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P3 ZARAGOZA PLAZA

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OVERVIEW

PRIME LOGISTICS LOCATION AT THE HEART OF THE MADRID–BARCELONA–FRANCE CORRIDOR

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.

UP TO 28,588 M² OF GRADE "A" LOGISTICS SPACE - THREE UNITS OF C.9,500 M², OR A SINGLE 28,630 M² FACILITY

P3 Zaragoza PLAZA is a future "spec" Grade "A" development on a 42,624 m² plot, offering up to 28,400 m² of GLA – a compelling opportunity in a high-demand, supply constrained market.
The scheme is designed as a three-unit park of approximately 9,500 m² each, with 9 loading docks and c.400 m² of office and ancillary space per unit. Units are available individually or in combination, allowing occupiers to secure the space they need now with room to grow on the same park.
The site can alternatively accommodate a single 28,630 m² facility with 27 loading docks and up to 1,000 m² of office and ancillary space, suited to large-scale distribution operations.

FOCUS ON SUSTAINABILITY

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





AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
Unit 1	9 470 m²	9 070 m²	400 m²
Unit 2	9 470 m²	9 070 m²	400 m²
Unit 3	9 450 m²	9 050 m²	400 m²



- Existing building
- Development opportunity
- Offices
- Under construction

KEY FEATURES

— 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







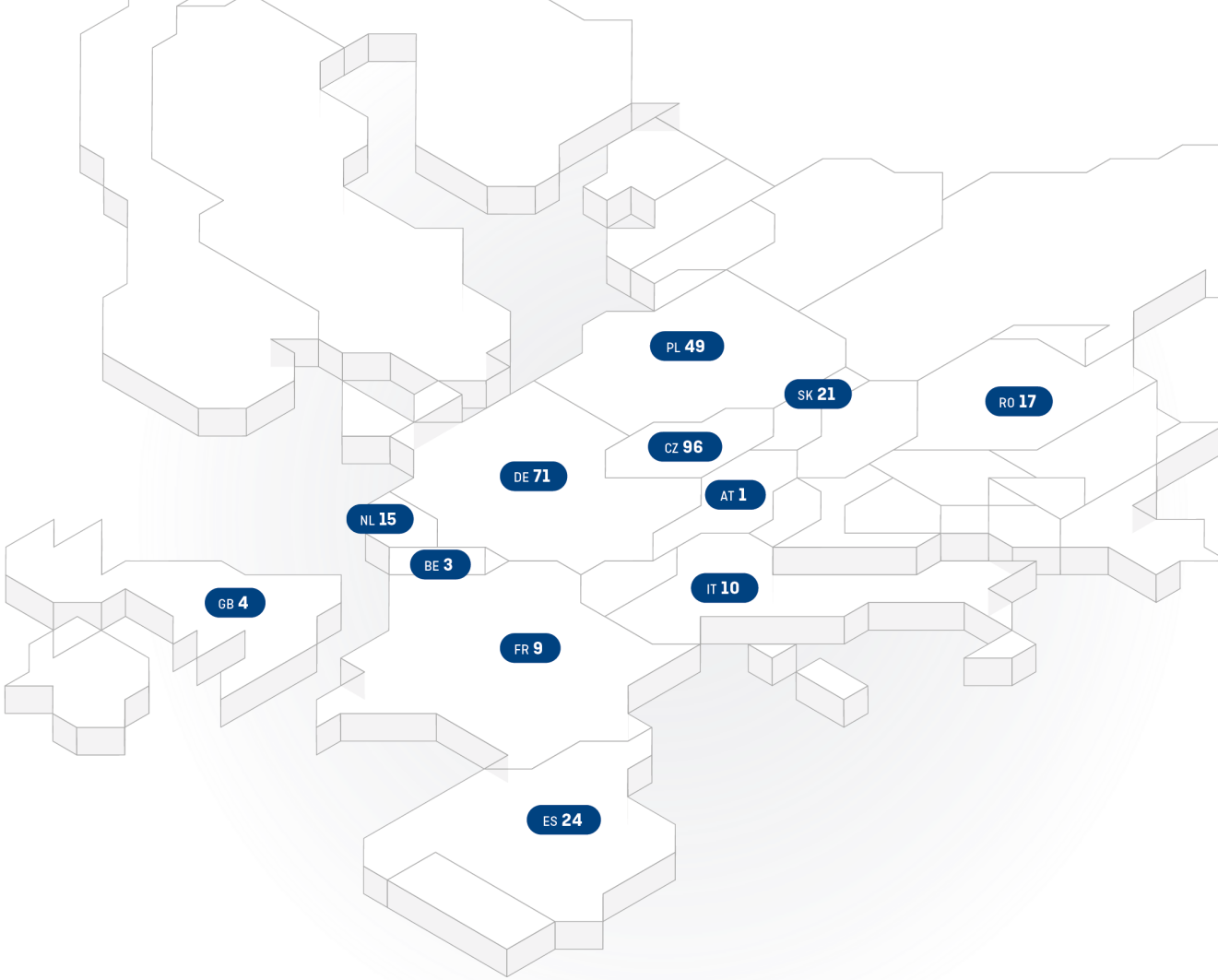




ABOUT P3

P3 est un investisseur à long terme, un gestionnaire et un développeur de propriétés d'entrepôts européens avec plus de 9,7 millions de m² d'actifs sous gestion et une réserve foncière de 1,9 millions de m² pour un développement futur. P3 a des activités commerciales dans 11 pays et investit et développe les marchés européens depuis près de deux décennies. Basé à Prague, P3 emploie plus de 280 personnes dans 11 bureaux situés dans les principales villes européennes, offrant des services intégrés de développement, d'actifs et de gestion immobilière. Pour plus d'informations sur P3, veuillez consulter le site www.p3parks.com.

Où nous trouver ?



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

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