

21,145 M² OF AVAILABLE
LOGISTICS SPACE
FROM Q2 2025



P3 ONTIGOLA

ADDRESS

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



OVERVIEW

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.

Ontígola is situated in the Third Logistics Ring of Madrid - Central Zone, just 35 minutes from the city center and 40 minutes from Madrid-Barajas Airport.



DISTANCE TO MAJOR LANDMARKS

A-4 highway	7 min	2 km
Toledo	25 mins	42 km
Madrid	35 mins	52 km
Madrid Barajas Airport	40 mins	65 km
Portugal	3 hours 30 mins	352 km
France	5 hours 15 mins	522 km



LOCAL ACCESS

Ontigola is a municipality in the province of Toledo, center of Spain. It is located approximately 50 km south from Madrid.

Ontigola benefits from a consolidated logistics hub, hosting a diverse range of companies from sectors such as retail, 3PL and distribution.

P3 Ontigola offers a recently built facility, wide space for large-scale operations and access to a skilled workforce, enhancing its attractiveness for businesses seeking to optimize their logistics and supply chain activities at regional or national wide levels.

The warehouse can be used for both logistics activities and light production, with the possibility of 24/7 operations.

This privileged location has attracted major logistics operators such as Iskaypet, Inditex or DHL, who have established high-capacity facilities in the area, further strengthening its position as a first-class logistics hub.



