





## G-PARK GETAFE II

# A growing logistics hub

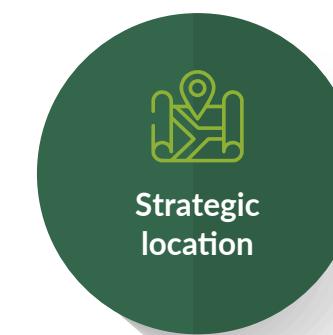
## PRIME LOCATION

Los Gavilanes Industrial Park offers direct access to the A-4 and is located just 20 km from Madrid city center (Km 0). Strategically positioned near the main transport routes, it provides direct access just 1.9 km from the M-50, 11.2 km from the M-45, 11.5 km from the M-40, and 16 km from the M-30. With a gross leasable area of 15,933 SQM, this excellent connectivity to key road corridors, along with optimal accessibility, makes this building a strategic solution for any logistics operation.

### Building features

This is a Type C building, designed for single tenancy, ensuring exclusive use of the facility. It also holds a medium fire risk rating of 5, guaranteeing compliance with proper safety measures.

Built to the highest quality standards, the building integrates ESG criteria and offers spaces focused on wellbeing. This modern, efficient, and sustainable environment makes G-Park Getafe II an ideal choice for companies seeking a strategic location and a facility tailored to today's logistics needs.



# WHY CHOOSE G-PARK GETAFE II



## Location

Getafe stands out as a prime logistics hub, offering fast access to Madrid for e-commerce and distribution. Its proximity to key roads like the M-40 and M-50 enables efficient regional distribution. With key distances such as 23 km to Barajas Airport and 20 km to Puerta del Sol, it provides strategic connectivity for last-mile and national logistics operations.



## Visibility

Facing both the A-4 and M-50, this project offers not only excellent accessibility but also high visibility from one of Spain's main transport arteries.



## Modern infrastructure

The facility is located in a well-established industrial park, known for the quality of its infrastructure and excellent transport connections. Public transportation is available via the PI-2 bus line, which connects directly to Getafe Central metro station.



## Environmental performance

The facilities are BREEAM Excellent certified, an internationally recognized standard that validates their strong performance in sustainability.



# LABOUR AVAILABILITY IN GETAFE II



189,900 inhabitants



Over 70 logistics companies



Average annual household income: 30,000€



Unemployment rate in Getafe: 8.51%

# EXCELLENCE IN SUSTAINABILITY

At GLP, we are committed to making sustainability a core element of our business in order to build a cleaner future. We operate according to our high ESG sustainability standards to build and invest responsibly; develop and manage sustainable assets; seek ways to improve efficiency and increase value; govern with ethics and transparency; and promote employee wellbeing.



**Energy usage monitoring**  
BMS (Building Management System) allows customers to proactively manage their energy consumption through an online dashboard.

**Operational improvements**  
We use high-quality materials and integrate sustainable initiatives such as LED lighting, energy management systems (BMS), and readiness for renewable energy sources. These features add value and help reduce operating costs.

**Exceeding requirements**  
We apply construction standards above the market average. The façades offer excellent thermal insulation, and floor flatness tolerances comply with FM2 (TR34) standards. The building also includes a high-strength slab (5 T/SQM surface load and 7.5 T point load) to ensure long-term durability.

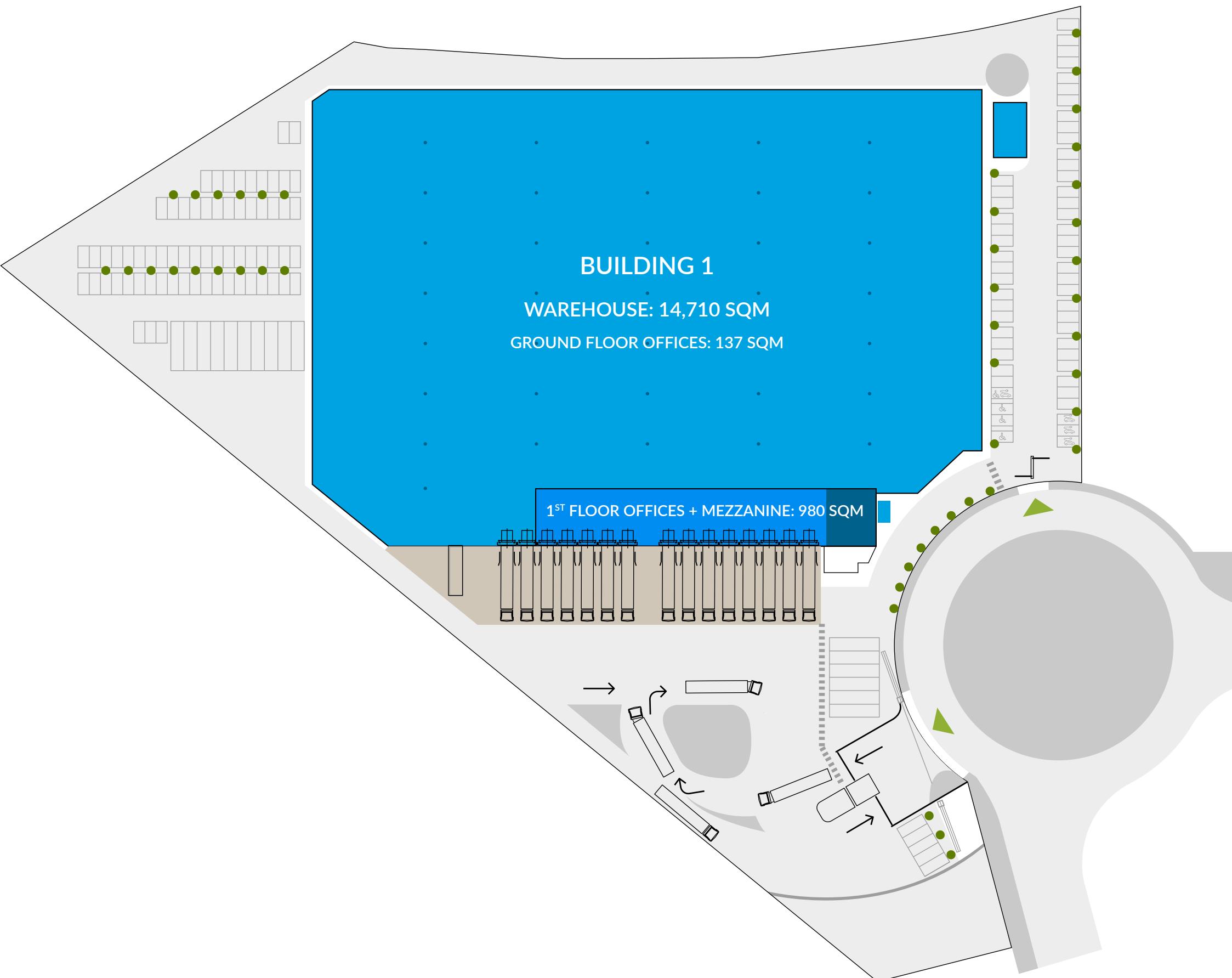
**Reduced water usage**  
Water consumption is reduced through the use of low-flow sanitary fittings (faucets, toilets, and showers).

