Certified B Corporation

Newdock

GAVILANES

GETAFE, MADRID

IMMEDIATE AVAILABILITY

Plot size: 131,127 sqm | Built area: 85,071 sqm



Newdock has a new project in the Los Gavilanes Business Park, located in Getafe, 18 kilometers from the heart of Madrid. This development, easily accessible via the A-4 and M-50 highways, is strategically positioned for optimal local and national distribution.

NEWDOCK GAVILANES, consists of three warehouses with areas of 40,916 sqm, 27,912 sqm, and 16,242 sqm, all three loacated on one single plot. Each building is designed and constructed to the highest quality standards, integrating contemporary design and construction trends aimed at improving the customer experience.





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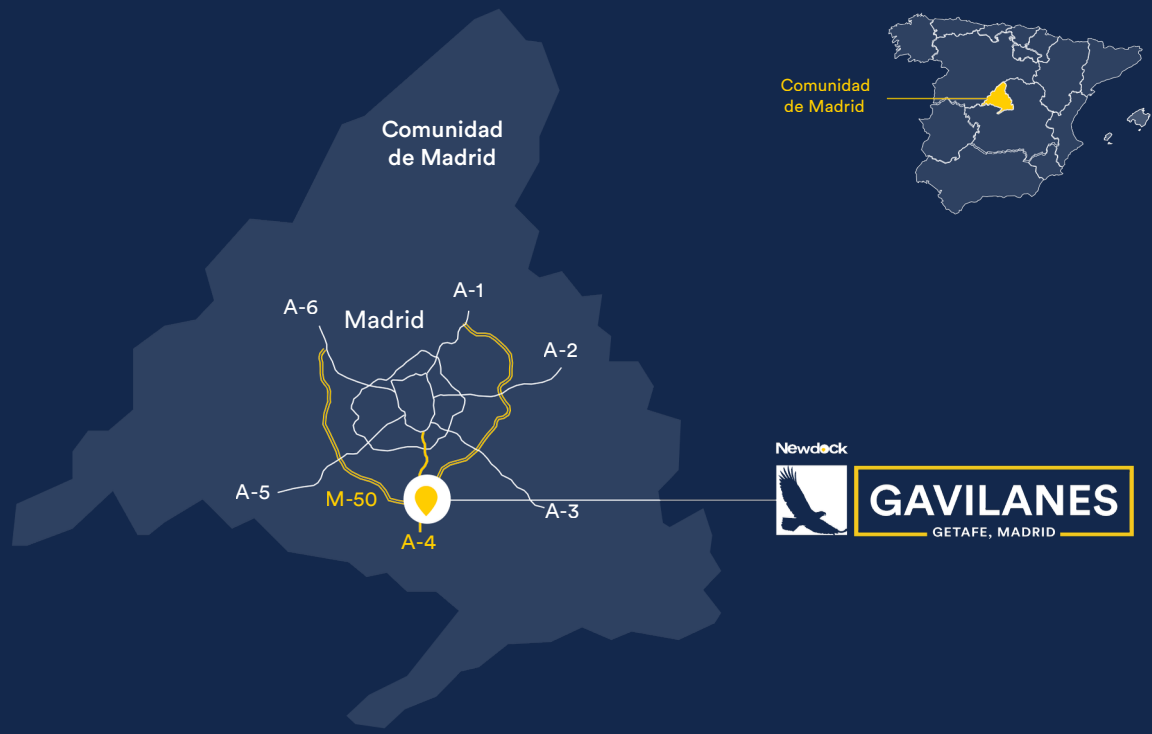
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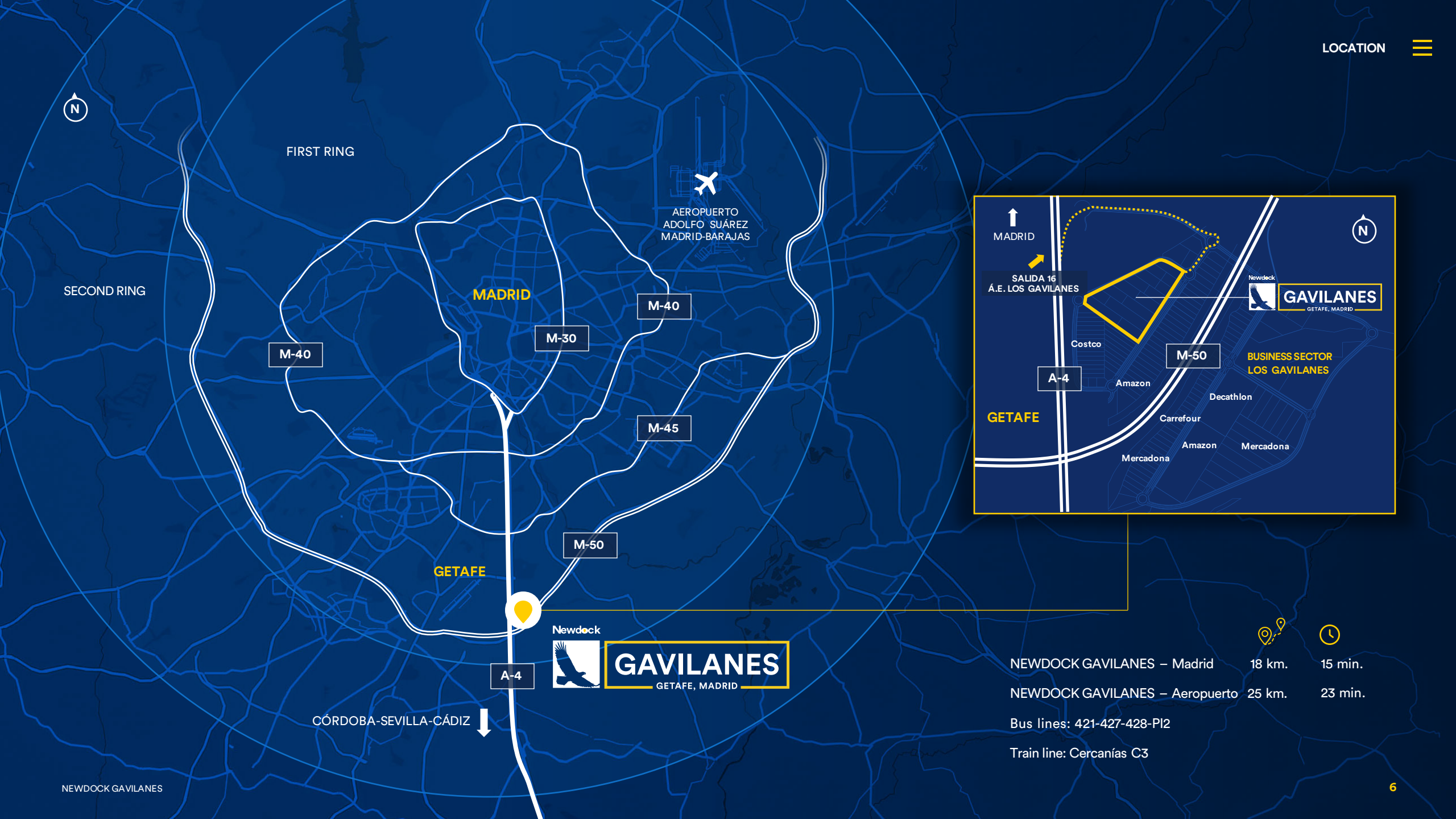
LOCATION