Airport: 65 km



Parking



Main entrance



EV charging station



Truck entrance



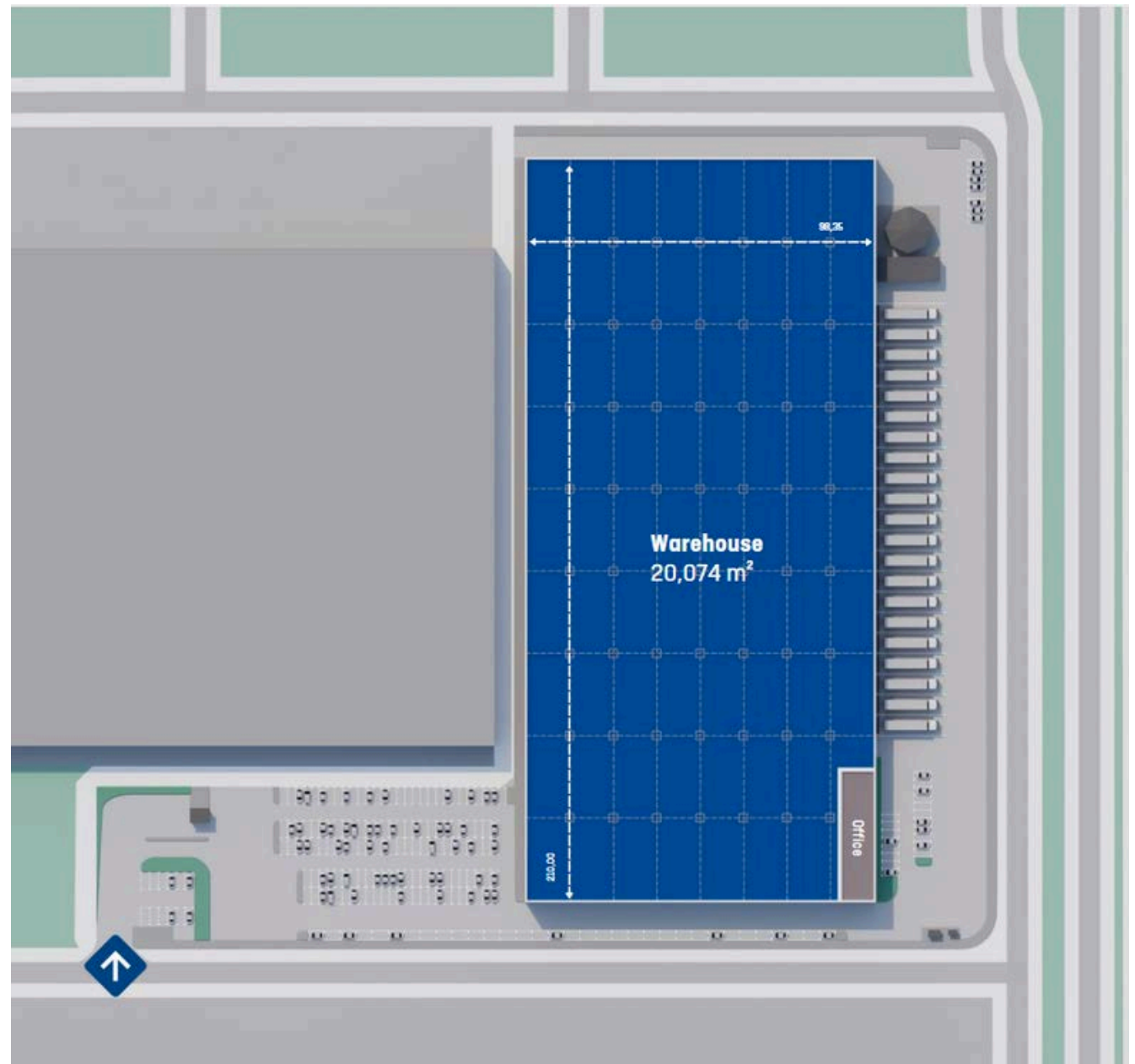
Get directions

AVAILABLE SPACE

Plot area of 35,451 m², housing a 21,145 m² 'A' grade logistics warehouse.

Car parking area, equipped with electric vehicle chargers.

TOTAL	Warehouse (m ²)	Office (m ²)	Docks
21,145	20,074	1,071	17+4



- Existing building
- Development opportunity
- Offices
- Under construction

TECHNICAL SPECIFICATIONS

Space features according to client requirements:

- Clear height: 11.70 meters
- Fire protection system installed according to regulations, Medium Risk Level 5
- Loading docks: 21
- Ground-level doors: 2
- Truck court depth: 31,65 m
- Car parking: Up to 212 spaces
- Solar panels: 50 kWp
- BREEAM Very Good
- Energy certificate B, office area
- Electric vehicle chargers in the car parking area
- Bicycle parking



