

# P3 ZIGOITIA

Zigoitia | Álava, País Vasco



**70,126 sqm**

Plot size

**43,072 sqm**

Built area

**Q2 2025**

Delivery





## WE OWN

8.9 million sqm  
of Grade A space

**833,000 sqm in Spain**



## WE DEVELOP

760,000 sqm  
under construction

**190,000 sqm in Spain**



## WE INVEST

2 million sqm  
to be developed

**500,000 sqm in Spain**



## WE MANAGE

375 buildings

**27 in Spain**





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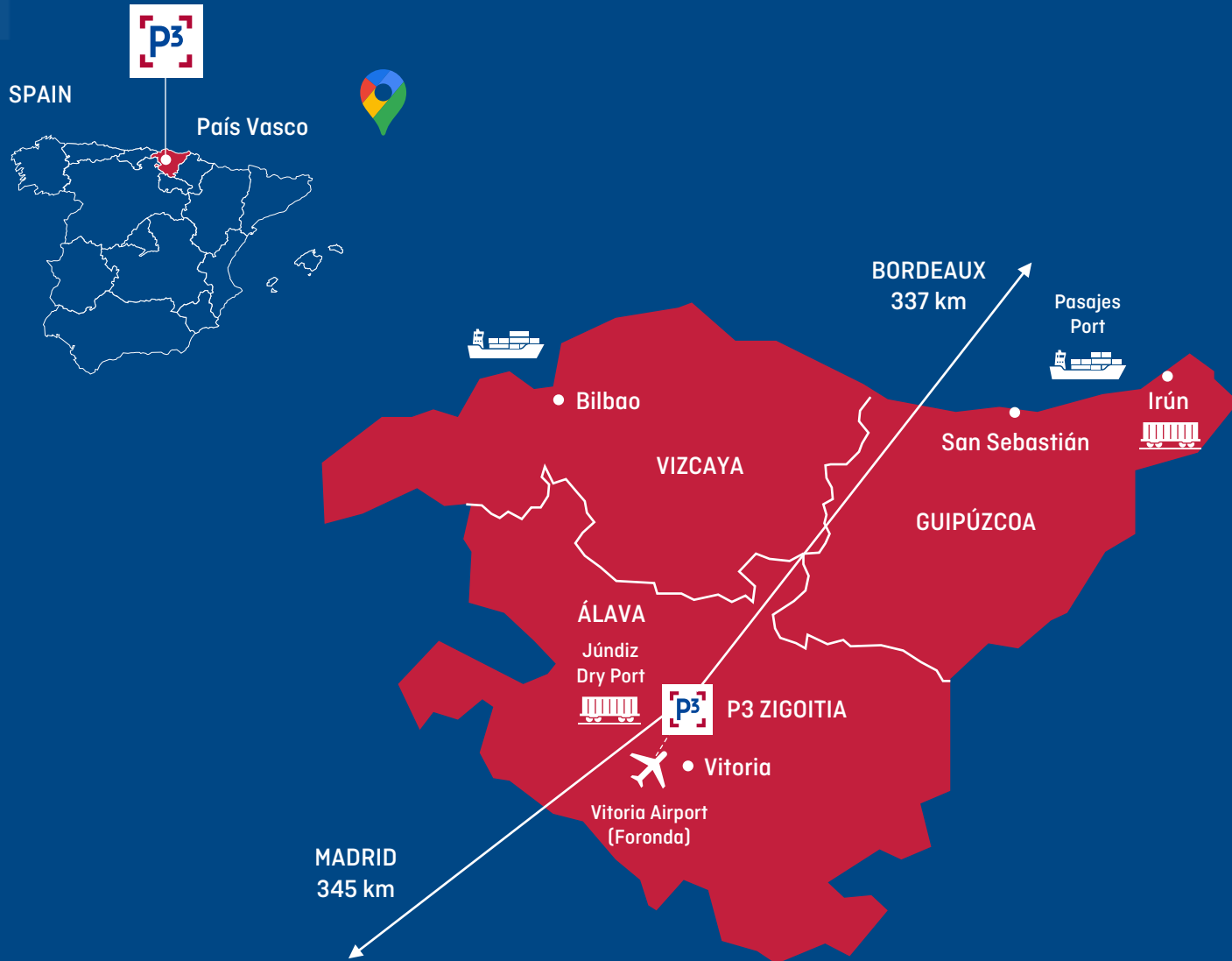
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# LOCATION

P3 Zigoitia is a new development located at 7 minutes from País Vasco's capital, Vitoria - Gasteiz, which places it in a strategic enclave for both national and European logistics.

