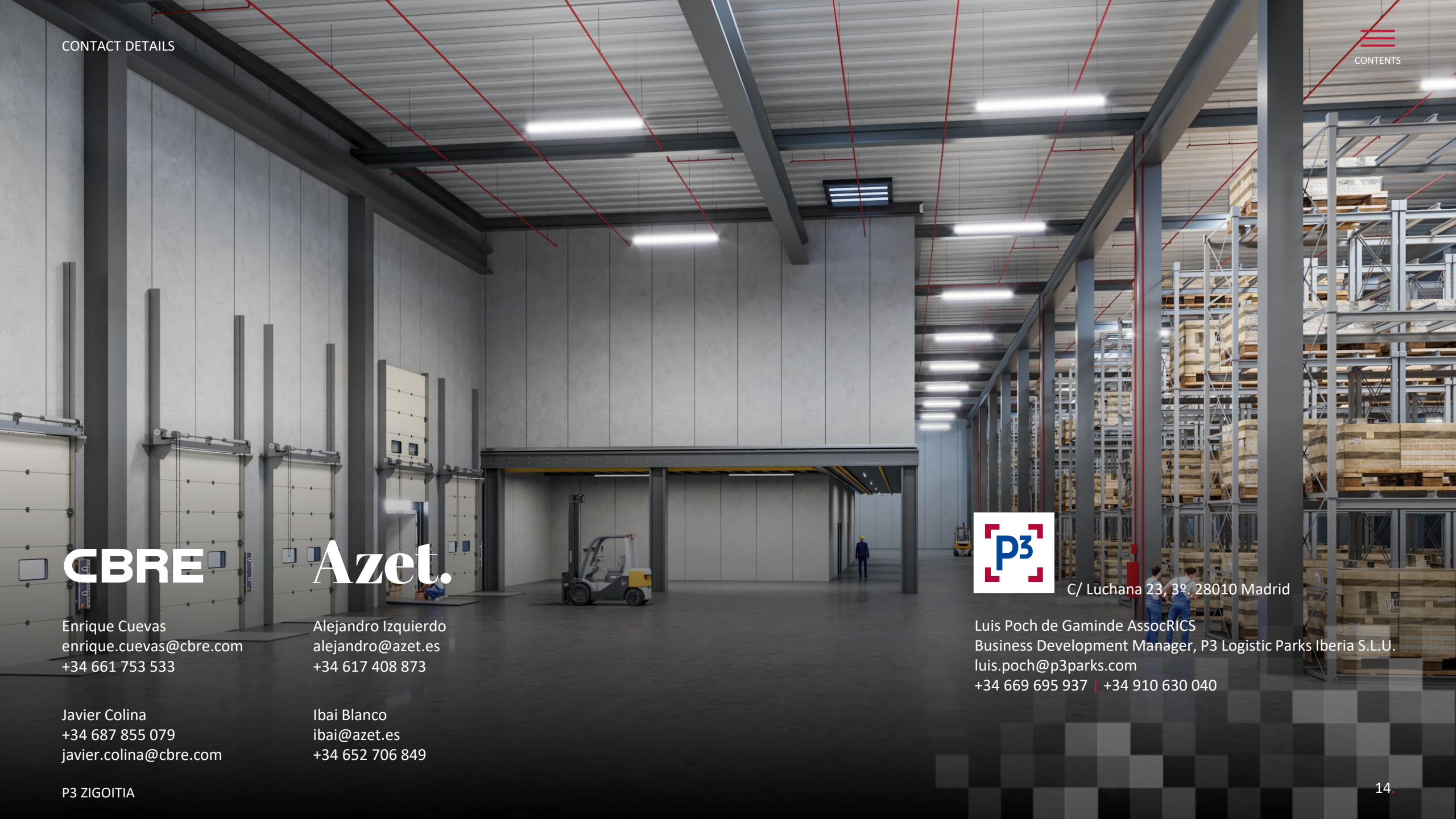
ESG

P3 reflects our dedication to offering value through high-quality real estate that is forward-thinking, resilient, energy-efficient, safe and that ensures maximum operational efficiency for our tenants.

ESG is integral to our core values of integrity, ambition, high standards and teamwork, and it is our deep-rooted commitment to these principles that allows us to deliver outstanding value to clients, employees and shareholders.

- SOCIETY: people are the cornerstone of P3's ESG strategy and the key to our corporate vision: to help our clients thrive every day.
- ENVIRONMENT: we are dedicated to building a low-carbon future, always looking for new ways to address the challenges we face and seize any new opportunities.
- GOVERNANCE: we ensure we operate to the highest of ethical standards, acting responsibly and in compliance with all applicable laws and regulations. We are renowned for the flexibility and efficiency we bring to our operations, while also still ensuring we have the same level of controls in place as other industry leaders.





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