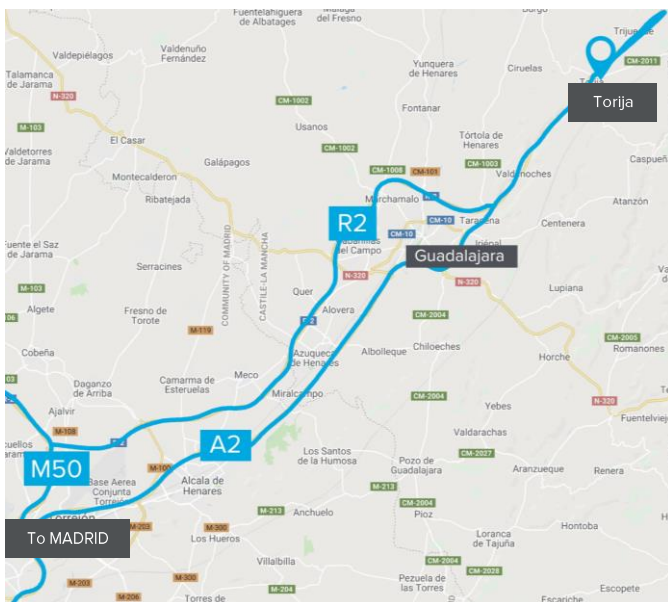
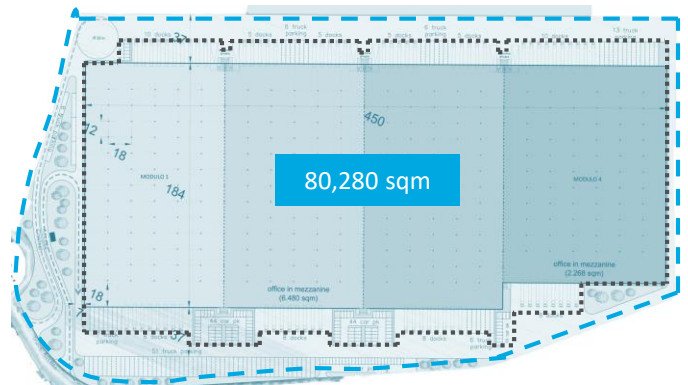


TORIJA (13Ha) | SPAIN

40°45'11.2"N 3°02'02.5" W

89,000 SQM
AVAILABLE WITHIN
12 MONTHS

Plots of industrial land located in the municipality of Torija (city in the Henares Corridor, 3rd logistics ring from Madrid, ideal for national distribution, 75 km East from the central point of Madrid; the site is zoned industrial and suitable for logistics use.



LOCATION

GUADALAJARA, CASTILLE-LA-MANCHA

The land is located with excellent communication with A2 national motorway which merges into the R2 toll Highway, through Exit 54.

LOGISTICS ACCESS	CITIES
A2 - 11 km	Madrid – 75 km
R2 – 14 km	Barcelona – 546 km
	Valencia – 366 km

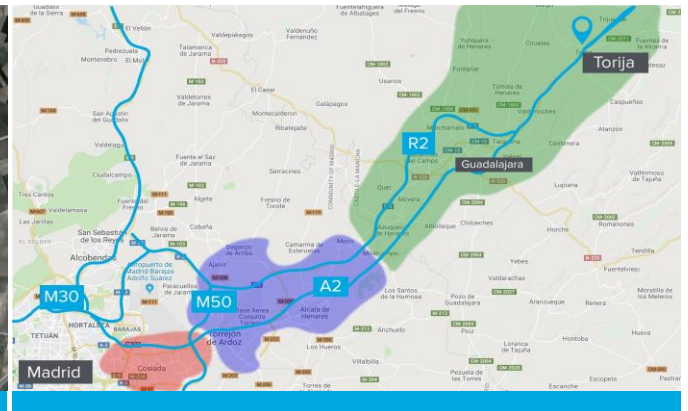


SITE INFORMATION

- ❑ Established Industrial area with warehouses, amongst others, from Primark (operated by DHL), Leroy Merlin and Bridgestone.
- ❑ The site is zoned as industrial and suitable for logistics use with all utilities and urbanization in place.
- ❑ At just 200m from a power substation (ideal for data centres)
- ❑ Maximum height of 15 m, that can be increased up to 18 m for automatized warehouses.
- ❑ Labour available from Guadalajara at a reduced total cost compared to Madrid-based labour.
- ❑ Less than 1 km away from the highway exit.

AREA BREAKDOWN

Warehouse	80,280 sqm
Office space	8,748 sqm
Total buildable area	89,028 sqm
Truck docks	52
Parking trucks	95
Parking Cars	130



ABOUT LOGISTICS CAPITAL PARTNERS

Logistics Capital Partners is a pan-European Developer and Asset Manager specialized in logistics real estate. Since its launch in 2015, LCP has already allocated €400 million of development capital. LCP is known for its strong reputation and professional track record for delivering market leading exemplary projects and transactions. Currently, it has planned construction starts of 260,000 sqm and manages 450,000 sqm of logistics warehouses from its offices in the UK, Italy, Netherlands, Belgium, Spain and Luxembourg.

PERSON OF CONTACT

FLOR FERNÁNDEZ-PACHECO OLMEDO
 +34 (0) 644 055 245
flor@eurofund-lcp.com
www.logisticscapitalpartners.com



ELCP Management

c/ Fernando El Santo, 15 planta 2
 28010 Madrid
 Spain
 +34 (0) 31 599 44 72

