

Carbon Zero  
Capabilities

# THE NEXT GENERATION OF LOGISTICS WAREHOUSING.

A BRAND NEW INDUSTRIAL / LOGISTICS DEVELOPMENT WITH THE  
OPPORTUNITY TO ACCOMMODATE A SINGLE UNIT OF UP TO 41,941 SQ M





# CONNECTED. →

Mountpark Alcalá is a prime industrial / logistics development, located in the Corredor de Henares, Madrid's leading area for local and national distribution



# TAILORED. →

This impressive new development has been designed to an excellent specification which can be configured to meet your logistics requirements.



# WELLBEING. →

With wellbeing at the forefront of design, Mountpark Alcalá will offer a high quality environment that has a focus on employee welfare and sustainability.

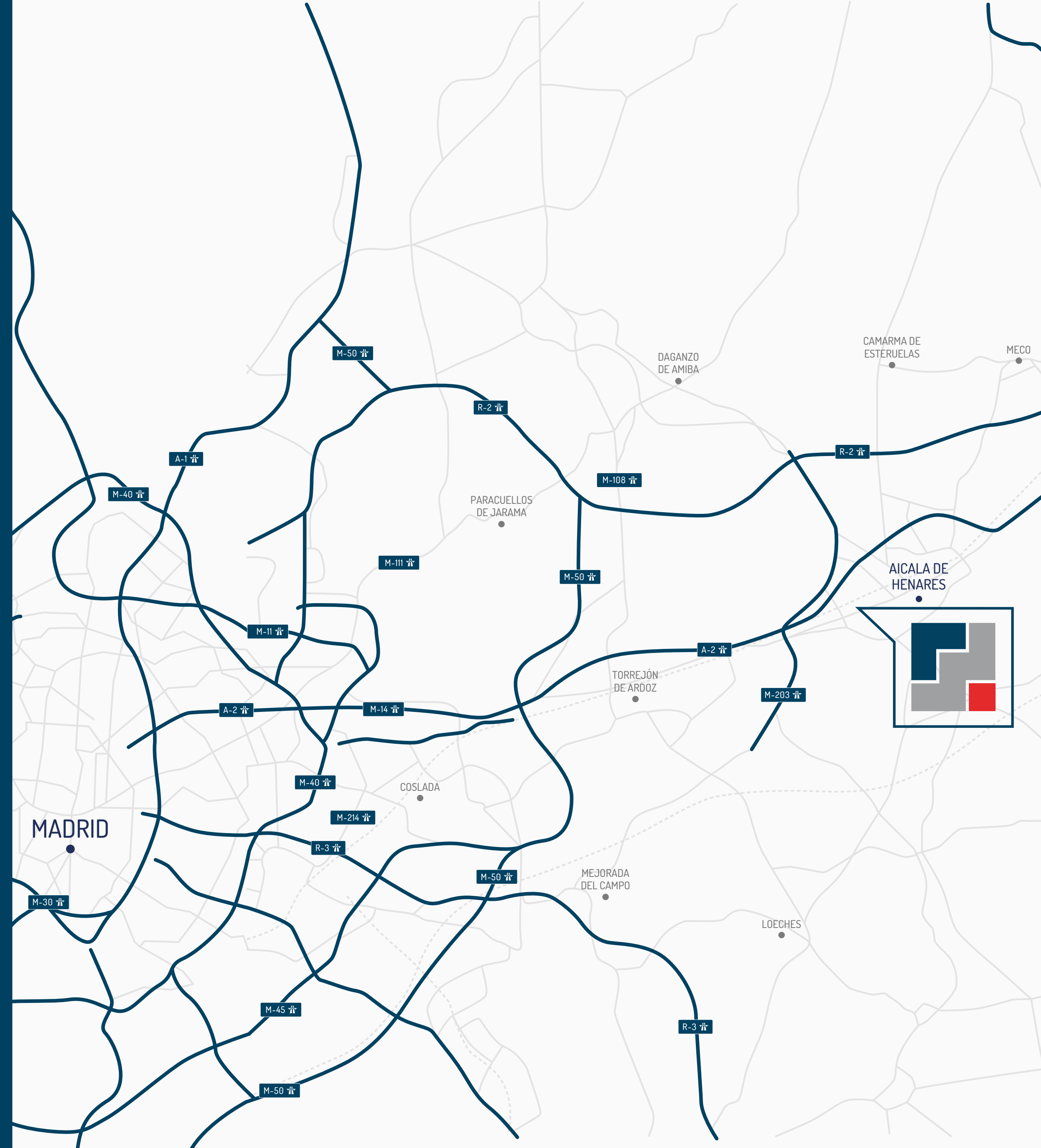
LOCAL MAP

# CONNECTED.

Mountpark Alcalá is ideally located for both national and international distribution being located less than 1 km from the A-2 motorway (Madrid to Barcelona).

La Garena train station is located next to the site, which provides quick and easy access to Madrid's Labour Market.