NEWDOCK GAVILANES logistics park is located in Getafe, in the south of Madrid. This municipality, home to more than 180,000 residents, ranks among the most industrialized areas within the Madrid metropolitan region.

NEWDOCK GAVILANES features an amazing location within the first ring of Madrid. Positioned along the A-4 motorway, with direct access to the M-50 ring road, 18 km from the city center and 25 km from Madrid-Barajas Airport. Los Gavilanes Business Park has emerged as a vital distribution center in Madrid.

Getafe's proximity to Madrid drives the continuous growth of the industrial, logistics, and service sectors, thereby consolidating their development.





NEWDOCK GAVILANES – Madrid	18 km.	15 min.
NEWDOCK GAVILANES – Aeropuerto	25 km.	23 min.

Bus lines: 421-427-428-PI2

Train line: Cercanías C3

STRENGTHS NEWDOCK GAVILANES

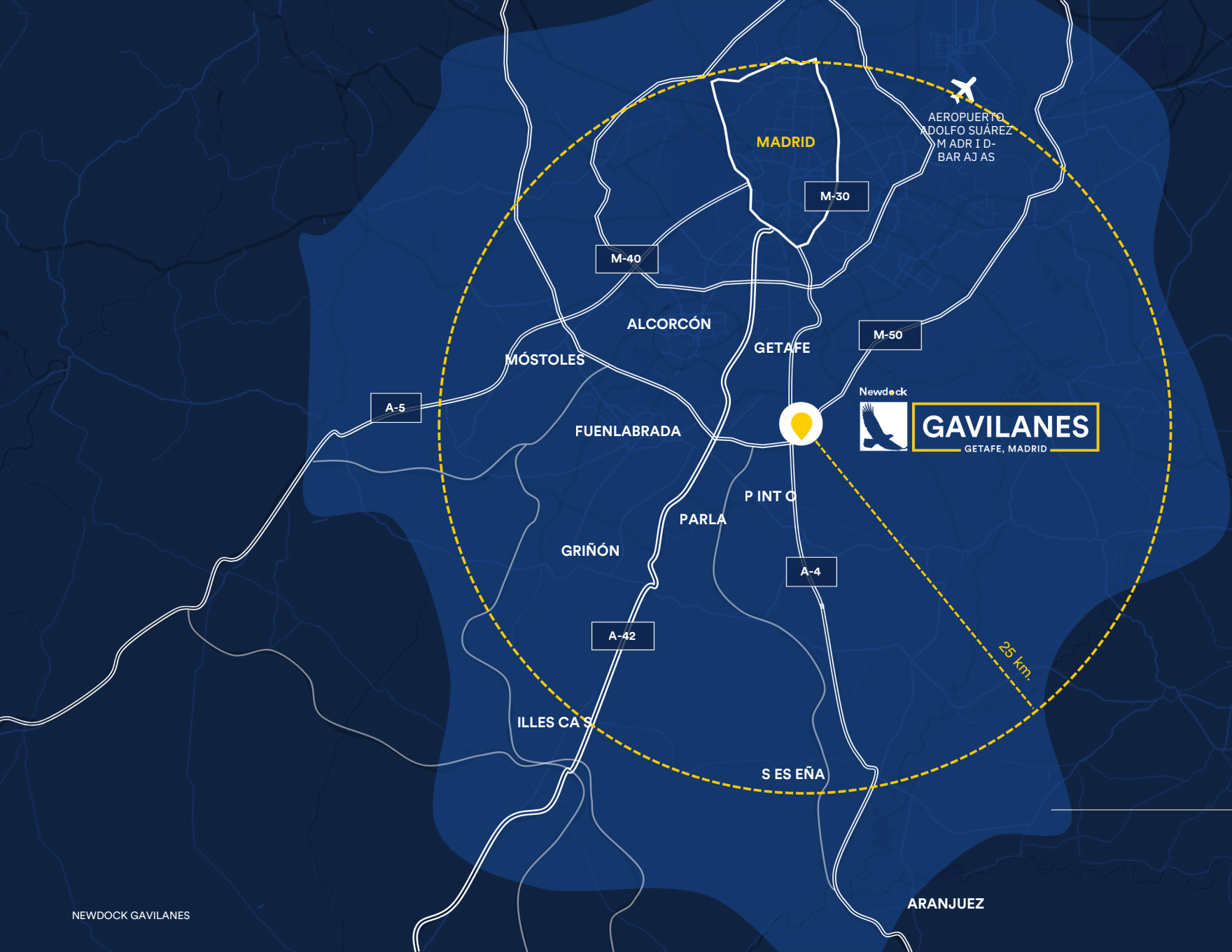
Prime location. First ring, central region.

Hight quality standards in construction and design.

Rest areas for drivers

Spaces allocated for dining and outdoor relaxation areas for employees.





INFLUENCE AREA

Considering the area of direct influence of the asset is crucial for the advancement of logistics operations.

Getafe has emerged as a prominent industrial and logistics hub in the heart of Spain, hosting the leading companies in the sector.

The population of Getafe is steadily rising by an average of 1,700 individuals annually, reaching 185,899 residents in 2023. This growth positions the town as a competitive choice relative to other geographical regions.

