

Built-to-Suit Opportunity



Hypothetical renderings, not legally binding representation

# Alcalá de Guadaíra I

Seville, Spain

**BUILDING SIZE:** 86,275 SM

**AVAILABILITY:** 86,275 SM



Hypothetical renderings, not legally binding representation




Hypothetical renderings, not legally binding representation

## PROPERTY SPECIFICATIONS

Land Area (Site Coverage)	150,086 SM (57%)
Leasable Area	86,275 SM (2.8% office area)
Clear Height	11.6 m
Truck Loading Doors	92
Van Loading Doors	19
BREEAM / EPC	Very Good / A
Floor Load	50 KN/sqm
Fire Risk rating	Medium-5; Ready for 8 (high risk)
Lighting	LED

\*Subject to tenant specifications

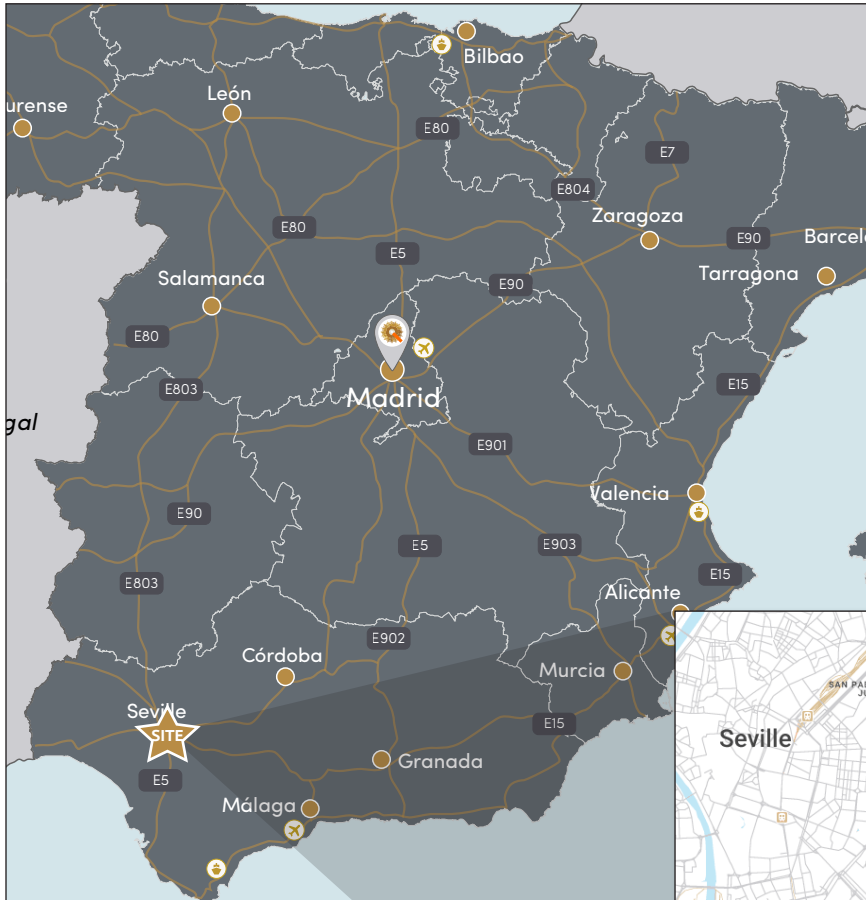
  
Seville:  
12 km / 15 min

  
Seville Airport:  
16 km / 13 min

  
A92:  
1 km / 1 min

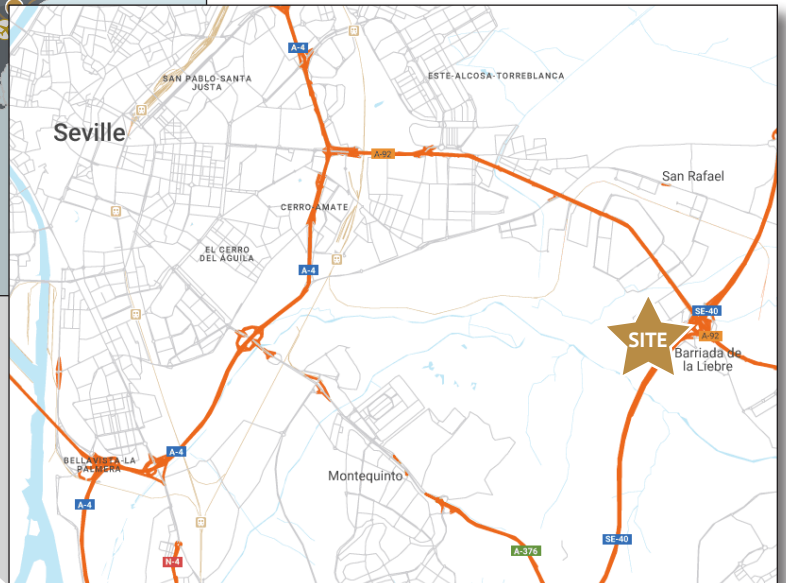
  
Port of Seville:  
19 km / 20 min

# SEVILLE, SPAIN



## LOCATION:

- » The site is located in Alcalá de Guadaíra, Seville
- » The Property is strategically located in Seville's immediate 1st ring, facing the SE-40, the city's ring road facilitating quick access to the main motorways in Andalucía



