



EQT | EXETER



Madrid – Alovera I

Guadalajara, ES

Building Size: 19,946 SM | 19,946 SM of Industrial Space Available

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Building Specifications

- Industrial space available
- 19,946 SM total building size
- 19,946 SM available size
- 208.85 m x 95.15 m column spacing
- 1,079 SM of office space
- Built in 2022
- 11.1 m to 12.1 m clear height
- 50 kN/sqm floor load
- 20 dock doors
- 1 drive-in doors
- 105 car parking spaces
- 4 trailer parking spaces
- A EPC Rating



Additional Information

- Available Immediately
- BREEAM Very Good
- Medium-5 (preadapted to high-7)



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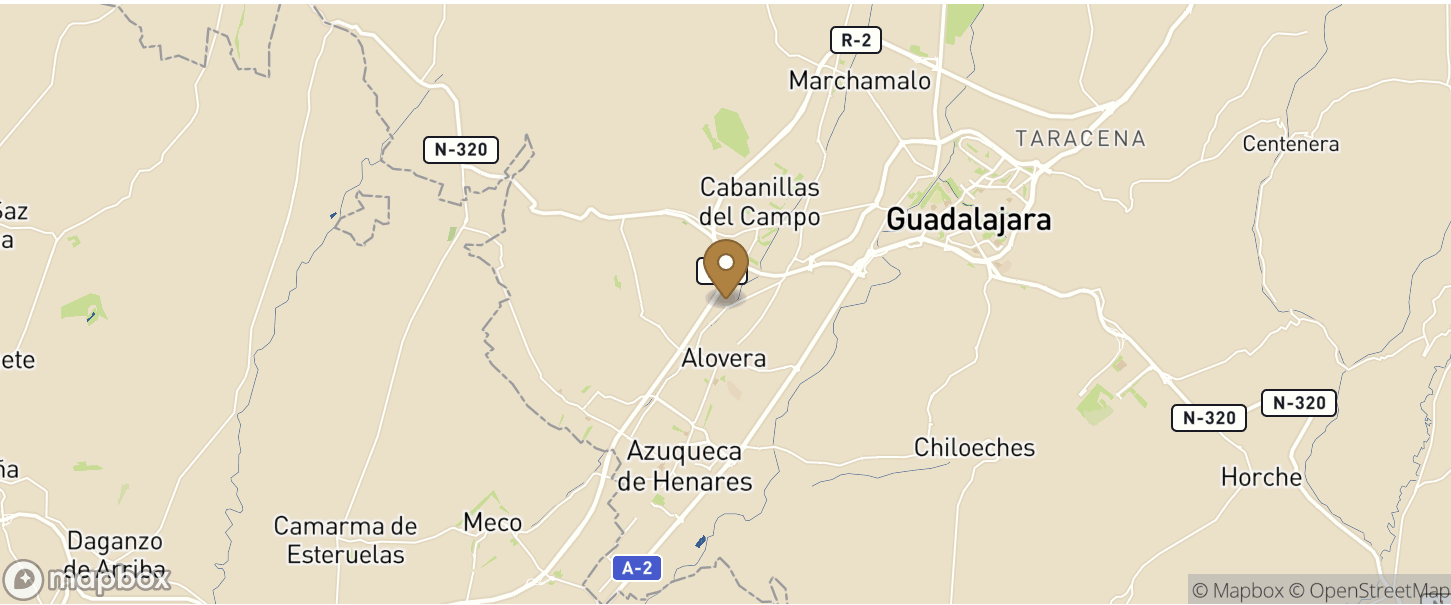


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Location



Location Commentary

- The site is located in Alovera, one of the most important logistics hubs within the Henares Corridor
- The Property is located in La Quinta logistics area, a modern industrial estate with immediate access to the A-2 and R-2 motorways
- The Henares Corridor runs along the A-2 Motorway (Madrid-Zaragoza-Barcelona-France) and it is the most important logistics axis in the Spanish logistics market

Transportation

Destinations

R-2 Motorway	270 min drive	472.7 km
A-2 Motorway	370 min drive	653.9 km
M-50 Motorway	20 min drive	29.8 km
Madrid City Center	50 min drive	59.5 km

Airport

Madrid Airport	30 min drive	45.1 km
Zaragoza Airport	30 min drive	257.5 km

Port

Puerto Seco de Azuqueca	8 min drive	6.9 km
Puerto Seco de Madrid (Coslada)	30 min drive	41.8 km