30 min. from NEWDOCK GAVILANES

NEWDOCK GAVILANES IN DETAIL

This Newdock project comprises three warehouses situated on a 131,127 sqm plot, with independent access for pedestrians and distinct access and circulation routes for both light and heavy vehicles.

Newdock, in its continuous dedication to employee well-being, is making a substantial advancement by establishing designated rest areas for drivers. Furthermore, it is offering 43 electric vehicle charging stations for its entire fleet.



HIGHLIGHTS

131,127 sqm
Plot area

85,071 sqm
GLA

1 plot
3 warehouses

N1: 40,916 sqm
N2: 27,912 sqm
N3: 16,242 sqm

11.5 m
Free storage height

Photovoltaic installation

-

Roof designed for future extension of the photovoltaic installation

WELL® Ready

Offices built in accordance with WELL® certification

LEED®

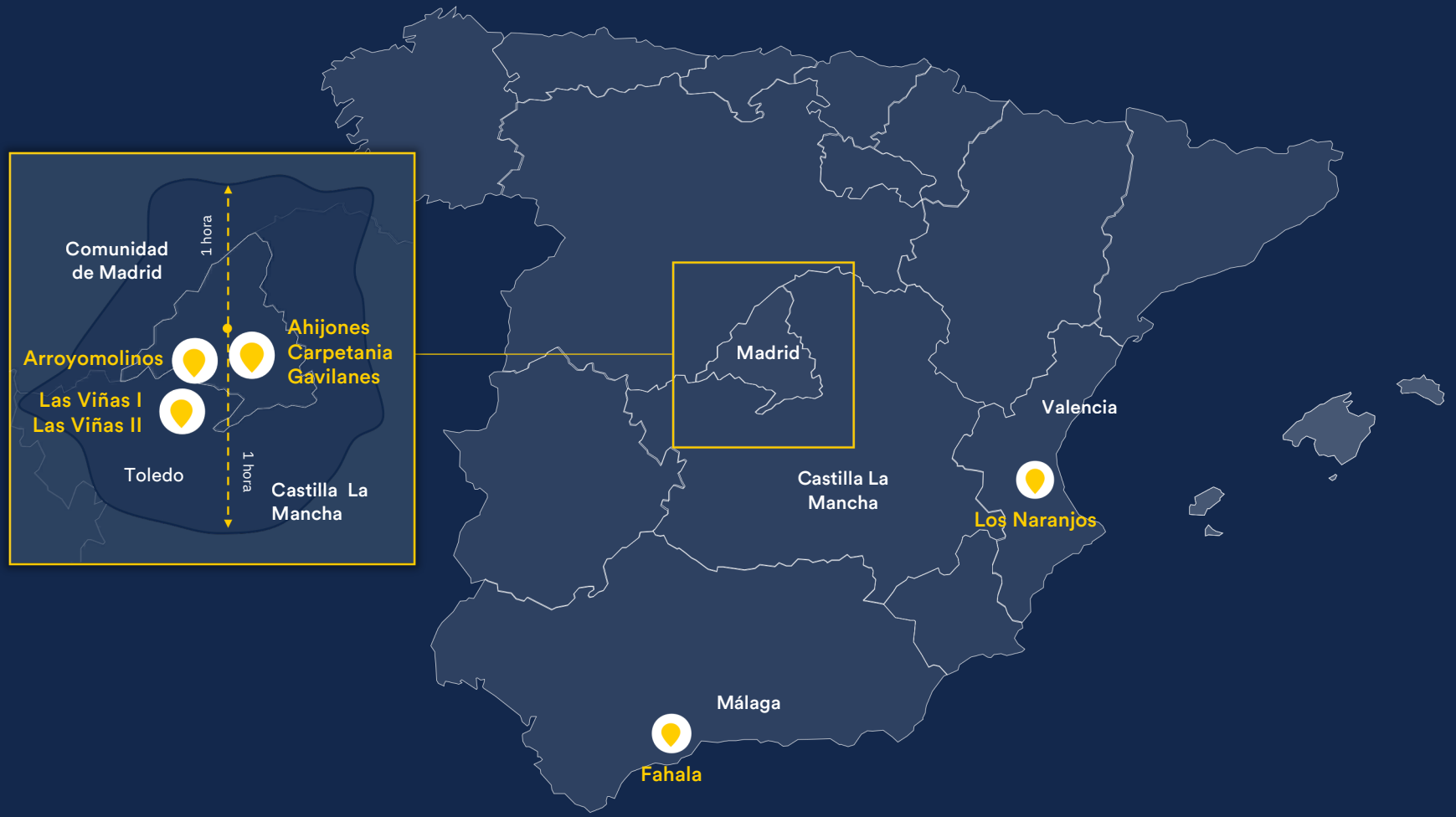
LEED® Platinum certification

Type C Buildings, Medium Risk Level 5.Ready for possible extension to High Risk Level 8.