## DISTANCES:



- » SE-40: Immediate access
- » A-92: 1 km / 1 min
- » Seville: 12 km / 15 min
- » Cádiz: 120 km / 70 min
- » Málaga: 202 km / 2 hr



- » Port of Seville: 19 km / 20 min
- » Port of Cádiz: 124 km / 70 min



- » Seville Airport: 16 km / 13 min
- » Málaga-Costa del Sol Airport: 205 km / 2 hr

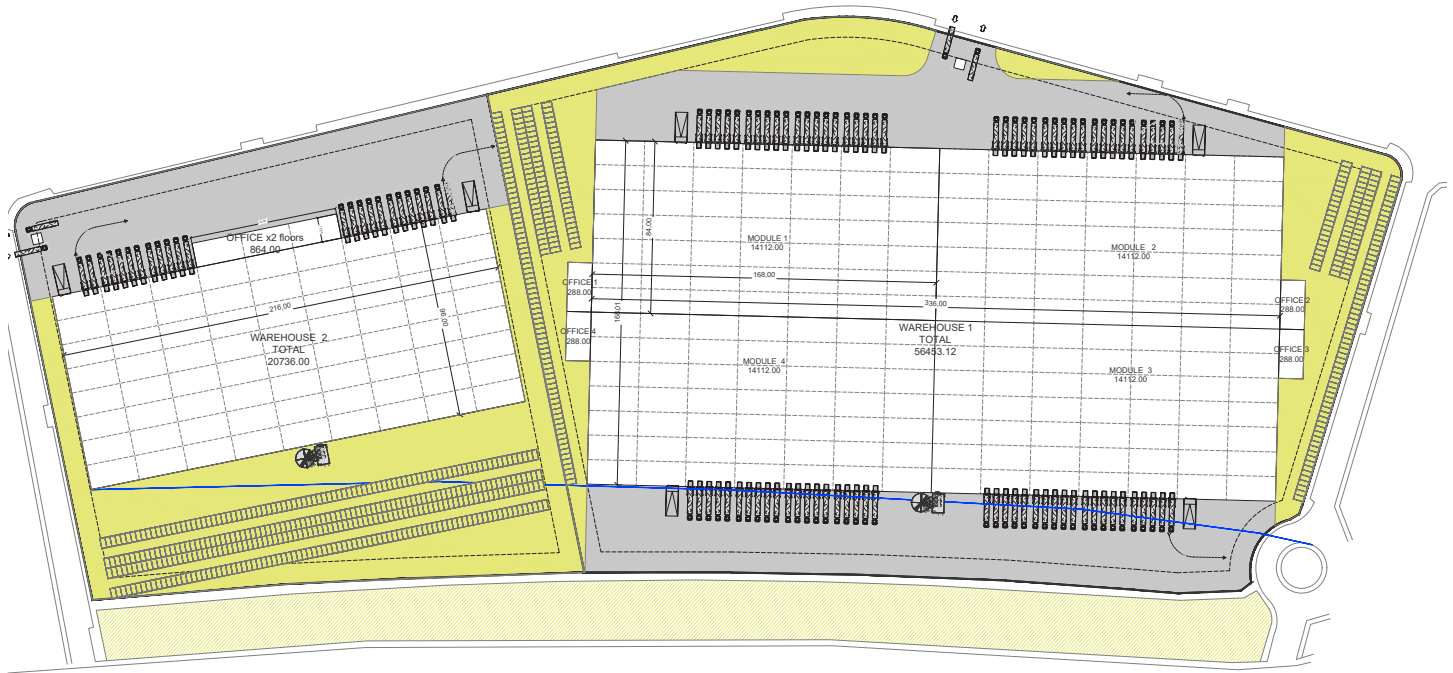
## MORE INFORMATION:

- » This desirable location gives the property a unique centrality in an area with a high demand for logistics products and a low availability of new developments.
- » Its direct access to the highway, quick access to the SE 30 and SE 40, the A4 and the exit to Cádiz facilitates its connection with the South and the most populated municipalities of Seville.

# SEVILLE, SPAIN

## SITE PLAN:

### BTS OPTION I:



### BTS OPTION II:

