

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.

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**NEWDOCK GAVILANES**, consists of three warehouses with areas of 40,916 sqm, 27,912 sqm, and 16,242 sqm, all three located 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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GAVILANES

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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.





FIRST RING

SECOND RING

MADRID

AEROPUERTO  
ADOLFO SUÁREZ  
MADRID-BARAJAS

M-40

M-30

M-40

M-45

M-50

GETAFE

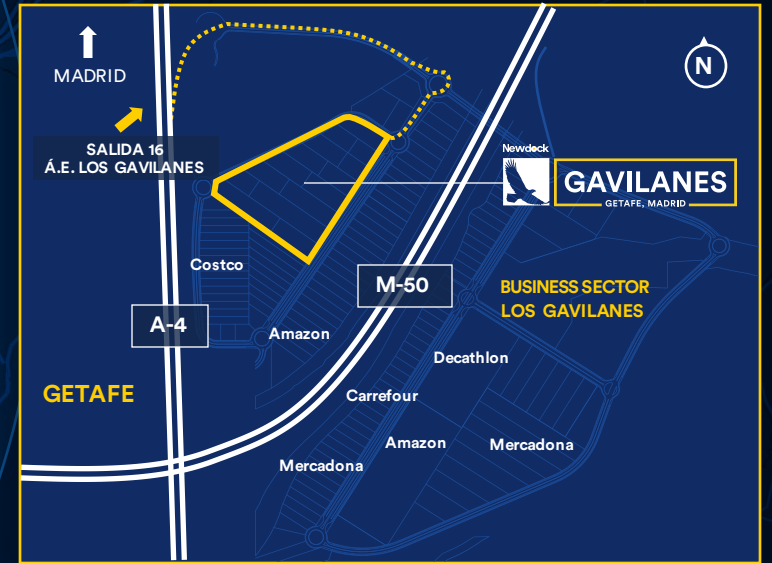
A-4

Newdock



**GAVILANES**  
GETAFE, MADRID

CÓRDOBA-SEVILLA-CÁDIZ



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.





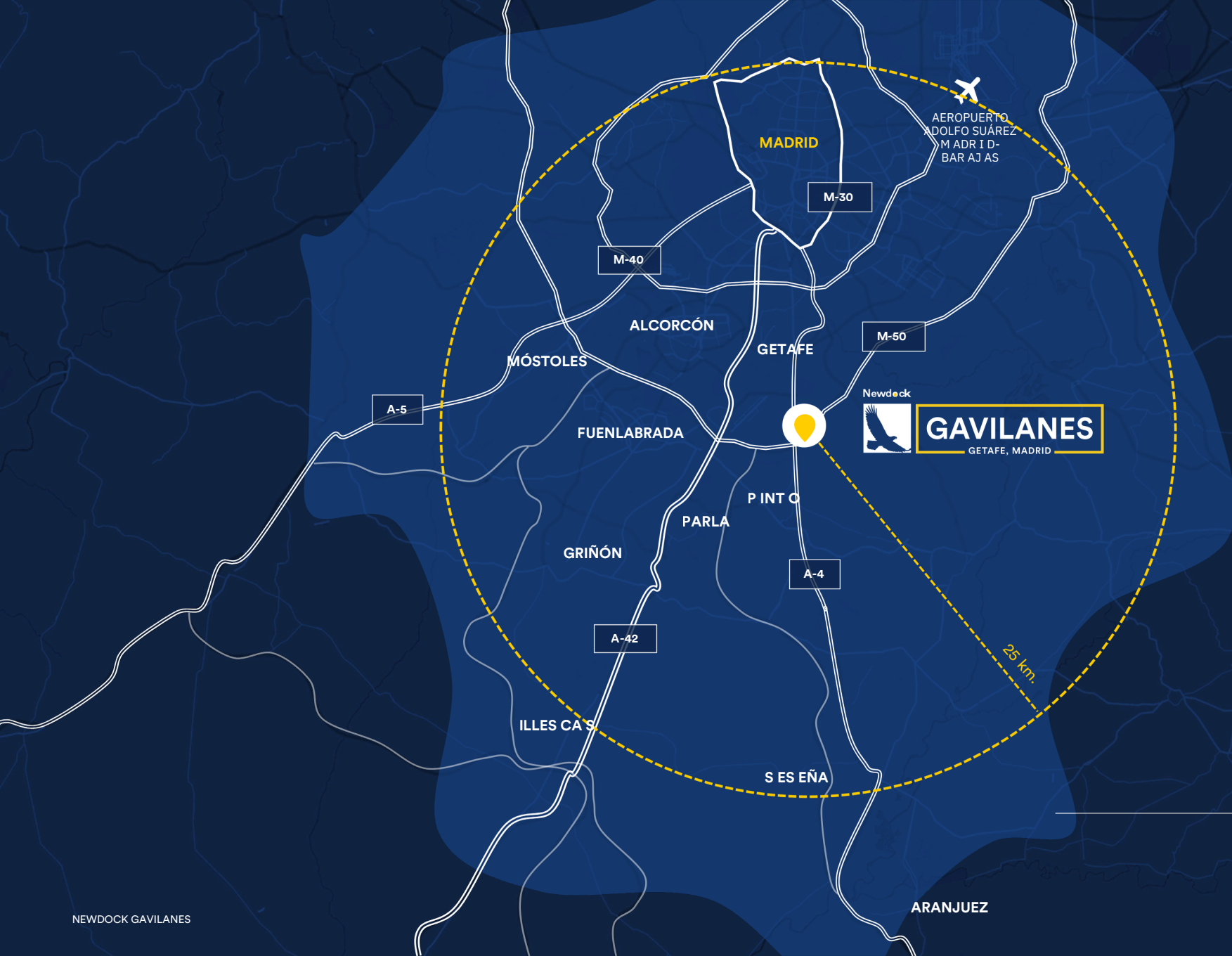
## INFLUENCE AREA

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.



**N1**  
40,916 sqm  
49 docks  
2 ramps

**N2**  
27,912 sqm  
34 docks  
2 ramps

**N3**  
16,242 sqm  
20 docks  
1 ramp

# 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



## 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
<b>WAREHOUSE 1</b>	38,690.11	86.46	587.43	1,486.34	66.65	40,916.99	49	2
<b>WAREHOUSE 2</b>	26,240.94	63.38	514.82	1,048.00	45.47	27,912.61	34	2
<b>WAREHOUSE 3</b>	14,838.42	63.07	488.28	826.00	26.46	16,242.23	20	1
<b>TOTAL</b>	<b>79,769.47</b>	<b>212.91</b>	<b>1,590.53</b>	<b>3,360.34</b>	<b>138.58</b>	<b>85,071.82</b>	<b>103</b>	

# FLOOR PLANS



-  Heavy vehicles access
-  Light vehicles access
-  Pedestrian 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/m<sup>2</sup>K. 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)







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