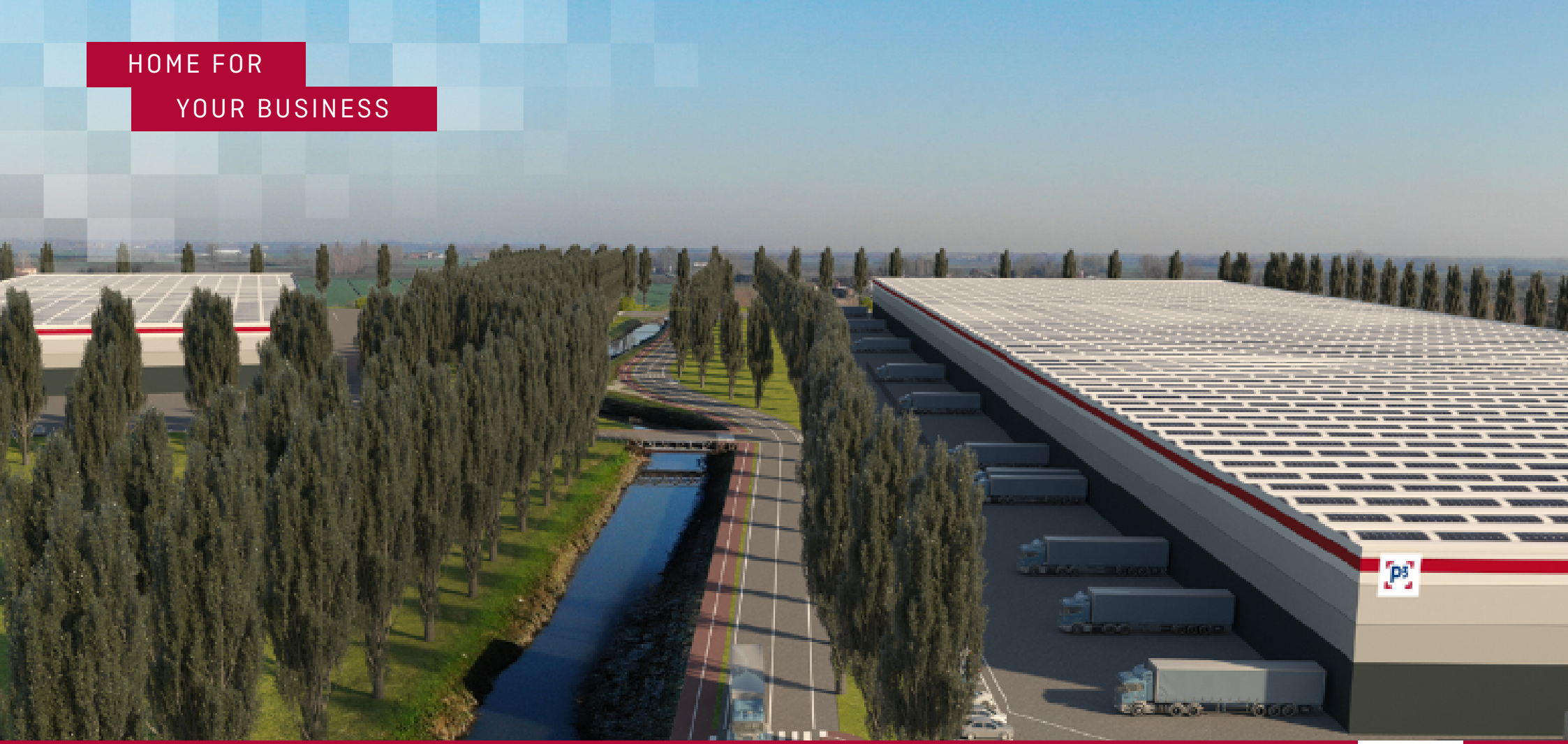
HOME FOR
YOUR BUSINESS



P3 MADRID ALOVERA I

ADDRESS
Av. de Castilla-la Mancha
19171 Madrid
Spain

COMMERCIAL CONTACT

Generated: 19.10.2026
All information in this document is valid on this date.
For current information please contact .

STRATEGIC LOGISTICS LOCATION IN THE MADRID REGION

P3 Madrid Alovera is located in Alovera, Guadalajara, within the well-established Corredor del Henares, one of the key logistics and industrial corridors serving the Madrid metropolitan area. Positioned along the A-2 motorway, the location provides direct connections towards Madrid, Zaragoza and Barcelona, as well as convenient access to the R-2 motorway and the wider Spanish road network. Madrid city centre is approximately 50–55 km away, while Adolfo Suárez Madrid-Barajas Airport is around 40–45 km from Alovera, making the location well suited to regional and national distribution operations.

WELL-CONNECTED SPACE FOR LOGISTICS & DISTRIBUTION

The park benefits from its position within a mature logistics cluster that includes Azuqueca de Henares, Cabanillas del Campo, Quer, Marchamalo and Guadalajara. The area has become an established base for logistics, distribution, e-commerce and industrial operators due to its proximity to Madrid and excellent motorway connections. The strategic position along the A-2 corridor enables efficient access to both the Madrid metropolitan market and key distribution routes across Spain, supporting a wide range of warehousing and supply-chain operations.

MODERN LOGISTICS IN AN ESTABLISHED INDUSTRIAL HUB

P3 Madrid Alovera combines a strategic location, strong transport connectivity and access to an established logistics ecosystem. The surrounding Corredor del Henares is one of the most consolidated logistics areas in the Madrid market, with significant concentrations of modern warehouse space and major national and international occupiers. This makes the park particularly suitable for companies looking for an efficient base for regional distribution, national logistics and e-commerce.





AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
Unit 1	0 m²	7,724 m²	294 m²



Existing building
Development opportunity
Offices
Under construction

KEY FEATURES

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 9,7 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 280 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?



10,1 mil. m²
GROSS LETTABLE AREA

11
COUNTRIES

3,5 mil. m²
LANDBANK FOR DEVELOPMENT

470+
CUSTOMERS

OWNER — INVESTOR
DEVELOPER — MANAGER

BUSINESS MODEL

SPACE TO CREATE

COMMERCIAL CONTACT

COUNTRY OFFICE



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