

11,264 M² OF

AVAILABLE LOGISTICS SPACE



P3 GAVILANES

ADDRESS

Los Gavilanes Industrial State,
C/Rachel Carson 3,
28906 Getafe, Madrid
Spain

COMMERCIAL CONTACT

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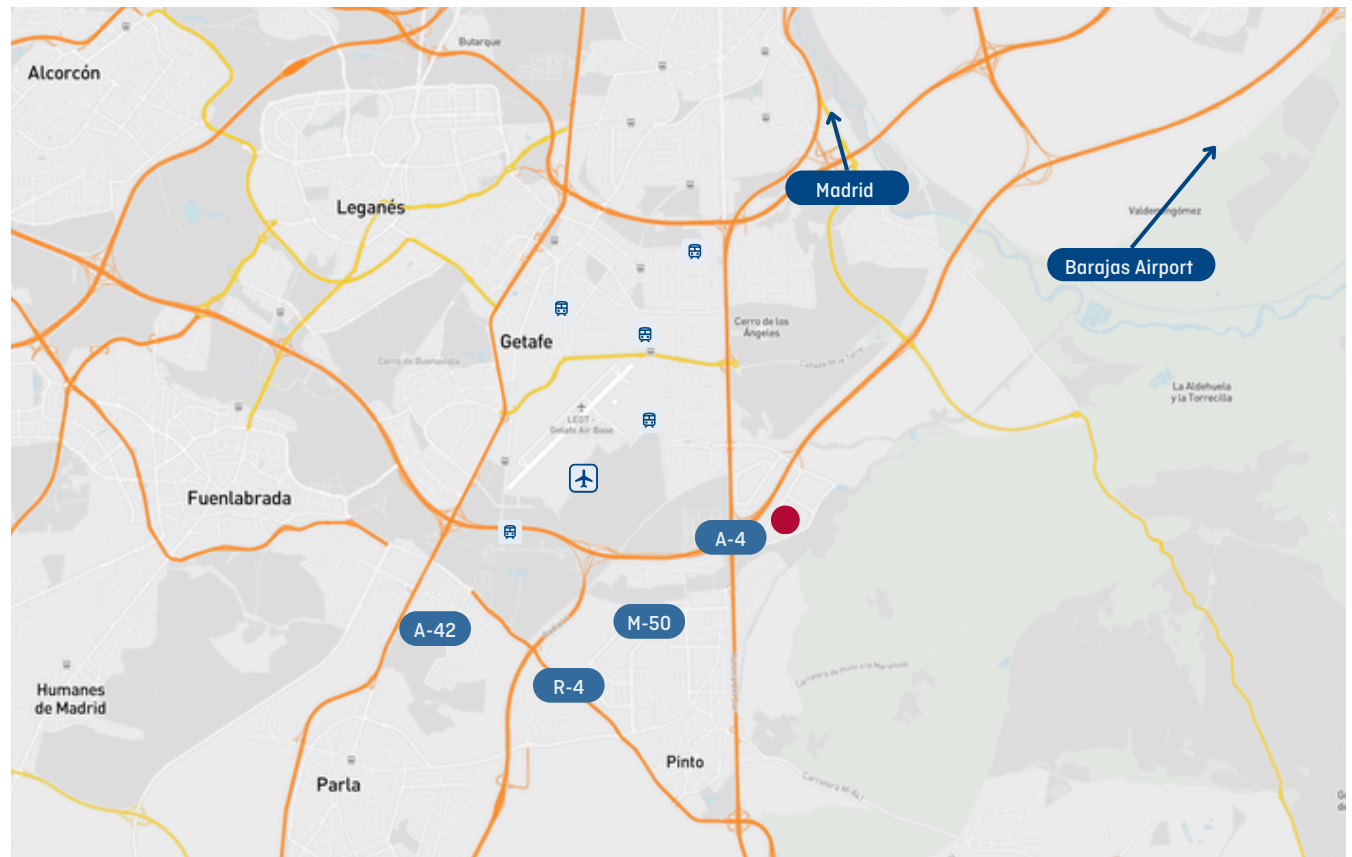
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For current information please contact P3.



OVERVIEW

Gavilanes logistics state is located in the municipality of Getafe, within the Southern 1st Ring of Madrid's metropolitan area.

It lies approximately 14 km south of central Madrid, strategically located along the A-4 Corridor, one of Spain's principal logistics axes connecting Madrid to Andalusia. Getafe market includes areas such as Gavilanes, La Carpetania, Los Ángeles or San Marcos, and extends to nearby logistics nodes within a 15–20 km radius, encompassing parts of Villaverde, Pinto, Fuenlabrada, and Parla. It is also within immediate drive time to Madrid M-30, M-40, M-45 & M-50 highways, providing key connectivity to national and international transport networks.



