

UP TO 28,400 M<sup>2</sup>  
OF LAST GENERATION LOGISTIC SPACE



# P3 ZARAGOZA PLAZA

**ADDRESS**

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All information in this document is valid on this date.  
For current information please contact P3.

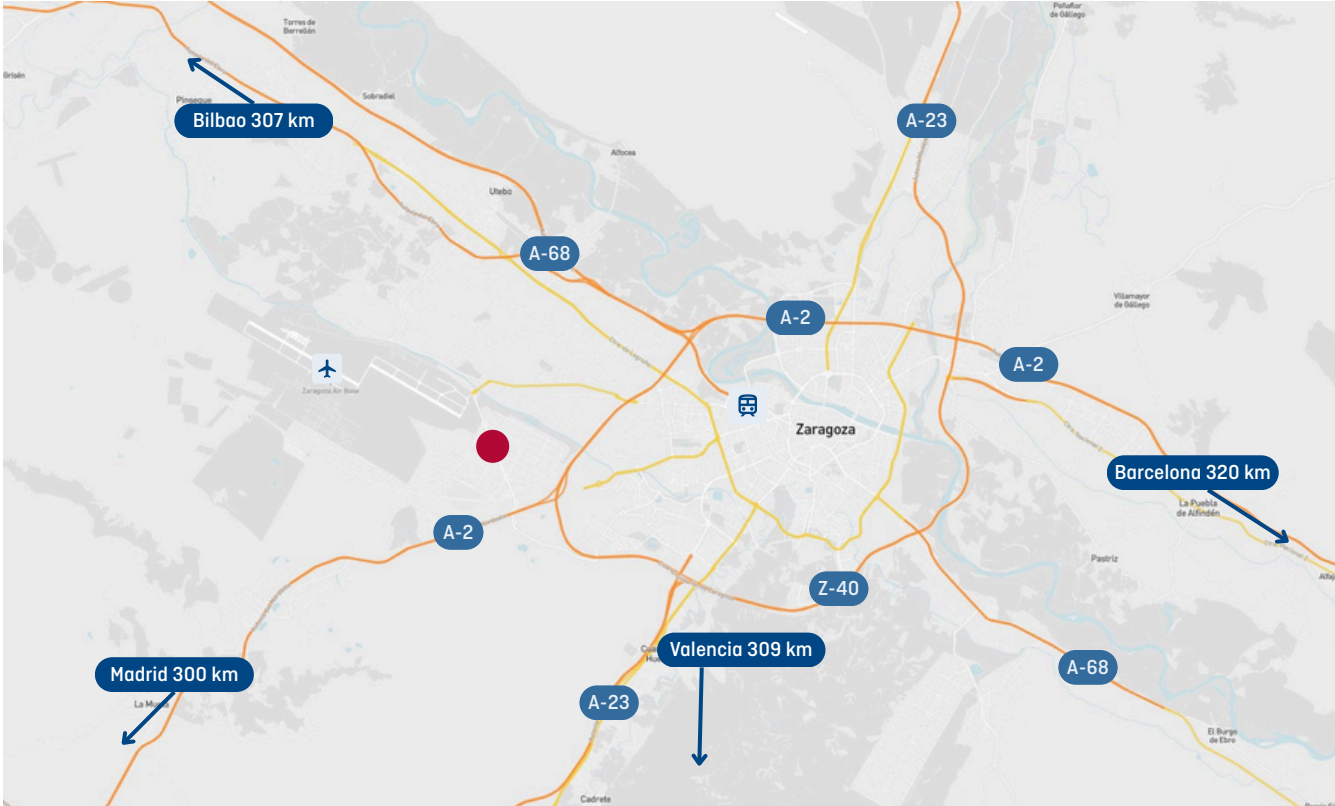
**OVERVIEW**

**Prime location within one of the largest logistics platform in Southern Europe, at the heart of the Madrid–Barcelona–France corridor.**




P3 Zaragoza sits within PlaZa (Plataforma Logística de Zaragoza), strategically positioned along the Madrid–Barcelona–France axis.

Benefiting from its equidistance between Madrid, Barcelona, Bilbao, and Valencia, PlaZa is the prime logistics submarket in the region. As such, it hosts a well-established ecosystem of leading logistics operators, distributors, and e-commerce companies.

The location also offers direct access to the A-2 motorway, Zaragoza Airport (Spain's third cargo airport), and major rail connections.



**DISTANCE TO MAJOR LANDMARKS**

A-2 highway		5 mins	3.5 km
A-23		12 mins	12 km
Zaragoza		18 mins	15 km
Barcelona		3 h 10 mins	320 km
Zaragoza Airport		5 mins	3 km
Zaragoza Train Station		15 mins	10 km
Madrid-Barajas Airport		3 hours	300 km



## LOCAL ACCESS

### Up to 28,400 m<sup>2</sup> of Grade "A" logistics space, available as a single-unit facility or a three-unit park.

P3 Zaragoza is a future Grade "A" development offering up to 28,400 m<sup>2</sup> of GLA, a compelling opportunity in a high-demand, supply-constrained market.

