

LOGISTICS PARK

ARROYOMOLINOS

ARROYOMOLINOS | MADRID

38,801 sqm built area | Available from Q3 2023 | **Newdock**



Website





Newdock is a logistics management and investment platform focused on developing and managing state-of-the-art logistics space in Spain and Portugal for clients and companies advised by Goldman Sachs Asset Management.

It was created with the aim of becoming one of the leading partners in logistics real estate solutions.

Newdock Arroyomolinos comprises two plots and four buildings that offer a total built area of 38,791 sqm.

Built to the highest standard of quality, its respect for sustainability and the environment is one of the key hallmarks of the park's design.

CONTENTS

01.
LOCATION

02.
ARROYOMOLINOS
UP CLOSE

03.
AREAS AND
FLOOR PLANS

04.
TECHNICAL
SPECIFICATIONS

05.
CONTACT
DETAILS

SPAIN



ARROYOMOLINOS

LOGISTICS PARK
ARROYOMOLINOS
ARROYOMOLINOS | MADRID



LOCATION

Home to more than 33,000 people, Arroyomolinos has evolved from a small rural town into a bustling city, with its population doubling since 2010.

Conveniently located next to the A-5 motorway, the city has become a popular option for families looking for more affordable homes within reach of central Madrid.

With an unemployment rate below the Spanish average, there are still plenty of people available and looking for work in Arroyomolinos.

LOCATION



ARROYOMOLINOS - MADRID

 23 min.  27.9 km

ARROYOMOLINOS - AIRPORT

 31 min.  40.4 km

 A-5 | BADAJOZ-PORTUGAL

ARROYOMOLINOS UP CLOSE

Newdock Arroyomolinos logistics park consists of two plots of land. The first comprises 21,000 sqm and contains a single-tenant warehouse with a total built area of 13,500 sqm.

The second plot extends more than 43,000 sqm and features three separate buildings, which range from between 7,900 sqm to 8,900 sqm. These buildings benefit from separate entrances and can either be interconnected or kept as independent units depending on the tenant's requirements.