SUSTAINABLE PERFORMANCE

50 kWp

RENEWABLES CAPACITY

B

EPC RATING

Very Good

BREEAM CERTIFICATION

Yes

EV CHARGING

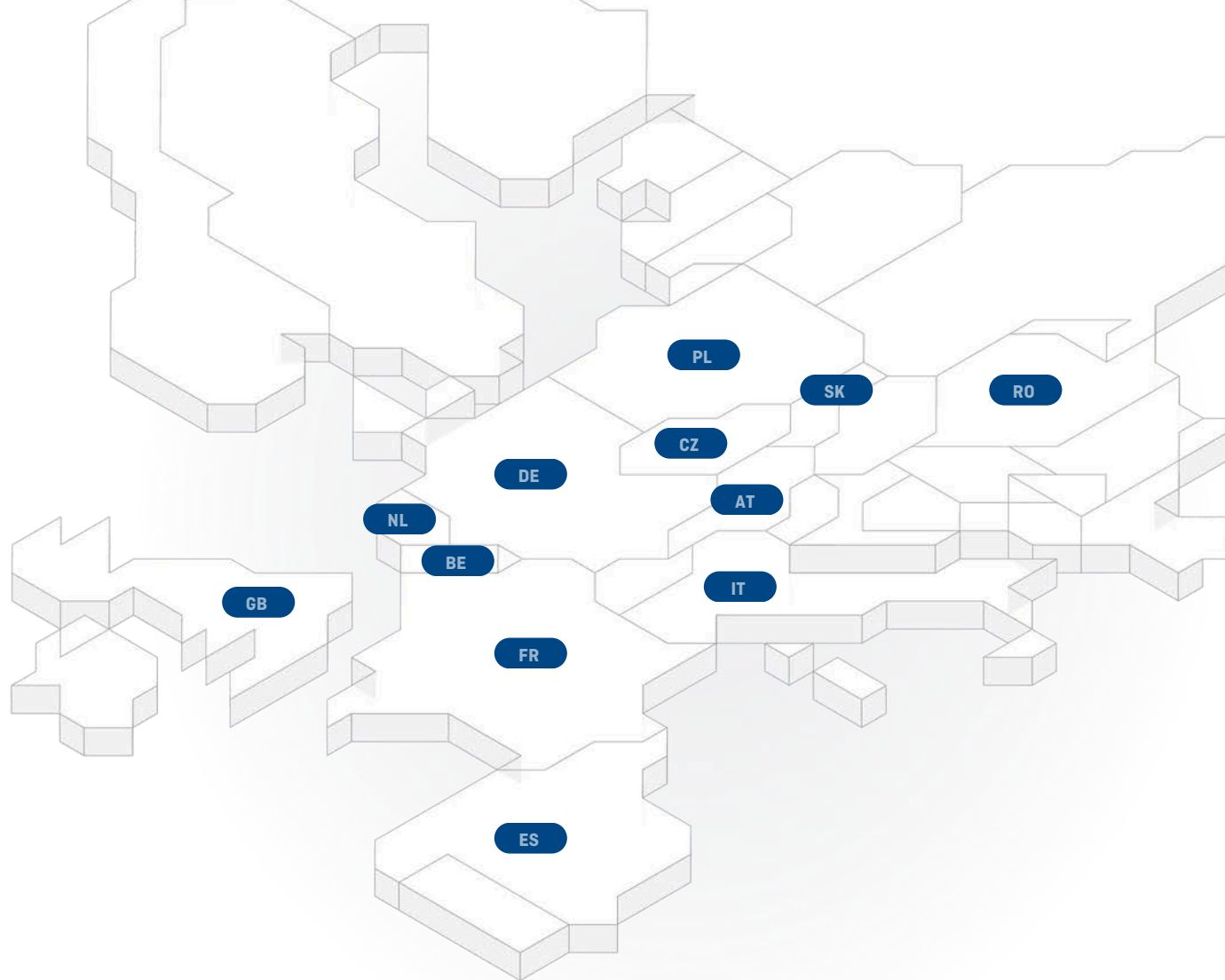


ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with almost 10 million m² of assets under management.

P3 has commercial activities in 10 countries and has been investing and developing in European markets for more than 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



9.7 mil. m²

GROSS LETTABLE AREA

10

COUNTRIES

3.5 mil. m²

LANDBANK FOR DEVELOPMENT

490

CUSTOMERS



REFERENCE PROJECTS



P3 REUS



GLA 113,912 m² | 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.



P3 SANT FRUITÓS



GLA 33,448 m² | COMPLETION 2024

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 m² | AVAILABLE in 2026

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 ZIGOITIA



GLA 43,072 m² | COMPLETION 2025

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 m² of GLA.



P3 ABRERA



GLA 21,207 m²

Abrera is located in Barcelona, Catalonia, one of Spain's most important economic regions, serving as a leading industrial and logistics hub in Europe. It boasts a wide range of companies from various sectors, thanks to its excellent connectivity with direct access to the A-2, AP-7, and Barcelona's 4th beltway, B-40, now featuring a direct connection to the Vallès corridor.



P3 LAON



GLA 136,000 m² | COMPLETION 14 months after agreement

P3 Laon offers up to 136,000 m² of space for logistics and industrial operations, featuring a 96,000 m² divisible XXL platform and two additional buildings of 19,000 m² and 21,000 m². The complex is designed to accommodate various ICPE classifications, including SEVESO low threshold for specific lots, and is targeting BREEAM Excellent certification, ensuring high environmental and operational standards.

SPACE TO CREATE

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