DISTANCE TO MAJOR LANDMARKS

A-4 highway	5 min	4.6 km
M-50 highway	6 min	5.7 km
A-42 highway	10 min	11.5 km
R-4 highway	10 min	9 km
Barajas Airport 	20 min	17 km
Atocha Train Station 	20 min	17 km
Madrid	20 min	17 km




LOCAL ACCESS

The asset is located in Gavilanes, a top-tier last-mile logistics hub in Madrid, providing access to nearly 6 million people within a 30-minute drive time.

Gavilanes boasts excellent connectivity via major highways and ring roads, including the A-4 and M-50, which facilitate efficient transportation and logistics operations. The proximity to Madrid is crucial being just 17 kilometres from the city centre.

The area benefits from being a consolidated logistics cluster, hosting a diverse range of companies from activities such as retail, last-mile logistics and light-industry.

It also counts with gas station and other services such as IOS or supermarkets.

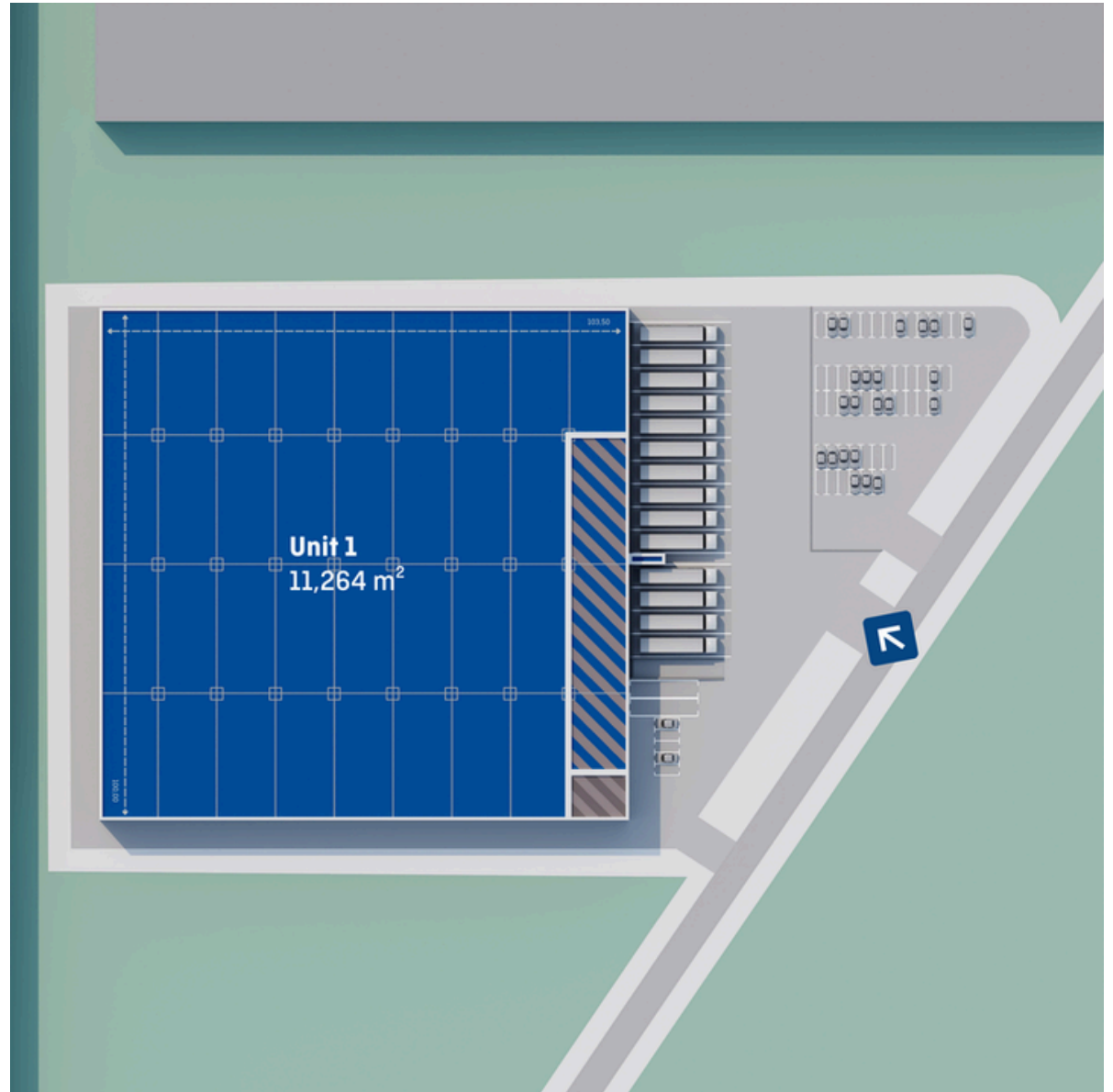
-  Airport
-  Train station
-  Bus stop
-  Tram stop
-  Parking
-  EV charging station
-  Truck entrance
-  Main entrance