WAREHOUSE 1 | 13,497 sqm

WAREHOUSE 2A | 8,460 sqm

WAREHOUSE 2B | 8,013 sqm

WAREHOUSE 2C | 8,932 sqm



KEY FIGURES

2

Separate plots

PLOT 1

20,793 sqm

Total plot size

PLOT 2

43,225 sqm

Total plot size

WAREHOUSE 1

13,497 sqm

built area

WAREHOUSE 2A

8,460 sqm

built area

WAREHOUSE 2B

8,013 sqm

built area

WAREHOUSE 2C

8,932 sqm

built area

11.5 m

Maximum height

35 m

Yard area

+3.0 MW

PV capacity

LEED®

LEED® Platinum | Sustainability certification target*

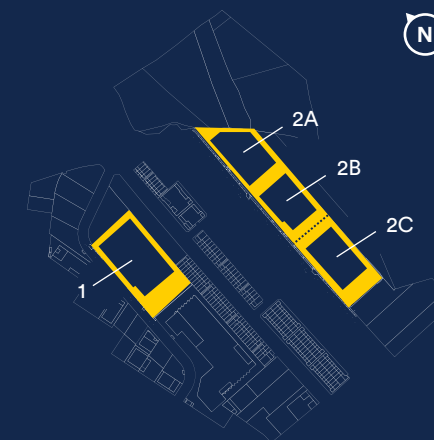
WELL®

WELL® Ready | Occupier well-being standard

*Subject to LEED® approval



AREA SCHEDULE



PLOT 1 & PLOT 2

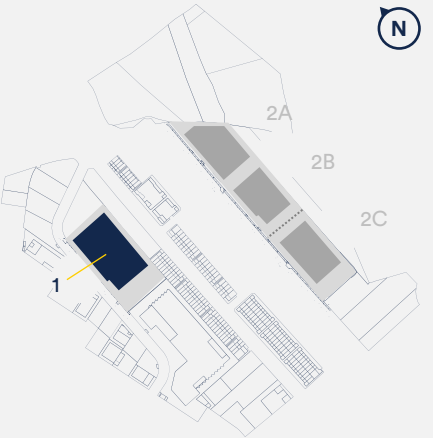
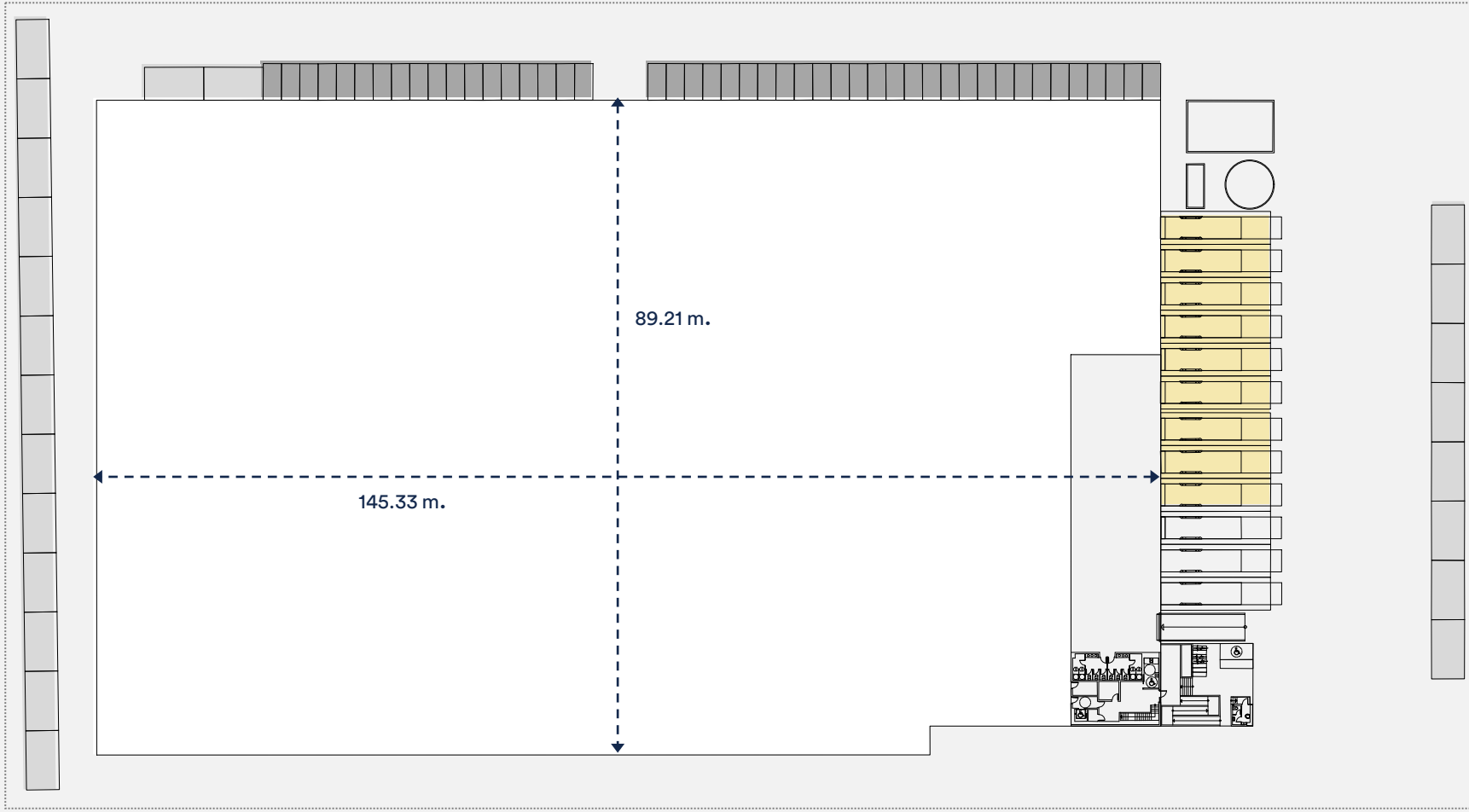
Built area (sqm)

	Warehouse	Plot size	GLA	Offices	Total GLA	# Docks	Car parking spaces	Lorry parking spaces	Total parking spaces
PLOT 1	1	20,793	12,784	723	13,497	12	69	10	79
	2A	15,021	7,772	663	8,460	9	44	6	50
PLOT 2	2B	13,574	7,342	595	8,013	8	41	6	47
	2C	14,629	8,265	647	8,932	8	45	6	51



FLOOR PLANS

WAREHOUSE 1 | 13,497 sqm built area



Distance between spacing: **29.92 m.**

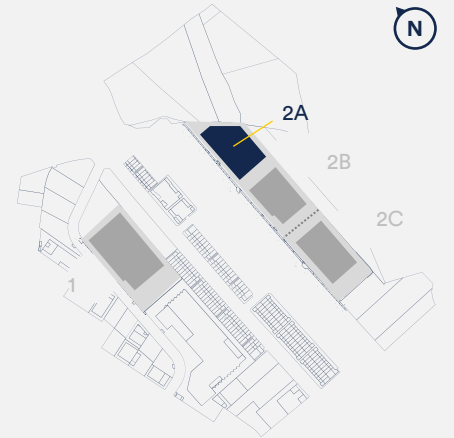
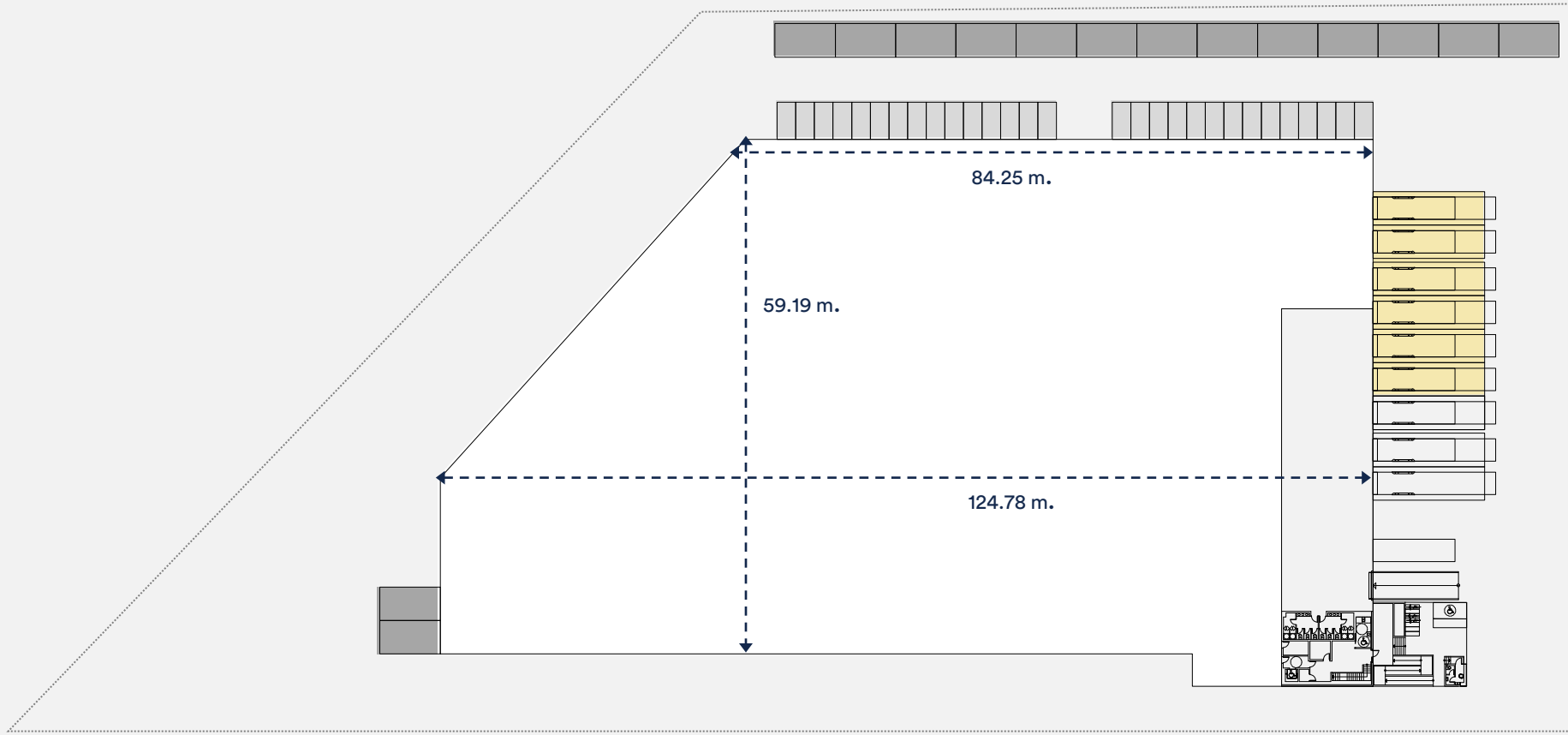
Distance between pillars: **11.50 m.**

- Plot boundary
- Light vehicles parking spaces
- Medium vehicles parking spaces
- Heavy vehicles parking spaces



FLOOR PLANS

WAREHOUSE 2A | 8,460 sqm built area

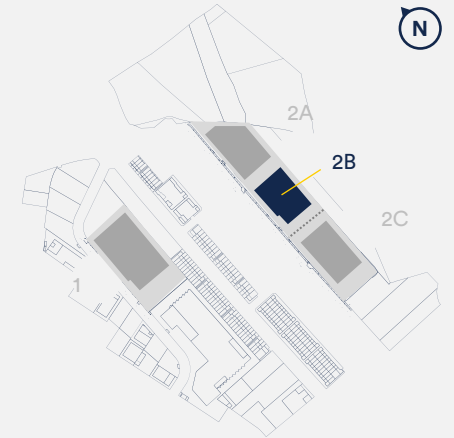
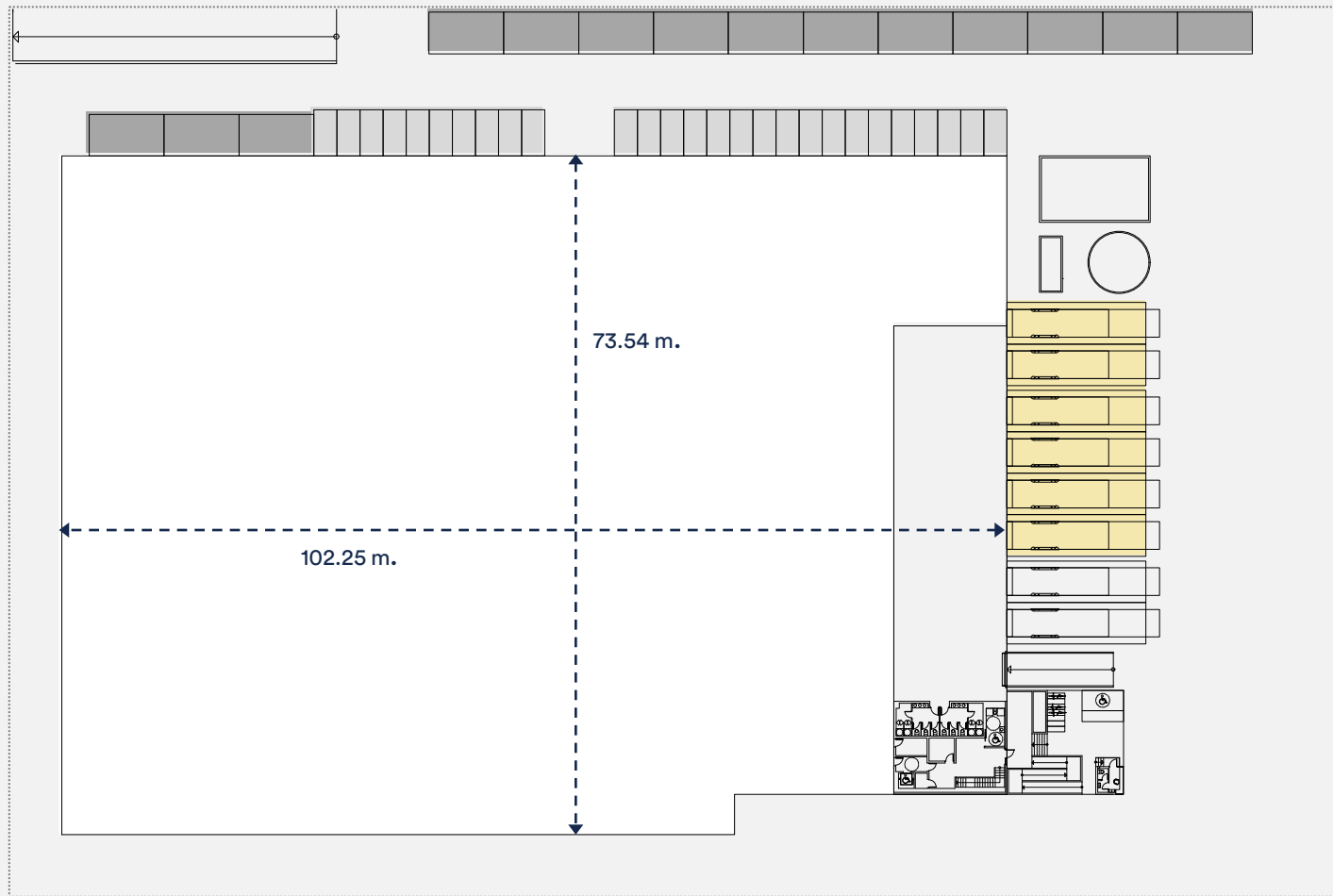


