



mountpark
illescas III

MADRID'S LEADING DISTRIBUTION PARK.

A MODERN PRIME 12,590 SQ M LOGISTICS FACILITY
AVAILABLE NOW



BREEAM
"Excellent"



Carbon Zero
Capabilities



Welfare
Enhancements



Plataforma Central Iberum has established itself as one of Madrid's premier distribution locations, having attracted major occupiers including Amazon, GXO for H&M, Carreras, Toyota, Airbus, Michelin, FM Logistic, TXT, Seur, CBL and DHL for Zalando.



Prime location with excellent connectivity situated at exit Illescas on the A-42 highway, putting this opportunity firmly in one of Spain's premier logistic locations.



Using state-of-the-art materials and building practices, Mountpark delivers the pinnacle of occupier specification that can help our customers become Carbon Zero.

ESTABLISHED

ESTABLISHED.

Plataforma Central Iberum is an established and proven hub for logistics / warehouse occupiers given its excellent connection to Madrid and its central location in the Iberian Peninsula. The park has become one of Madrid's leading distribution and e-commerce hubs.

ESTABLISHED.

SEUR

CBL

mountpark
illescas III
AVAILABLE NOW

EXIT 36

EXIT 36

A42

CM-43

CM-42
FUTURE

zalando

TOYOTA

MICHELIN

illescas I
carreras

illescas IV
Stor

illescas IV
TXT

FM LOGISTIC

amazon

ceva
LOGISTICS

ctt

AIRBUS

TRAVEL CONNECTIONS

CONNECTED.

Mountpark Illescas III is ideally located for national and international logistics. Situated only 35 KM from Madrid at exit Illescas on the A-42 highway and the new junction on the CM-41 highway, the development has excellent transport communications via the national highway network. It is within easy reach of Madrid, the south of Spain and Portugal.

Logistics and supply chain efficiencies are all about location and Mountpark Illescas III is strategically located for that reason. The site benefits from an excellent labour pool drawn from a large catchment of Toledo and Madrid.