Built to last-generation logistics standards, the scheme targets BREEAM Excellent and EPC Level A certifications, alongside High Risk 8 classification under the new Spanish FPS regulation.

The development will also include 270 kWp of solar PV and EV charging stations, in line with P3's sustainability strategy.

Delivery is expected from Q3 2027.



Airport



Parking



Main entrance



EV charging station



Truck entrance



Get directions

**AVAILABLE SPACE**

P3 Zaragoza offers two distinct configurations.

The single-unit option provides 27,200 m<sup>2</sup> with 27 loading docks and up to 1,000 m<sup>2</sup> of office and ancillary space, an ideal fit for large-scale distribution operations.

For clients seeking flexibility, the three-unit scheme offers modules of approximately 9,000 m<sup>2</sup> each, with 9 loading docks and around 400 sqm of ancillary space per unit.

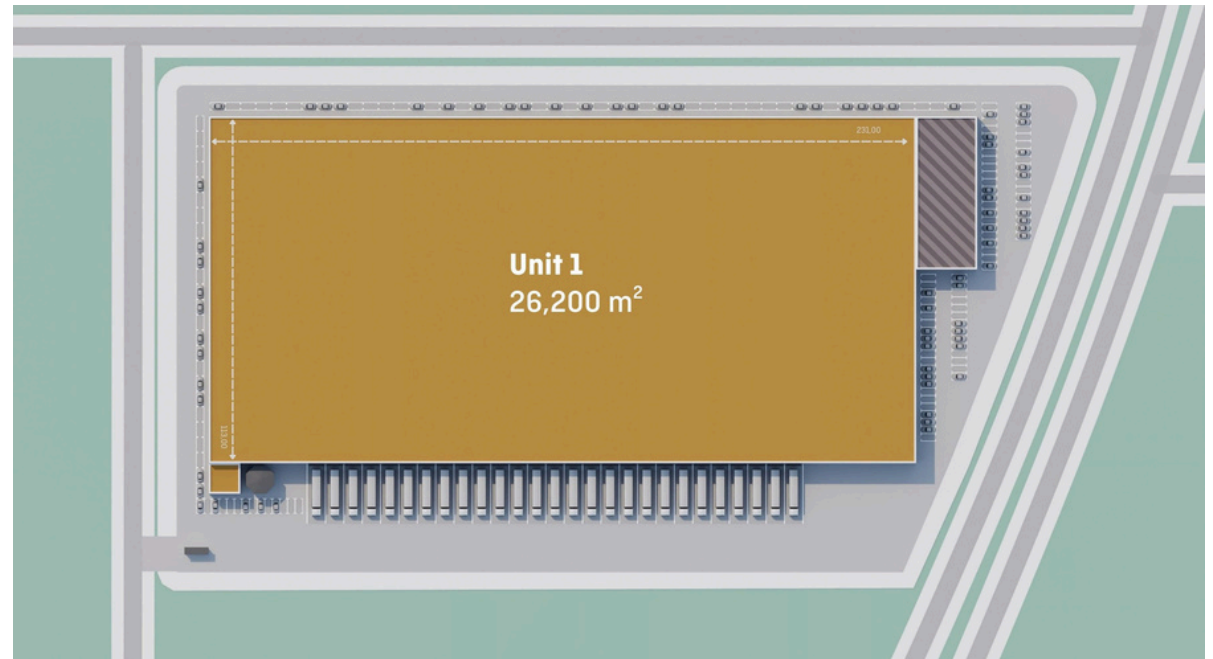
**Option A**

Building	WH (m <sup>2</sup> )	Office (m <sup>2</sup> )	Loading docks	Parking spots
1	26,200	1,000	27	270

**Option B**

Building	WH (m <sup>2</sup> )	Office (m <sup>2</sup> )	Loading docks	Parking spots
1	9,070	400	9	90
2	9,070	400	9	90
3	9,050	400	9	90
<b>Total</b>	<b>27,190</b>	<b>1,200</b>	<b>27</b>	<b>270</b>

**Option A**



**Option B**



## TECHNICAL SPECIFICATIONS

### Space features subject to client requirements:

- Clear height: 11.1 meters
- Slab load capacity: uniform 7TN / punctual 8TN
- Slab flatness: FF45/FL35
- Fire load: High Risk 8
- Dock doors: 27
- Level loading doors: 3
- Car parking: 270
- Truck court depth: 35 m
- PV installations: 270 kWp
- EV charging stations: 14