**Optimised use of natural light**  
Maximising natural light not only supports energy efficiency but also enhances employee wellbeing by creating a healthier and more productive working environment.

**Recycled materials**  
The project incorporates recycled construction materials to ensure lower environmental impact. A life cycle assessment (LCA) has also been carried out to evaluate its overall efficiency.



# G-PARK GETAFE II SPECIFICATIONS



## Areas

### BUILDING 1

Warehouse	14,710 SQM
Offices	137 SQM
Mezzanine	980 SQM

### COMMON AREAS

Security booth	20 SQM
Fire protection system room	85 SQM
FWS tank	64 SQM

## Facilities

Clear height 13.70 m (under ridge)	Structure 11.40 x 25 m	15 Loading docks	1 Ground-level access door	127 Car parking spaces
5 Van parking spaces	17 Truck parking spaces	4 electric chargers for light vehicles	Security booth	Fire protection room Medium risk level 5
FWS tank	CCTV system pre-installation	Electrical capacity 700 kW	Photovoltaic capacity 159 kW	BREEAM Excellent

## Technical specifications

Structure: Prefabricated, white color except for purlins.  
 Structural grid: 11.40 x 25.00 m (except for the end bays, which are 24.55 m).  
 Façade: 20 cm thick prefabricated concrete panels (H-30 concrete) with interior insulation, anchored to the structure.  
 Roofing: Ribbed steel sheet with a minimum thickness of 0.70 mm, galvanized and coated on the underside with white thermosetting resin. 1.2 mm TPO membrane.  
 Interior slabs: 18 cm thick, jointless.  
 Exterior slabs: 18 cm thick.  
 Slab load resistance: 7.5 T/SQM (on a 16x12 cm plate).

# Strategic location and connections



**Mercamadrid**  
Distance: 13 km  
14 minutes

**Atocha Station**  
Distance: 16.9 km  
41 minutes

Other points of interest	Kilometres
Cibeles fountain	19
Prado Museum	18.5
Reina Sofia Museum	18.4
Retiro Park	25

**Plaza de Colón**  
Distance: 19.8 km  
19 minutes

**Airport**  
Distance: 23 km  
20 minutes

**Puerta Del Sol**  
Distance: 20 km  
26 minutes

**Bus line Pi2**  
Getafe Central - Los Gavilanes  
Industrial Park  
25 minutes

Main roads	Kilometres
M-50	1.9
M-45	11.2
M-40	11.5
M-30	16

## Other companies in the industrial park



# E

ENVIRONMENTAL



Climate Stability



Urban Waste Management



Natural Resources

# S

SOCIAL



Green areas with native,  
low-water-consumption  
species



Anti-bribery and  
corruption policies

# G

GOVERNANCE



Risk management



Transparency



Diversity, health  
and safety



## Our measures

### Highlights of G-Park Getafe II

- ✓ Photovoltaic system capacity: 159 kW
- ✓ Electric vehicle charging stations
- ✓ Bicycle parking
- ✓ Water fountains
- ✓ Natural lighting throughout the warehouse
- ✓ Dual-flush toilets
- ✓ Low-flow taps
- ✓ LCA (Life Cycle Assessment)
- ✓ BREEAM Excellent certification

# G-PARK GETAFE II

# About GLP

As of March 1, 2025, GLP Capital Partners Limited and certain of its affiliates—excluding operations in Greater China—became part of Ares Management Corporation (NYSE: ARES), a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across credit, real estate, private equity, and infrastructure asset classes. For more information about Ares, please visit [www.aresmgmt.com](http://www.aresmgmt.com).

As of December 31, 2024, GLP's European operating portfolio comprised more than 10.3 million m<sup>2</sup> in strategic logistics markets, leased to top-tier clients such as Amazon, DHL, and GXO Logistics.

In addition, GLP Europe holds a prime land bank allowing for the development of an additional 1.3 million m<sup>2</sup>.

For more information about our operations in Europe, visit [eu.glp.com](http://eu.glp.com).



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