 **0.1** KM to A-42

 **2.0** KM to new CM-41 junction

 **35** KM to Madrid

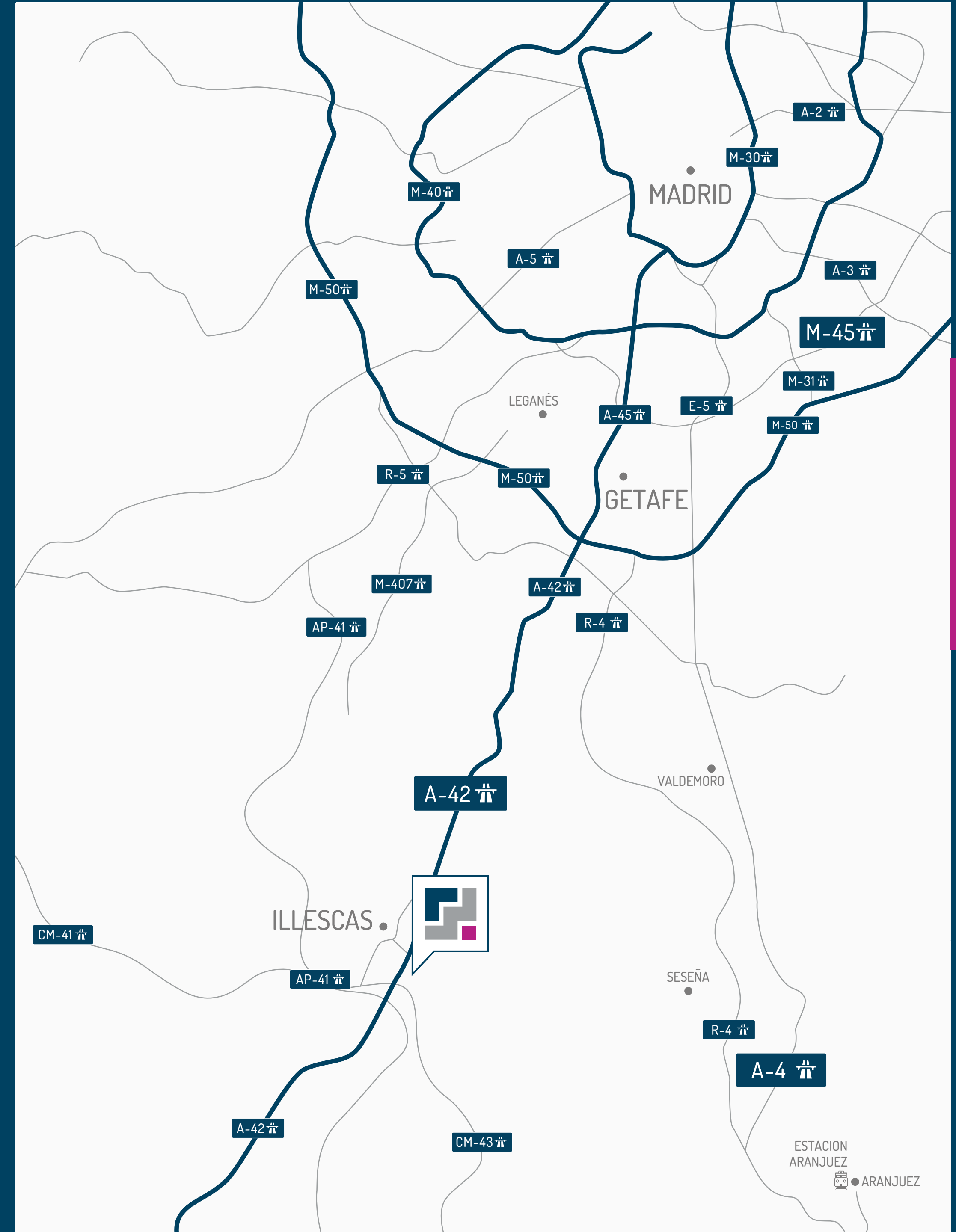
 **35** KM to Toledo

 **60** KM to Madrid Airport

 **375** KM to Valencia

 **517** KM to Seville

 **662** KM to Barcelona



DRIVE TIMES

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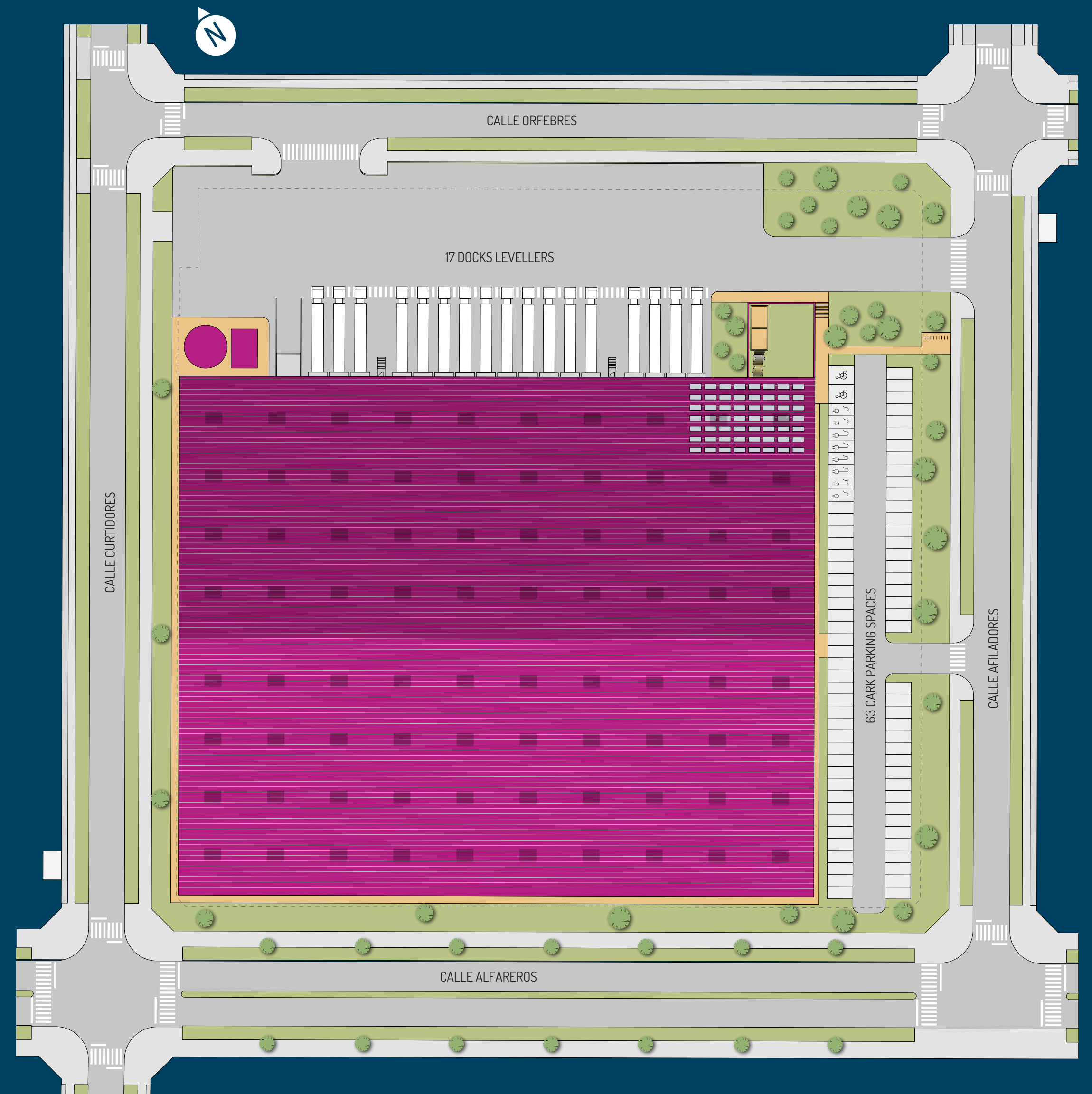
SPECIFICATION

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WAREHOUSE	TWO STOREY OFFICES	ANCILLARY
11,968.67 SQ M	562.40 SQ M	59 SQ M
TOTAL		
12,590.07 SQ M		

-  **YARD DEPTH**
40 M
-  **CLEAR HEIGHT**
11.2 M
-  **ROOF LIGHTING**
5%
-  **DOCK LEVELLERS**
17
-  **ACCESS DOORS**
1
-  **JOINTLESS FLOOR**
70 KN/M2
-  **PV CAPACITY**
✓

-  **ENERGY EFFICIENCY RATE**
"A"
-  **FREE TRAILER PARKING IN THE PARK**
✓
-  **FULL GLAZING OFFICE FAÇADE**
✓
-  **POWER**
630 KVA
-  **BREEAM**
"EXCELLENT"
-  **SECURE YARD**
✓
-  **CAR PARKING SPACES**
63



WELLBEING.

Illescas III has been created with employee wellbeing at the forefront of its design. Specification enhancements include:



OFFICE ROOF TERRACE



WELLBEING FACILITIES IN THE AREA



HIGH QUALITY LANDSCAPED ENVIRONMENT



WATER FOUNTAINS IN WAREHOUSE



NATURAL AND MECHANICAL VENTILATION – IMPROVING TEMPERATURE CONTROL VIA WARM AIR MOVEMENT THROUGH ROOF



8 ELECTRIC CAR PARKING SPACES



RIBBON GLAZING – PROVIDING ENHANCED NATURAL LIGHT TO WAREHOUSE



FLOOR TO CEILING GLAZING – IMPROVING NATURAL LIGHT TO WAREHOUSE HUBS AND OFFICES



SHOWER FACILITIES



MOUNTPARK ILLESCAS III, PLATAFORMA CENTRAL IBERUM I ILLESCAS

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MOUNTPARK

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Developer:

Mountpark Logistics EU Sarl is wholly owned by Affinius Capital®, an integrated institutional real estate investment firm focused on value-creation and income generation.



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