- 🚆 10 m to Alcalá train station
- 🛣️ 1 km to the A-2 motorway Madrid-Barcelona
- ✈️ 20 km to Madrid Airport
- 📍 30 km to Madrid City Centre
- 📍 350 km to Valencia
- 📍 550 km to Seville
- 📍 590 km to Barcelona





NATIONAL MAP


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Madrid-Barcelona

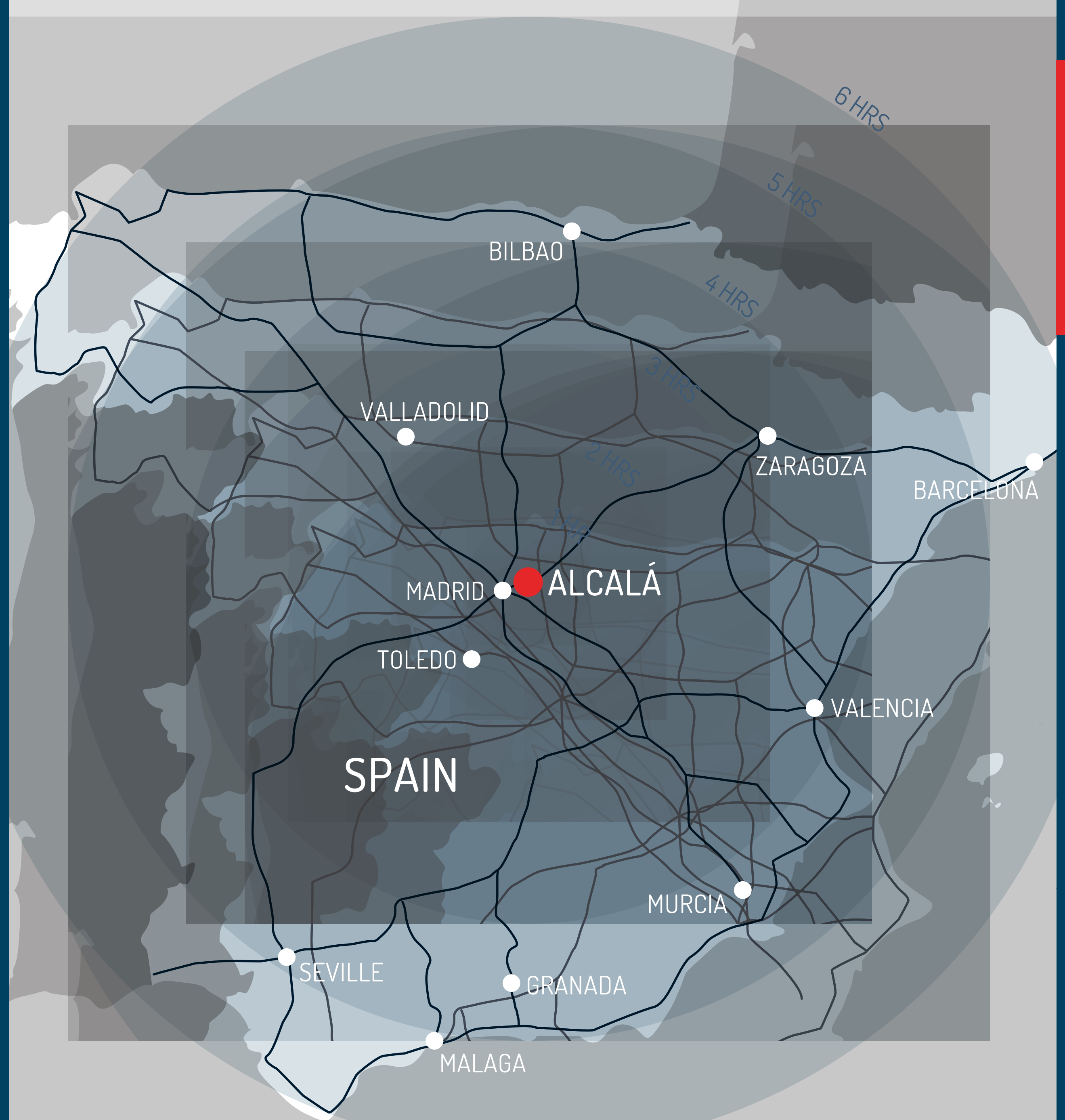
 **20** km to Madrid Airport

 **30** km to Madrid City Centre

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 **650** km to Barcelona



CONNECTED.

TAILORED




# TAILORED.

When we build, excellence is at the heart of everything we do. The unit will provide operational advantage, cutting edge design, supply chain efficiency and a special emphasis on sustainable development and the wellbeing of employees.



41,941 SQ M

-  YARD DEPTH  
40 m
-  CLEAR HEIGHT  
11 m
-  ROOF LIGHTING  
4%
-  DOCK LEVELLERS  
85
-  LEVEL ACCESS DOORS  
3
-  POWER CAPACITY  
4 MW

-  JOINTLESS FLOOR  
7 KN/m<sup>2</sup>
-  SECURE YARD  
✓
-  BREEAM  
"EXCELLENT"
-  ENERGY EFFICIENCY RATE  
"A"
-  FULL GLAZING OFFICE FAÇADE  
✓
-  PV ARRAY/BATTERY STORAGE  
✓



 BREEAM  
"EXCELLENT" RATING



# WELLBEING.

Employee wellbeing is at the forefront of design at Mountpark and Alcalá will incorporate features such as a roof terrace, enhanced natural lighting, drinks fountains and other welfare facilities. In addition to this the site will incorporate high quality landscaping.

Mountpark Alcalá also benefits from being in close proximity to a variety of local sports facilities including 5 tennis courts, 5 football pitches, a covered swimming pool and fitness centre all just a short walk across the road from the scheme. Furthermore the local area features convenient shopping options such as El Corte Inglés, restaurant options and hotels for accommodating visitors.



# MOUNTPARK ALCALÁ | SPAIN



Estrada & Partners  
REAL ESTATE ADVISORS



Guillermo García-Almuzara  
M: +34 630 011 107  
ggalmuzara@mountpark.com

Mountpark Alcalá is a development by  
Mountpark Logistics EU Sarl, the European  
Logistics Development Company owned by:



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