Distance between spacing: **23.25 m.**
 Distance between pillars: **11.80 m.**

- Plot boundary
- Light vehicles parking spaces
- Medium vehicles parking spaces
- Heavy vehicles parking spaces

FLOOR PLANS

WAREHOUSE 2B | 8,013 sqm built area



Distance between spacing: **27.70 m.**

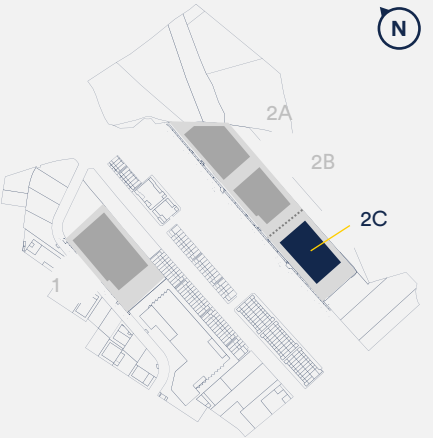
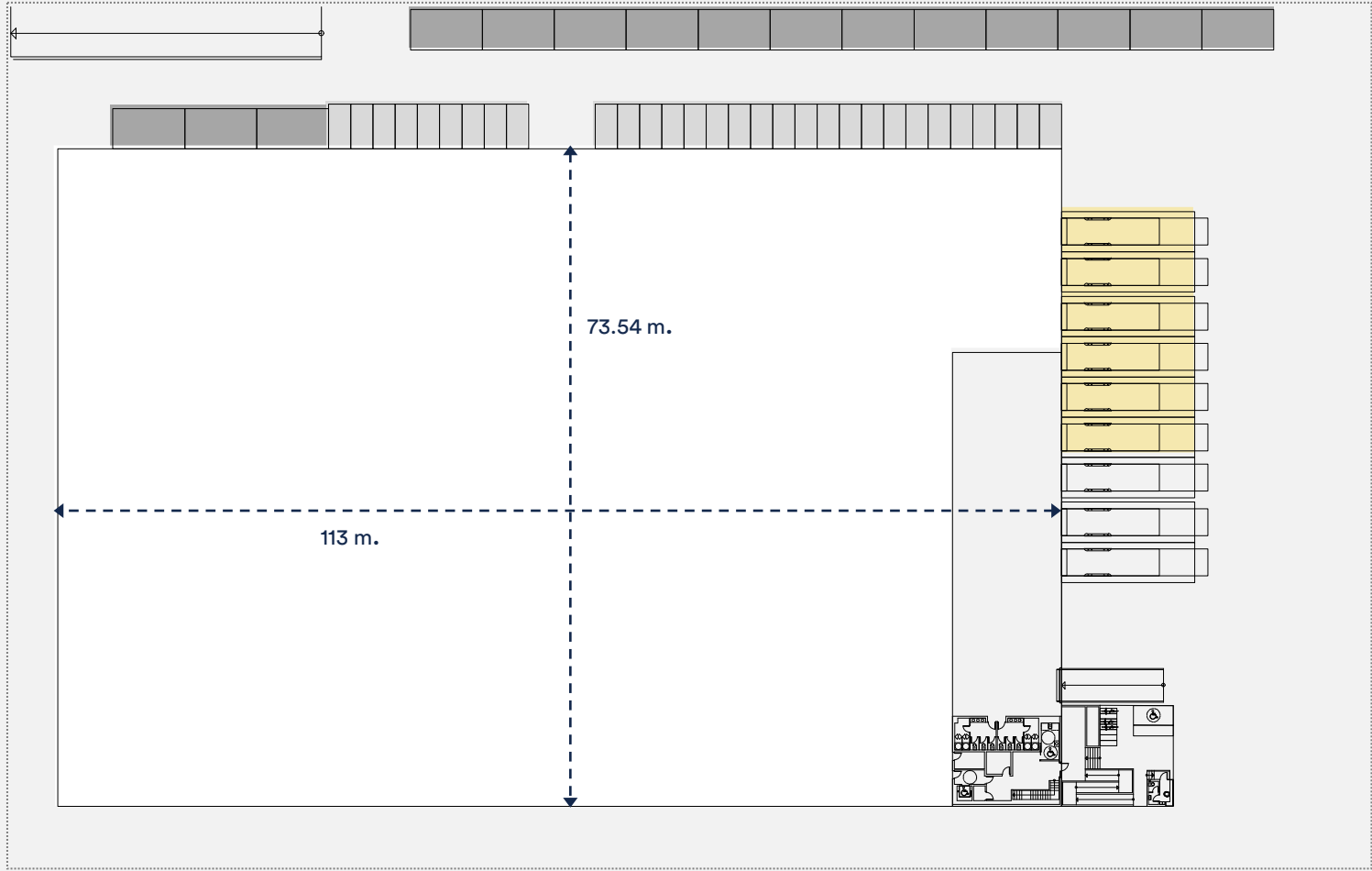
Distance between pillars: **11.90 m.**

- Plot boundary
- Light vehicles parking spaces
- Medium vehicles parking spaces
- Heavy vehicles parking spaces