AVAILABLE SPACE

GLA : 11,264 sqm
Warehouse of 10,330 sqm
Office 934 sqm

Building	WH (m ²)	Office (m ²)	Other (m ²)	Parking spaces	Docks/ Doors
1	10,330	934	-	88/19	14/1



■ Available space

TECHNICAL SPECIFICATIONS

Space features according to client requirements:

- Clear height: 11.2 meters
- FPS: Medium (Level 5)
- Dock doors: 14
- Ground-level doors: 1
- Truck court depth: 34m
- Car parking: 88 spaces
- Truck parking: 19 spaces
- Bicycle parking
- Sprinkler system: ESFR
- Floor load capacity: 5 t/sqm
- LED lighting
- 24/7 security & access control



SUSTAINABLE PERFORMANCE

LEED Silver

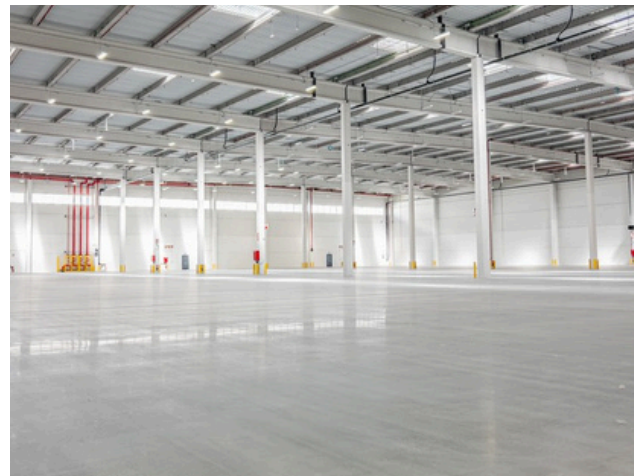
CERTIFICATION

C

BUILDING TYPE

B

EPC RATING

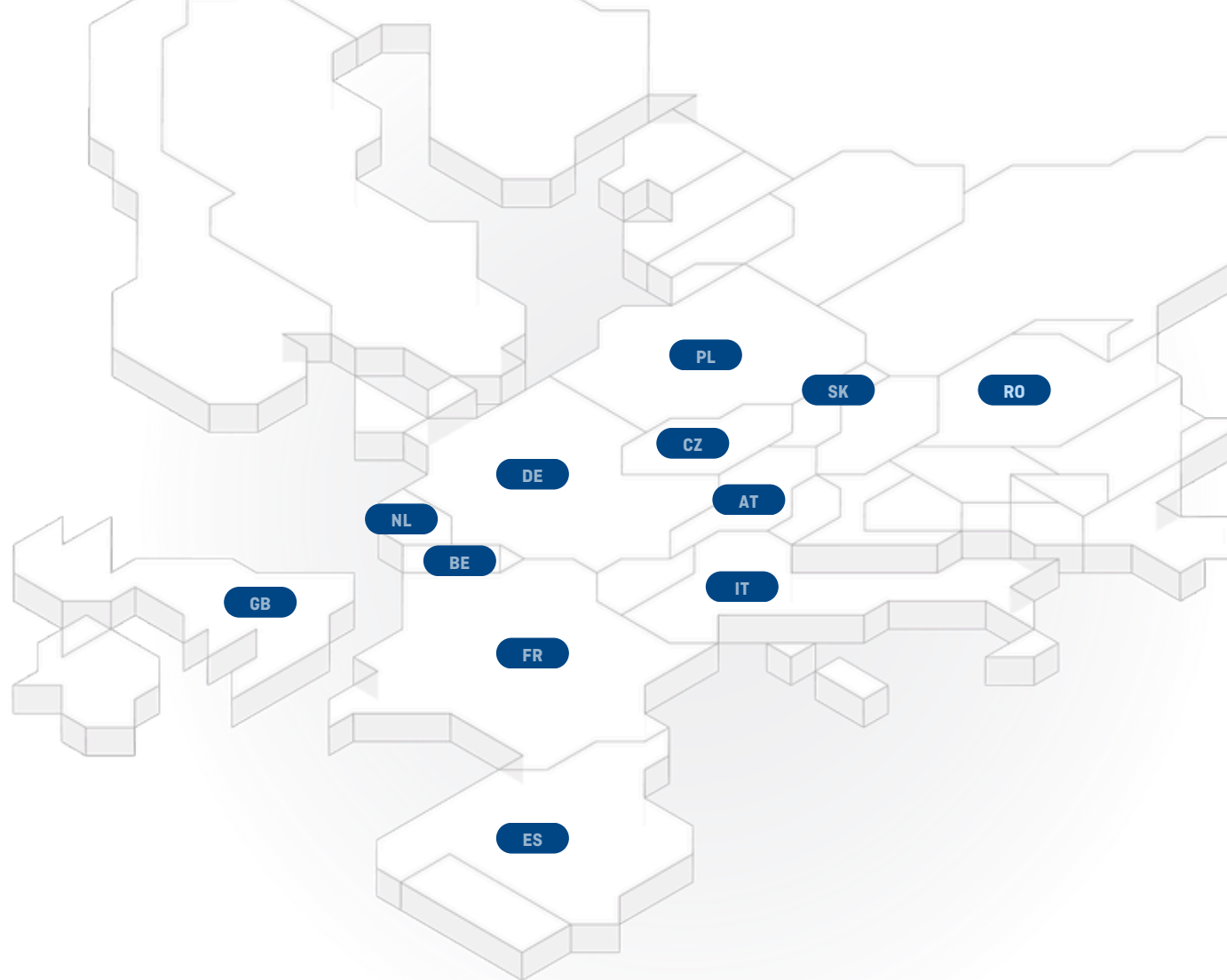


ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com



10.3 mil. m² 11

GROSS LETTABLE AREA

COUNTRIES

3.2 mil. m² 470 +

LANDBANK FOR DEVELOPMENT

CUSTOMERS



REFERENCE PROJECTS



P3 ONTIGOLA



GLA 21,145 m² | AVAILABLE

Ontigola is located in Toledo, Central Zone, one of the most relevant logistics hubs in Southern Europe. It has a regional distribution cluster with a wide range of sectors represented, thanks to its excellent connectivity with direct access to the A-4, R-4, as well as the AP-36 and A-40, linking the Southern Axis of Madrid to the Mediterranean Corridor.



P3 ZIGOITIA



GLA 43,072 m² | COMPLETION 2025 | AVAILABLE

P3 Zigoitia is a new development located at 7 minutes from the Basque Country's capital, Vitoria - Gasteiz, which places it in a strategic enclave for both national and European logistics, thanks to its connections with Bilbao and Southern France. It is a multitenant grade "A" logistics facility adding up to 43,000 m² of GLA.