It has excellent communications in the area with considerable infrastructures, given its direct access to the AP-1, A-1 and N-622. This places P3 Zigoitia in an important communications hub, both with the centre of the Peninsula and with the Atlantic axis and the connection with Europe through France. It is also just 5 minutes by road from Vitoria-Foronda Airport, which is the fourth largest in Spain in terms of freight traffic.

Vitoria	6.5 km
Vitoria Airport (Foronda) 	9 km
Jándiz Dry Port 	13.7 km
Bilbao	57km
Port of Bilbao 	71 km
Irún Goods Terminal 	110 km
Pasajes Port 	111 km



BILBAO  
57 km

P3 ZIGOITIA



N-622

AP-1

BORDEAUX  
329 km  
IRÚN  
110 km

# INFLUENCE AREA

It is an important population centre for logistics distribution in the area, with a population of 350,000 inhabitants in Álava province and with a large workforce specialising in logistics and transport.

The area of influence in which **P3 Zigoitia** is located, is characterised by a high industrial presence, with the automotive, industrial, food and beverage sectors being the most characteristic of the area.

Foronda  
Airport

PAMPLONA  
98 km

A-1

MADRID  
345 km

VITORIA-GASTEIZ  
6.5 km



**P3 Zigoitia** is developed on a plot of more than 70,000 sqm and is a logistics platform adaptable to the needs of the tenants with the possibility of division into 4 independent modules. It has the latest installations adapted to the new fire regulations (PCI) in industrial and logistics establishments (High Risk 7).

## Module 1

with 19,154 sqm of warehouse and 1,084 sqm of office space for a total of 20,239 sqm of GLA

## Module 2

with 8,033 sqm of warehouse and 536 sqm of office space, for a total of 8,569 sqm of GLA

## Module 3

with 7,495 sqm of warehouse and 538 sqm of office space for a total of 7,852 sqm of GLA

## Module 4

with 5,886 sqm of warehouse and 527 sqm of office space for a total of 6,413 sqm of GLA







