

Newdock



GAVILANES

GETAFE, MADRID

Available from Q3 2025

Plot area: 131,127 sqm | Built area: 84,983 sqm



Web



Tour 360°



Newdock brings a new project to the market in Los Gavilanes Business Area, just under 18 kilometers from Madrid city center. This strategically located development, easily accessible via the A4, ideally placed for both national and international distribution.

NEWDOCK GAVILANES Logistics Park will consist of three independent buildings spanning 40,880 sqm, 27,887 sqm and 16,218 sqm, on a single plot. Each building will offer the highest quality standards, incorporating the latest design and construction trends to enhance the customer experience.





01.

LOCATION

02.

NEWDOKK
GAVILANES
STRENGTHS

03.

INFLUENCE
AREA

04.

NEWDOKK
GAVILANES
IN DETAIL

05.

HIGHLIGHTS

06.

NEWDOKK
PORTFOLIO

07.

WORKSPACES

08.

AREAS

09.

TECHNICAL
SPECIFICATIONS

10.

CONTACTS

INDEX

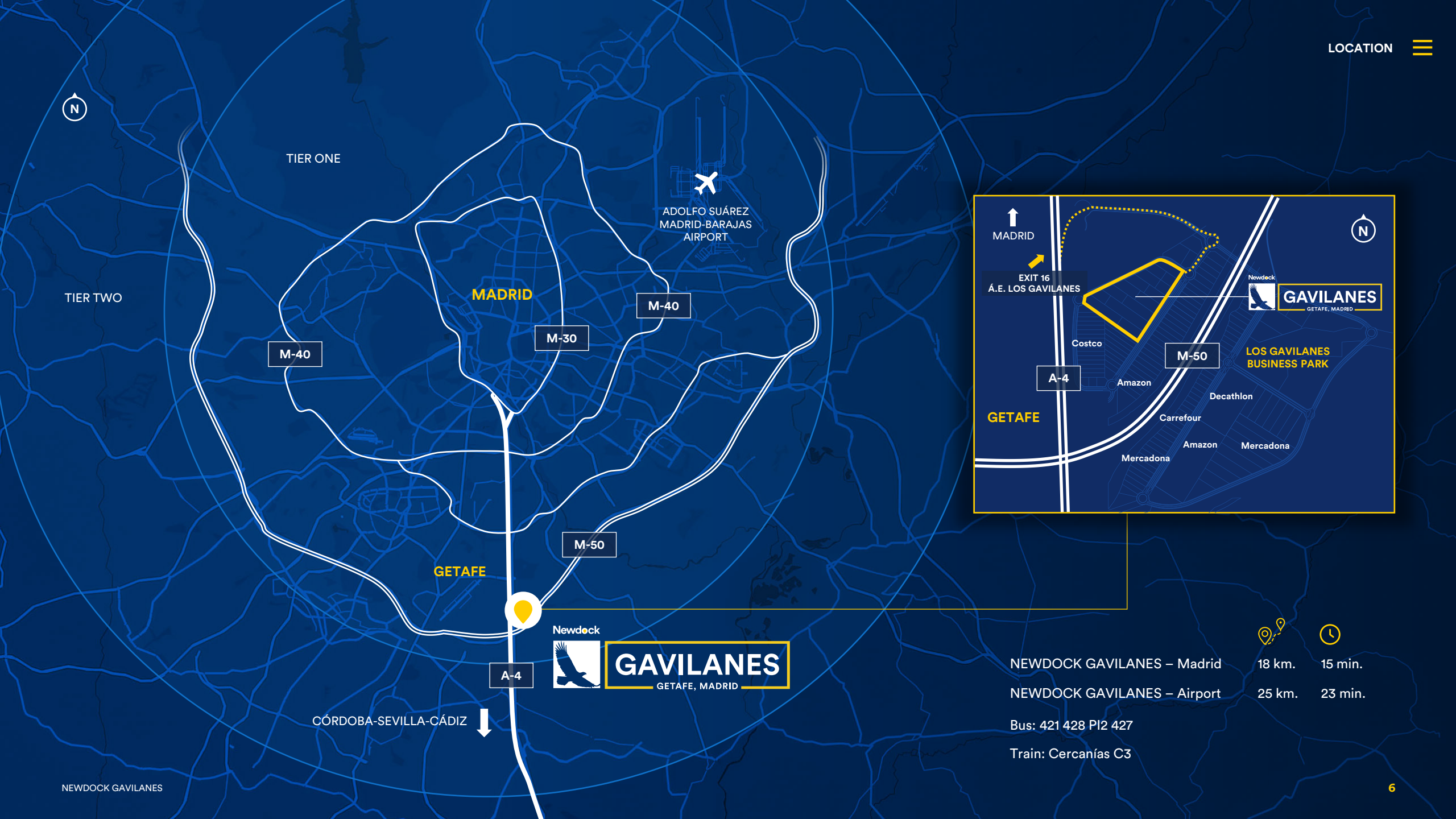
LOCATION

NEWDOCK GAVILANES Logistics Park is located in Getafe, a southern town in the Region of Madrid. Home to over 180,000 residents, one of the most industrial based towns in Madrid.

NEWDOCK GAVILANES Logistics Park has an excellent location in Madrid's tier one area. It is situated close to the A-4, with direct access to the M-50, just under 18 km from the city center and 25 km from Adolfo Suarez Madrid Barajas Airport. Los Gavilanes Business Area has established itself as one of the most important distribution centers of Madrid.



Getafe's proximity to Madrid boosts industrial, logistics and services growth, consolidating their continuous development.





Newdock  **GAVILANES**
GETAFE, MADRID

NEWDOCK GAVILANES – Madrid

 18 km.  15 min.

NEWDOCK GAVILANES – Airport

 25 km.  23 min.

Bus: 421 428 P12 427

Train: Cercanías C3

NEWDOCK GAVILANES STRENGTHS



Unbeatable location: Central area - Tier 1.



Highest construction and quality standard.



Driver rest areas.



Offices designed to enhance people's work experience, with canteen and rest terrace area.





INFLUENCE AREA

The direct asset's area of influence is the key for the development of logistics activity.

Getafe has consolidated itself as one of the main industrial and logistics hubs in the center of the Iberian Peninsula, where the main companies operate.

The population of Getafe is growing continuously with an average of 1,700 people per year, and the population in 2023 was 185,899 inhabitants, which positions Getafe as a competitive option compared to other geographical areas.



30 min. from NEWDOCK GAVILANES





N1
40,880 sqm
49 docks
2 ramps

N2
27,887 sqm
34 docks
2 ramps

N3
16,218 sqm
20 docks
1 ramp

NEWDOCK GAVILANES IN DETAIL

The new **Newdock** development will have three independent warehouses on a total surface of 131,127 sqm plot, providing separate access for people and segregated access and circulation routes for light and heavy vehicles.

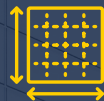
Newdock has enhanced its facilities with dedicated rest areas for drivers and 43 electric vehicle charging stations throughout the park.

Newdock

HIGHLIGHTS



131,127 sqm
Plot area



84,985 sqm
Built area



1 plot
With 3 buildings

N1: 40,880 sqm
N2: 27,887 sqm
N3: 16,218 sqm



11.5 m
Free height



Solar photovoltaic plant
on the roof
-
Roof prepared for
extension

WELL® Ready

Offices prepared for
WELL® certification

LEED®

LEED® Platinum
*Certification pending
USGBC approval



Buildings Type C, Medium
Risk Level 5. Prepared for
possible upgrade to High
Risk Level 8
*Subject to approval by the
competent administration



Parking spaces
Cars: 678
Heavy transport: 170
Electric vehicles: 43

PORTFOLIO



WORKSPACES



All assets offer adaptable office spaces designed to support collaborative and flexible work styles, and are on track to obtain WELL® certification.

Designed with people's well-being in mind, it features abundant natural light through floor-to-ceiling windows, climate control, and indoor air quality monitoring.

In addition, **Newdock** incorporates in **NEWDOCK GAVILANES** spaces for dining and outdoor terraces.



AREAS



131,127 sqm
Plot area

84,985 sqm
Total built area



84,985 sqm
Total Warehouses

40,880 sqm
Warehouse 1

27,887 sqm
Warehouse 2

16,218 sqm
Warehouse 3

206 sqm
Truck drivers' areas

139 sqm
Common areas

9 sqm
Access control



	Ground floor sqm	Floor 1 sqm	Total sqm	Modules	Truck docks	Ramps
SUBTOTAL WAREHOUSE 1	39,356	1,457	40,813	1	49	2
Warehouse	38,682		38,682			
Office		1,457	1,457			
Main access core	371		371			
Truck driver's room 1	80		80			
Hall store room	13		13			
Toilets and changing rooms	123		123			
Lockers / Toilets access 2	88		88			
SUBTOTAL WAREHOUSE 2	26,802	1,038	27,841	1	34	2
Warehouse	26,233		26,233			
Office		1,038	1,038			
Main access core	371		371			
Truck driver's room 2	63		63			
Hall store room	13		13			
Toilets and changing rooms	123		123			
SUBTOTAL WAREHOUSE 3	15,382	809	16,191	1	20	2
Warehouse	14,838		14,838			
Office		809	809			
Main access core	354		354			
Truck driver's room 3	63		63			
Hall store room	13		13			
Toilets and changing rooms	114		114			
COMMON AREAS	203	-	203			
Control booth	9		9			
Installations hut	130		130			
Cistern	63		63			
TOTAL	81,743	3,304	85,048	3	103	6

PLANS



TECHNICAL SPECIFICATIONS

- **ROOFS.** DECK type, composed of steel sheet, polyethylene vapour barrier, mineral wool insulation and waterproofing membrane. U: 0.45W/m2k. Roof prepared for possible extension of the photovoltaic installation.
- **BMS (Building Management System).** System for the integral management of the building, allowing the control of consumption, lighting and air conditioning. System adaptable to the needs of the tenant.
- **LIGHTING.** LED lighting with presence sensors to optimise consumption. The system also has lighting by zones and connection to the BMS system for lighting automation.
- **ELECTRICAL INSTALLATION.** Each module will have: main supply, earth network, CGBT, distribution boards, lighting and power boards.
- **FLOORS AND PAVING.** Reinforced concrete floor without retraction joints, laid on a platform and double polyethylene sheet. Flatness and levelling objectives FF45 / FL 35 according to ASTM 1155.
- **PLUMBING AND DRAINAGE.** Water supply, distribution network, cold water and DHW production.
- **SUSTAINABILITY AND WELL-BEING.** LEED certification with Platinum objective, BMS, bicycle parking next to the office entrance and electric vehicle chargers. Photovoltaic installation in accordance with CTE, expandable according to the tenant's needs.
- **FIRE PROTECTION.** Buildings Type C, Medium Risk Level 5. Prepared for possible extension to High Risk Level 8. (Subject to approval by the competent administration)





Owner

Newdock



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

DISCLAIMER

This document contains confidential information and may not be reproduced, transmitted or disclosed, in whole or in part, without the express authorisation of Newdock LP S.L.U., which retains all intellectual property rights in relation to it. Likewise, any modification, both in presentation and content, must also be expressly authorised. The information contained in this marketing folder is provided in good faith and for information purposes only, and does not create any contractual obligation whatsoever. Newdock assumes no liability in connection with the use or misuse of this document or any errors or inaccuracies contained herein. In particular, no warranty is given as to the reasonableness of any estimates, forecasts, prospects or returns, which should be regarded as illustrative only.