FLOOR PLANS

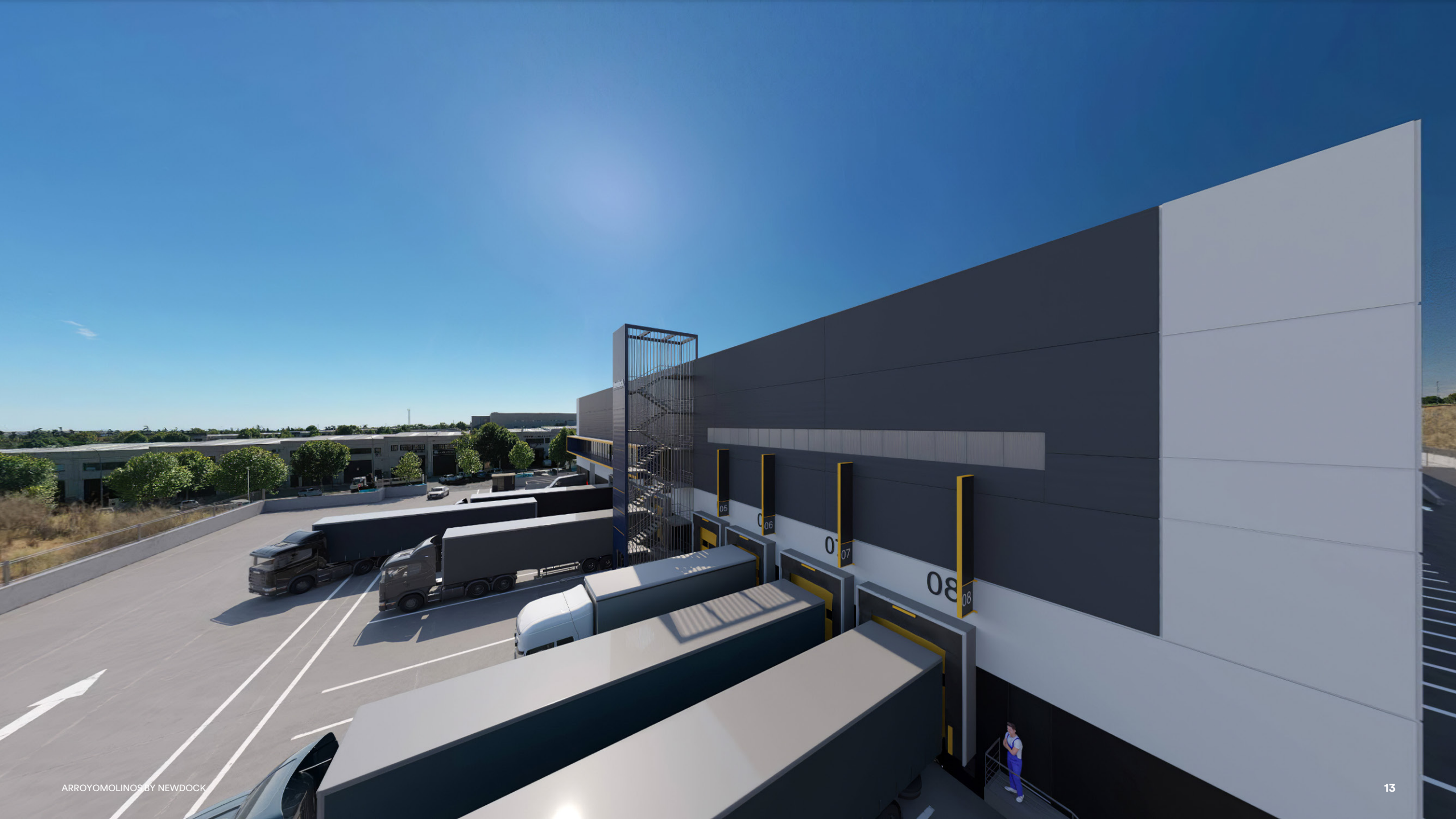
WAREHOUSE 2C | 8,932 sqm built area



Distance between spacing: **24.70 m.**

Distance between pillars: **11.75 m.**

- Plot boundary
- Light vehicles parking spaces
- Medium vehicles parking spaces
- Heavy vehicles parking spaces



TECHNICAL SPECIFICATIONS

ROOFING. DECK roofing system, consisting of steel sheeting, a polyethylene vapour barrier, mineral wool insulation and a waterproofing membrane.
U: 0.45 W/m²k.

BMS (Building Management System). The building management system enables occupiers to control energy usage and adjust the lighting and HVAC. This system can be adapted to meet any tenant's needs.

LIGHTING. LED lighting with motion detectors to optimise energy usage. Lighting can also be zoned or automated via the BMS.

ELECTRICAL INSTALLATION. Each module will be equipped with: mains supply, grounding network, low voltage DB, distribution boards, lighting and power boards.

FIRE SAFETY AND PROTECTION. The park will comply with the minimum type C regulations, level 5 average risk, featuring an NFPA-compliant sprinkler system.

GROUND SLAB AND FLOORING. Reinforced concrete slab with no contraction joints, on top of a platform and a double sheet of polyethylene. Flatness and levelness targets FF45 / FL35 as per ASTM E1155.

PLUMBING AND DRAINAGE. Water connection, hot/cold water distribution network and DHW production.

SUSTAINABILITY AND WELL-BEING. LEED certification with Platinum target, BMS, bicycle racks near office entrance and electric vehicle charging points. Installation of solar panels beyond provisions of the Technical Building Code.





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Owner

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