P3 ABRERA



GLA 21,207 m²

Abrera is located in Barcelona, Catalonia, one of Spain's most important economic regions, serving as a leading industrial and logistics hub in Europe. It boasts a wide range of companies from various sectors, thanks to its excellent connectivity with direct access to the A-2, AP-7, and Barcelona's 4th beltway, B-40, now featuring a direct connection to the Vallès corridor.



P3 SANT FRUITÓS



GLA 33,448 m² | COMPLETION 2025 | AVAILABLE

Situated 6 km from Manresa and 60 km from Barcelona, P3 Sant Fruitós offers excellent connectivity via the C-16 and C-25 motorways. With proximity to the ZAL Port de Barcelona, this park is well-suited for logistics operations, benefiting from its visibility and strategic location.



P3 REUS



GLA 113,912 m² | COMPLETION 13 months after construction start

Located in Reus, Tarragona, P3 Reus is a unique logistics hub in Spain's Mediterranean Corridor. Situated 5 km from Reus Airport and 10 km from Tarragona Port, the park offers direct connections to major highways, making it an ideal regional, national, and Southern Europe distribution center for blue-chip tenants.



P3 MANRESA



GLA 50,000 m² | COMPLETION 12 months after construction start

New logistics park consisting in +50,000 sqm of GLA in a 83,000 sqm land plot, to shelter one or two Grade A logistics facilities. Sufficient car parking spaces are available. Some of the car parking spaces will be equipped with e-charging stations. The park can be used for both production and logistics. 24/7 operation is possible.

SPACE TO CREATE

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COUNTRY OFFICE



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