



# Illescas I-II

Madrid, Spain



## PROPERTY SPECIFICATIONS

	Illescas I	Illescas II
Leasable Area	25,600 SM (4% office ratio)	28,943 SM (3% office ratio)
Clear Height	11 m	11.3 m
Truck Loading Doors	26	39
Van Loading Doors	6	0
BREEAM / EPC	Excellent / A	Excellent / A
Floor Load	5T/PSM	5T/PSM
Fire Risk rating	5 (Medium Risk)	5 (Medium Risk)
Lighting	LED	LED

- Car parking independent from heavy vehicles internal traffic
- Vehicle link can be created between Illescas I and Illescas II for joint operation
- 100% roof ready for photovoltaic extension



A-41 and A-42 junction



Solar Panel on roofs

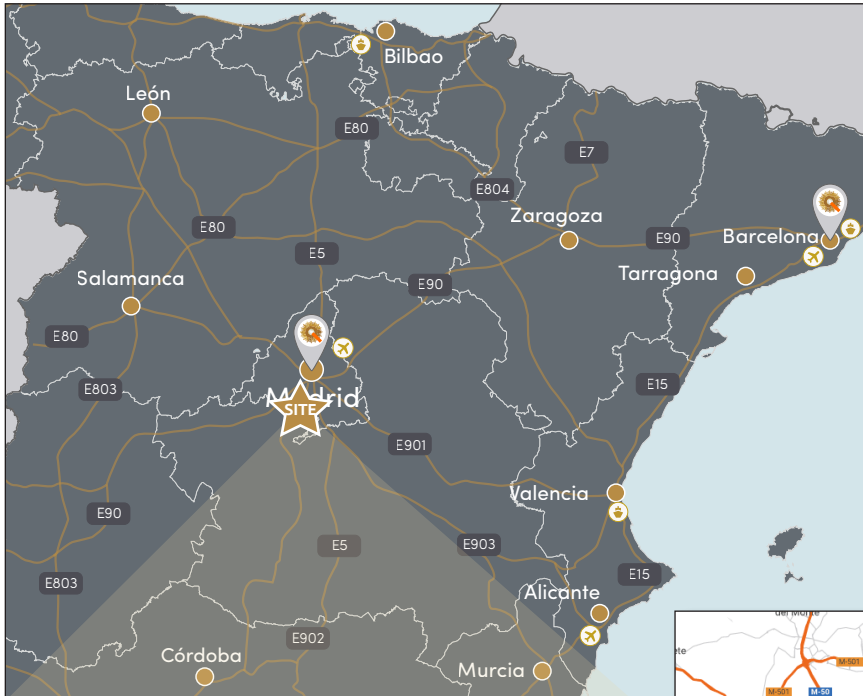


Madrid: 42 km



EPC A Rating

# ILLESCAS I-II, MADRID



## LOCATION:

» The site is located in Illescas, one of the leading big box markets in Madrid and greater Spain. The property benefits from a direct access to the A-42, which connects the main motorways of the southern peninsular and its ports (A-5 and A-4) with Madrid and its ring roads (M-50, M-45, M-40 and M-30).



## DISTANCES:



» A-42 Motorway: Adjacent

» M-50 (Madrid Ring Road):  
23 km / 18 min

» Madrid: 42 km / 40 min

» Toledo: 37 km / 30 min



» Puerto Seco: 53 km / 50 min



» Madrid-Barajas: 55 km / 50 min

## MORE INFORMATION:

» The Property is located in Illescas, South Madrid, in the intersection of the A-41 and A-42 motorways with direct access from both

» The Illescas submarket is characterised by high-quality and modern warehouses, good access to labour and the presence of multinational companies (e.g., Amazon, Toyota, Michelin and Airbus).

# ILLESCAS I-II, MADRID

## SITE PLAN:

