

Newdock



GAVILANES

GETAFE, MADRID

Available from Q3 2025

Plot area: 131,126 sqm | Built area: 84,983 sqm



Web



Tour 360°



Newdock presents a new project in Los Gavilanes Business Park in Getafe, strategically located just 18 km from Madrid city center and Adolfo Suárez Madrid-Barajas Airport, ideal for national and international distribution, easily accessible via highway A-4.

NEWDOCK GAVILANES consists of three buildings of 40,880 sqm, 27,887 sqm and 16,218 sqm on a single plot. Each building will offer the highest quality standards, incorporating the latest design and construction trends to enhance the customer experience.





01.

LOCATION

02.

NEWDOCK
GAVILANES
STRENGTHS

03.

INFLUENCE
AREA

04.

NEWDOCK
GAVILANES
IN DETAIL

05.

HIGHLIGHTS

06.

NEWDOCK
PORTFOLIO

07.

WORKSPACES

08.

AREAS

09.

TECHNICAL
SPECIFICATIONS

10.

CONTACTS

INDEX

LOCATION

NEWDOCK GAVILANES is located in Getafe, a town in the south of the Region of Madrid. Home to over 180,000 residents, Getafe is known for being one of the most industrial-based towns in Madrid metropolitan area.

In terms of its location, **NEWDOCK GAVILANES** is very hard to beat, not only does it lie within Madrid's Tier 1 and A-4 hub, but it also boasts direct access to the M-50 and is just 18 km from the city center and 25 km from Adolfo Suarez Barajas Airport. **NEWDOCK GAVILANES** is established as a central hub for goods distribution in Madrid, connected to La Carpetania Business Park and Tecnogetafe.

Getafe's proximity to Madrid provides significant industrial, logistics and service development, which grows year after year.





TIER ONE

ADOLFO SUÁREZ
MADRID-BARAJAS
AIRPORT

TIER TWO

MADRID

M-40

M-30

M-40



GETAFE

M-50

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GAVILANES

GETAFE, MADRID

A-4

CÓRDOBA-SEVILLA-CÁDIZ



NEWDOCK GAVILANES – Madrid



18 km.



15 min.

NEWDOCK GAVILANES – Airport

25 km.

23 min.

Bus: 421 428 PI2 427

Train: Cercanías C3



NEWDOCK GAVILANES STRENGTHS



Unbeatable location: Central area - Tier 1.



Exceptional standard of quality
in construction and design.



Driver rest areas.



Designated spaces for canteen and
outdoor lounge areas for employees.



INFLUENCE AREA

Considering the immediate area of influence of the asset is crucial for the development of logistics activities.

Getafe has emerged as a significant industrial and logistics center, attracting major companies in recent years.

Getafe's population is steadily increasing at an average of 1,700 people per year, reaching 185,899 inhabitants in 2023. This represents a large labor force available in the area.



30 min. from **NEWDOCK GAVILANES**



BUILDING 1

40,880 sqm
49 docks
2 ramps

BUILDING 2

27,887 sqm
34 docks
2 ramps

BUILDING 3

16,218 sqm
20 docks
2 ramps

NEWDOCK GAVILANES IN DETAIL

This new **Newdock** development consists of 3 warehouses on a 131,126.50 sqm site, with independent pedestrian access and differentiated access and circulation for light and heavy vehicles.

Newdock, in its continuous commitment to the well-being of its employees, takes a significant step by creating exclusive rest areas for drivers. Additionally, includes 46 electric vehicle charging stations throughout the entire park.

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HIGHLIGHTS



131,126 sqm

Plot area



84,985 sqm

Built area



1 plot

With 3 buildings

Warehouse 1: 40,880 sqm
Warehouse 2: 27,887 sqm
Warehouse 3: 16,218 sqm



11.5 m

Free height



35 m

Yards



Photovoltaic installation

WELL

WELL® Ready

Employee Wellness Certification

LEED

LEED® Platinum

*Certification pending USGBC approval



Designed for high-risk, level 8 applications



Parking spaces

Cars: 678
Heavy transport: 170
Electric vehicles: 34

PORTFOLIO



WORKSPACES



All assets feature a versatile office space, adapting to more collaborative and flexible work models and prepared to obtain the WELL® certification.

Designed with people's well-being in mind, it features abundant natural light in all spaces with floor to ceiling windows, climate control and air quality monitoring.

Additionally, **NEWDOCK GAVILANES** incorporates spaces for canteen and outdoor terraces, designed for people to relax.



AREAS



131,126 sqm
Plot area

84,985 sqm
Total built area



84,985 sqm
Total Warehouses

40,880 sqm
Warehouse 1

27,887 sqm
Warehouse 2

16,218 sqm
Warehouse 3

126 sqm
Truck drivers' areas




457 sqm
Facilities (Guardhouse, cistern, CMS, CSS, and CTS)

9 sqm
Access control



PLANS



-  Parking spaces
-  Docks
-  Plot limit

TECHNICAL SPECIFICATIONS

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





Owner

Newdock

Certified



Corporation

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WEB



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