*Subject to approval by the competent administration

Parking spaces
Light vehicles: 678
Heavy vehicles: 170
Electric vehicles: 43

PORTFOLIO


Comunidad de Madrid
1 hora
Arroyomolinos
Ahijones
Carpetania
Gavilanes
Las Viñas I
Las Viñas II
Toledo
1 hora
Castilla La Mancha
Madrid
Valencia
Castilla La Mancha
Los Naranjos
Málaga
Fahala

OFFICE SPACES

All assets offer adaptable office space, accommodating the most collaborative and flexible work models while being prepared to achieve WELL® certification.

Designed with a focus on individuals' well-being, highlights the abundance of natural light in all areas, thanks to floor-to-ceiling windows, as well as air quality control.

Additionally, Newdock features areas designed for dining and outdoor terraces for employees in NEWDOCK GAVILANES.



AREAS

131,126 sqm
Total area

85,071 sqm
GLA

85,071 sqm
SBA

40,916 sqm
Warehouse 1

27,912 sqm
Warehouse 2

16,242 sqm
Warehouse 3

213 sqm
Rest areas for drivers

139 sqm
Common areas (including access control points)



Areas on sqm

	Warehouse	Truck bay	Ground floor office	First floor office	Guardhouse+ technical room	Total, GLA	Loading docks	Ramps
WAREHOUSE 1	38.690,11	86,46	587,43	1.486,34	66,65	40.916,99	49	2
WAREHOUSE 2	26.240,94	63,38	514,82	1.048,00	45,47	27.912,61	34	2
WAREHOUSE 3	14.838,42	63,07	488,28	826,00	26,46	16.242,23	20	1
TOTAL	79.769,47	212,91	1.590,53	3.360,34	138,58	85.071,82	103	

Leased

FLOOR PLANS


N1
40,916 sqm
49 docks
2 ramps
N2
27,912 sqm
34 docks
2 ramps
N3
16,242 sqm
20 docks
1 ramp
C. Gregorio Marañón
C. Rosalind Franklin
Leased
Heavy vehicles access
Light vehicles access
Pedrestrian access
Parking spaces
Loading docks
Plot limit



TECHNICAL SPECIFICATIONS

-ROOFS. DECK type, comprising steel sheet, a polyethylene vapour barrier, mineral wool insulation and a waterproofing membrane. U-value: 0.45 W/m²K. Roof prepared for potential expansion of the photovoltaic installation.

-BMS (Building Management System). System for comprehensive building management, enabling control of energy consumption, lighting management and climate control. System adaptable to the tenant's requirements.

-LIGHTING. LED lighting with presence sensors to optimise energy consumption. The system also features zone-based switching and connection to the BMS system for lighting automation.

-ELECTRICAL INSTALLATION. Each module will include: main supply, earthing system, CGBT, distribution boards, lighting and power boards.

-SCREEDS AND FLOORING. Reinforced concrete screed without contraction joints, laid over a platform and double-layer polyethylene sheeting. Flatness and levelling targets FF45 / FL 35 in accordance with ASTM 1155.

-PLUMBING AND SANITATION. Water supply, distribution network, cold water and ACS production.

-SUSTAINABILITY AND WELL-BEING. LEED Platinum certification, BMS, bicycle parking near the office entrance and electric vehicle chargers. Photovoltaic installation compliant with CTE, expandable according to tenant requirements.

-FIRE PROTECTION. Type C buildings, Medium Risk Level 5. Prepared for possible application to upgrade to High Risk Level 8 (Subject to approval by the competent authority)





Newdock Certified B Corporation

José Gil
Head of Leasing
jose.gil@newdock.com

Irene Baila
Portfolio Property Manager
irene.baila@newdock.com

WEB

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