## SUSTAINABLE PERFORMANCE

**Excellent** **270 kWp**

BREEAM CERTIFICATION

RENEWABLES CAPACITY

**14**

EV CHARGING STATIONS

**A**

EPC RATING

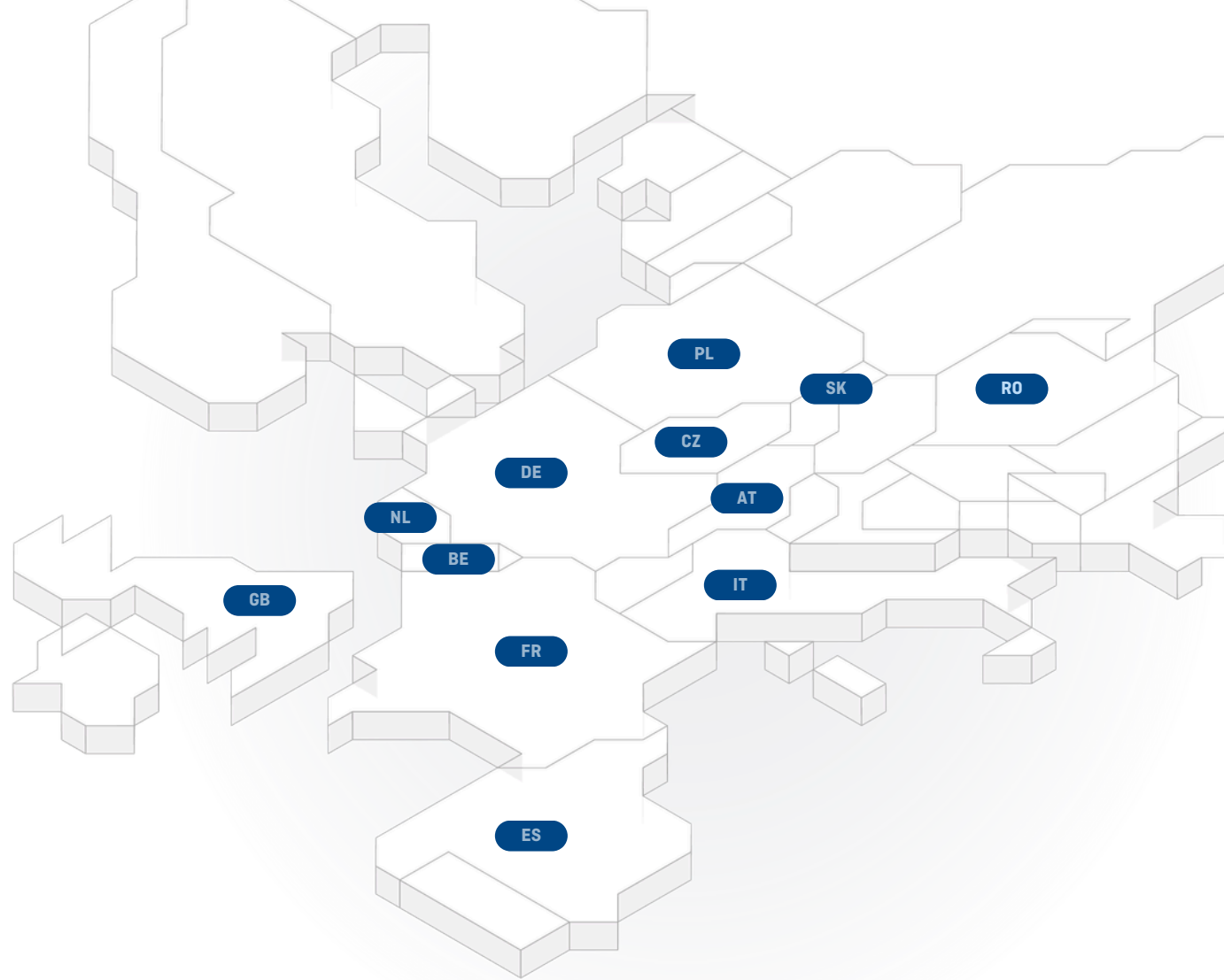


## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.2 million m<sup>2</sup> of assets under management and land bank of 1.7 million m<sup>2</sup> of future gross lettable area 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 290 people across 11 offices in key European cities, offering integrated development, asset and property management services. P3 has an investment grade BBB credit rating by Standard & Poor's.

For more information, visit [www.p3parks.com](http://www.p3parks.com)



**10.2 mil. m<sup>2</sup> 11**

GROSS LETTABLE AREA

COUNTRIES

**1.7 mil. m<sup>2</sup> 490 +**

LANDBANK FOR DEVELOPMENT

CUSTOMERS



## REFERENCE PROJECTS



**P3 ZIGOITIA**



GLA 14,265 m<sup>2</sup> | COMPLETION 2026 | 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 m<sup>2</sup> of GLA.



**P3 SANT FRUITOS**



GLA 33,448 m<sup>2</sup> | 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 MANRESA**



GLA 50,000 m<sup>2</sup> | 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.



**P3 GAVILANES**



GLA 11,264 m<sup>2</sup> | AVAILABLE

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.



**P3 ONTÍGOLA**



GLA 21,145 m<sup>2</sup> | AVAILABLE

Ontígola 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 REUS**



GLA 113,912 m<sup>2</sup> | 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.

# SPACE TO CREATE

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