# P3 ZIGOITIA IN DETAIL

**70,126 sqm**  
Plot size

**43,072 sqm**  
Built area

Available areas  
from  
**6,400 sqm**

**33 m**  
Yards

**38**  
Loading bays

**11 m**  
Free height

**4**  
TIR doors



**BREEAM Excellent  
Certification**

**7**  
High fire risk

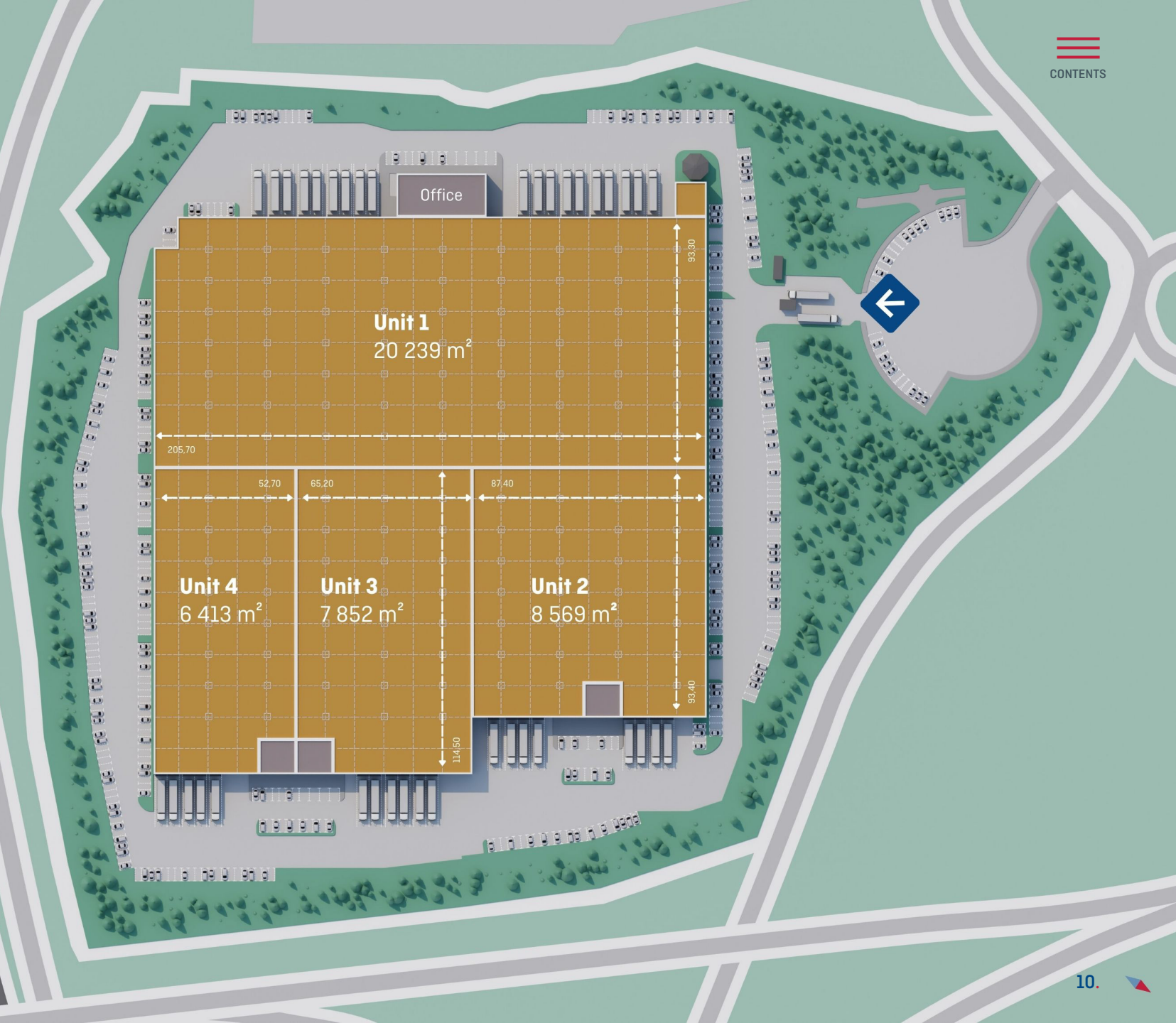


- Under construction
- Offices
- Main Entrance

### Available Space

Unit	Warehouse	Office	Total
1	19 154 m <sup>2</sup>	1 084 m <sup>2</sup>	20 239 m <sup>2</sup>
2	8 033 m <sup>2</sup>	536 m <sup>2</sup>	8 569 m <sup>2</sup>
3	7 314 m <sup>2</sup>	538 m <sup>2</sup>	7 852 m <sup>2</sup>
4	5 886 m <sup>2</sup>	527 m <sup>2</sup>	6 413 m <sup>2</sup>
<b>Total</b>	<b>40 387 m<sup>2</sup></b>	<b>2 685 m<sup>2</sup></b>	<b>43 072 m<sup>2</sup></b>

## SURFACES AND LAYOUTS



# TECHNICAL SPECIFICATIONS



High fire risk 7



ESFR automatic sprinklers. Automatic smoke vents



LED track lighting



Offices finished with porcelain flooring, suspended ceiling, electrical installation and HVAC system



DECK roofing system TPO =1,2 mm



Floor resistance: 5 Tn/sqm



Prefabricated concrete structure



Available electrical power: 1,600 kW



Solar photovoltaic plant. Electrical power: 428 kw



# ESG



**P3** reflects our dedication to offering value through high-quality real estate that is forward-thinking, resilient, energy-efficient, safe and that ensures maximum operational efficiency for our tenants.

ESG is integral to our core values of integrity, ambition, high standards and teamwork, and it is our deep-rooted commitment to these principles that allows us to deliver outstanding value to clients, employees and shareholders.

**SOCIETY:** people are the cornerstone of P3's ESG strategy and the key to our corporate vision: to help our clients thrive every day.

**ENVIRONMENT:** we are dedicated to building a low-carbon future, always looking for new ways to address the challenges we face and seize any new opportunities.

**GOVERNANCE:** we ensure we operate to the highest of ethical standards, acting responsibly and in compliance with all applicable laws and regulations. We are renowned for the flexibility and efficiency we bring to our operations, while also still ensuring we have the same level of controls in place as other industry leaders.





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