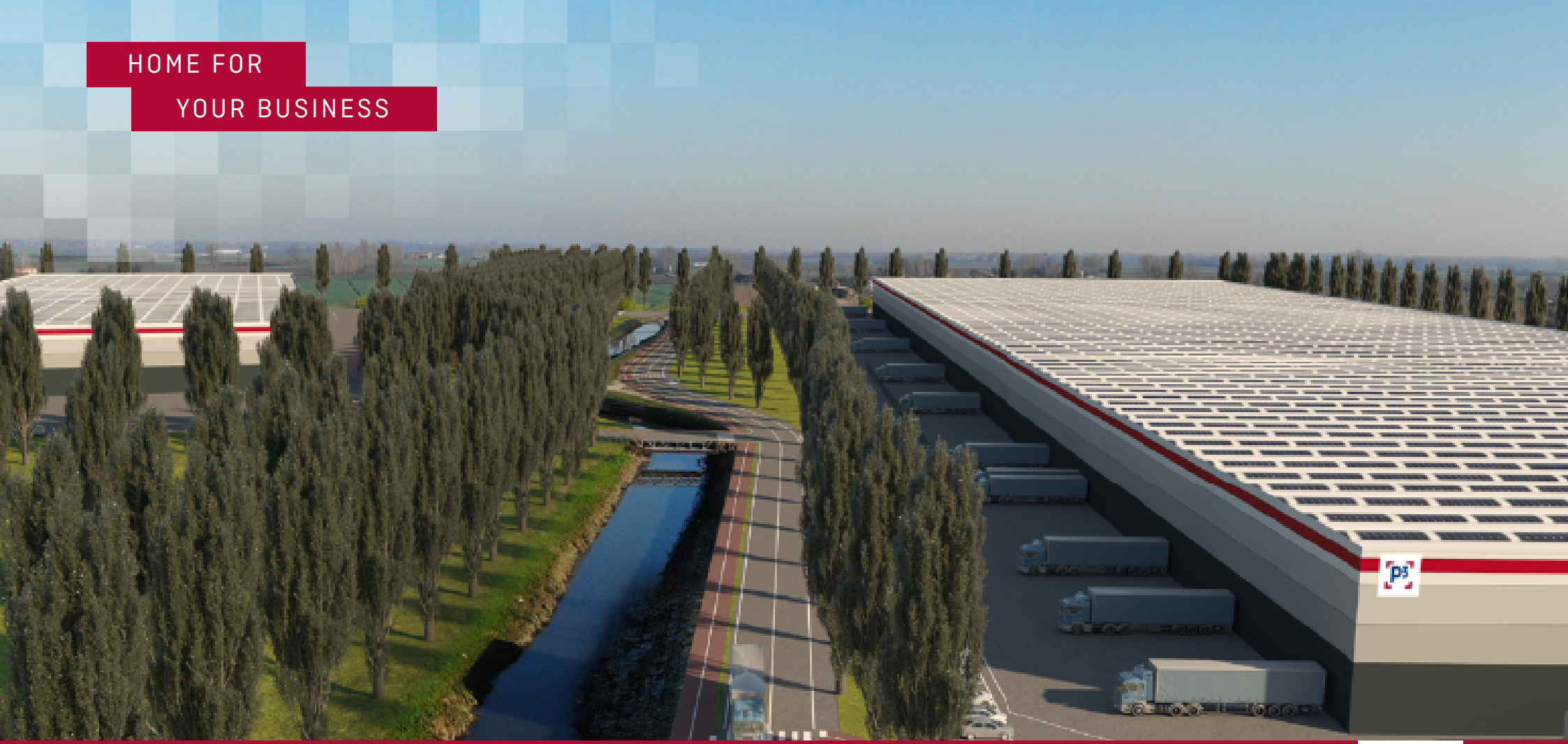
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YOUR BUSINESS



# P3 MADRID ALOVERA I

ADDRESS
Av. de Castilla-la Mancha
19171 Madrid
Spanien

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 ist ein langfristiger Eigentümer und Entwickler von europäischen Logistikimmobilien mit rund 9,7 Mio. m² vermietbare Fläche und einer Landbank von 1,9 Mio. m² für weitere Entwicklungen. Seit mehr als zwei Jahrzehnten investiert und entwickelt das Unternehmen auf den europäischen Märkten und ist inzwischen in elf Ländern aktiv. Mit Hauptsitz in Prag beschäftigt P3 mehr als 280 Mitarbeiter in elf Büros in wichtigen europäischen Städten und unterstützt Kunden aus unterschiedlichsten Branchen von der Standortwahl über die Genehmigung, Beschaffung und Konstruktion der Logistikimmobilien hinaus bis zum Property Management. P3 befindet sich vollständig im Besitz von GIC (Government of Singapore Investment Corporation). Weitere Informationen zu P3 finden Sie unter www.p3parks.com

Wo Sie uns finden können:




**10,1 mil. m²**
GROSS LETTABLE AREA

**11**
COUNTRIES

**3,5 mil. m²**
LANDBANK FOR DEVELOPMENT

**470+**
CUSTOMERS

OWNER — DEVELOPER — INVESTOR — MANAGER

BUSINESS MODEL

# SPACE TO CREATE

COMMERCIAL CONTACT

COUNTRY OFFICE




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