

UP TO 125,000 SQM
OF LAST GENERATION LOGISTIC SPACE
40 MINUTES FROM MADRID



P3 ILLESCAS NORTH

ADDRESS

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Issued: November 2025

All information in this document is valid on this date.
For current information please contact our brokers.

OVERVIEW

Illescas is located in the department of Toledo, Castilla-La Mancha.

It is a key logistics hub in Spain, located in the 3rd Ring of the Southern Corridor of Madrid, next to the A-42 motorway and 40-min drive to the city center, providing quick and easy access to 90% of Madrid's population.

Since its inception, it has evolved as one of the key markets for mid-size and big-box logistic warehouses. Illescas is connected with four highways (A-42, CM-41, CM-43 and CM-42) which link to main ring roads of Madrid and central Spain radial highways (from the A-1 to the A-6).

The land plot has excellent coverage of the East-West and Central-South axes.



DISTANCE TO MAJOR LANDMARKS

A-4 highway	20 min	39 km
M-50 ring road	15 min	25 km
A-42 highway	2 min	3,5 km
AP-41 highway	5 min	5,2 km
Madrid	32 min	35 km
Toledo	25 min	38 km
Madrid-Barajas Airport	40 min	53 km
Atocha Train Station	40 min	41 km



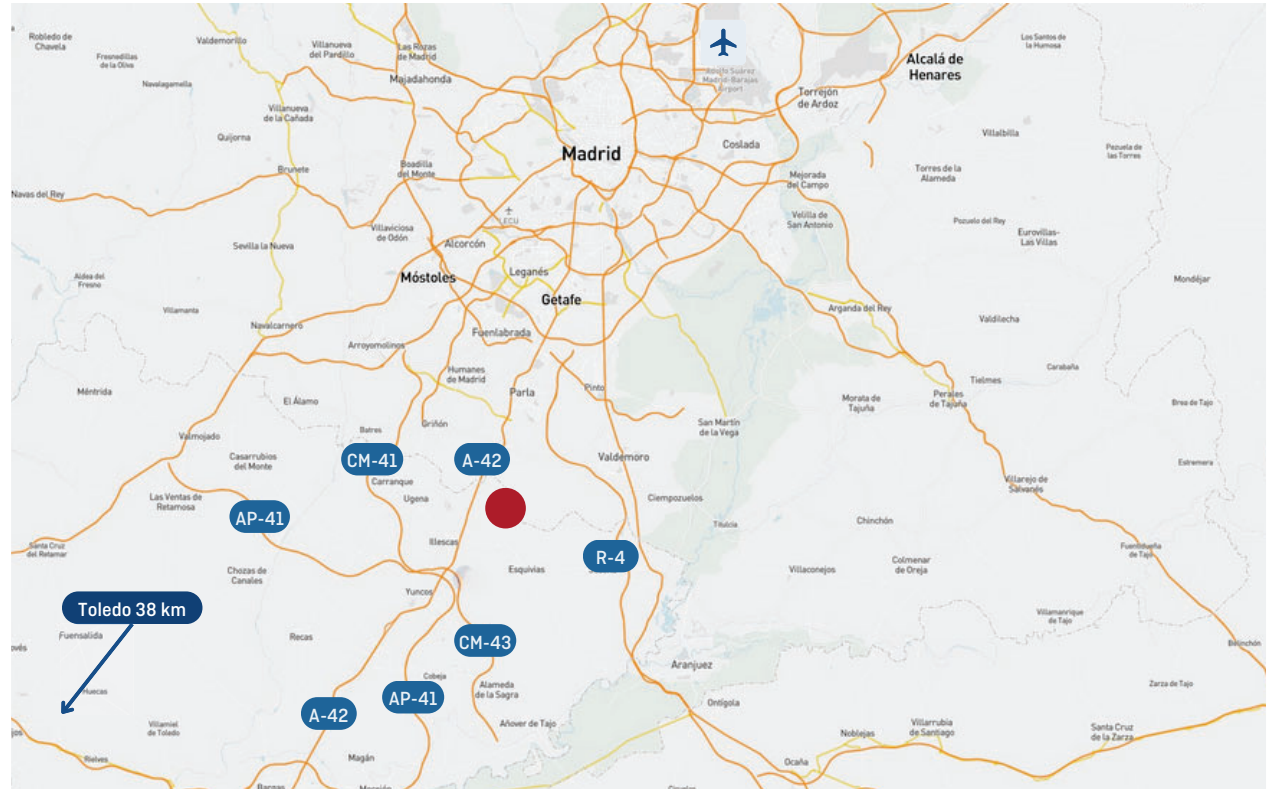
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LOCAL ACCESS

Land plot of 180k sqm with a potential GLA of up to 125k sqm, offering flexible solutions for BTS demands.

Illescas boasts excellent connectivity via major highways and ring roads, including the A-42, AP-41 & CM-41, which facilitate efficient transportation and logistics operations throughout the region. The proximity to Madrid is crucial being just 30 kilometres from the M-30 ring.

The area benefits from being the fastest growing logistics cluster in Iberia, hosting a wide range of companies from activities such as retail, 3PL, pharmaceutical, automotive and aerospace.

Illescas also counts on a multimodal infrastructure which is key for connecting the area by train to the first Port of the Mediterranean Corridor and the fourth in Europe; the Port of Valencia.



Airport



Parking



Main entrance



EV charging station



Truck entrance



Get directions

POTENTIAL BTS SPACE

P3 Illescas North is a relevant, flexible and modern logistics development with excellent accesses and synergies and significant labor force availability.

The project can offer single-tenant Build to Suit possibilities starting from 11,000 m² up to 122,000 m² and beyond.

Unit	Warehouse (m ²)	Office (m ²)
WH 1	43,300	1,300
WH 2-1	10,825	300
WH 2-2	10,825	300
WH 2-3	10,825	300
WH 2-4	10,825	300
WH 3-1	17,500	550
WH 3-2	17,500	550
Total	121,600	3,600

-  Warehouse
-  Office
-  Main Entrance



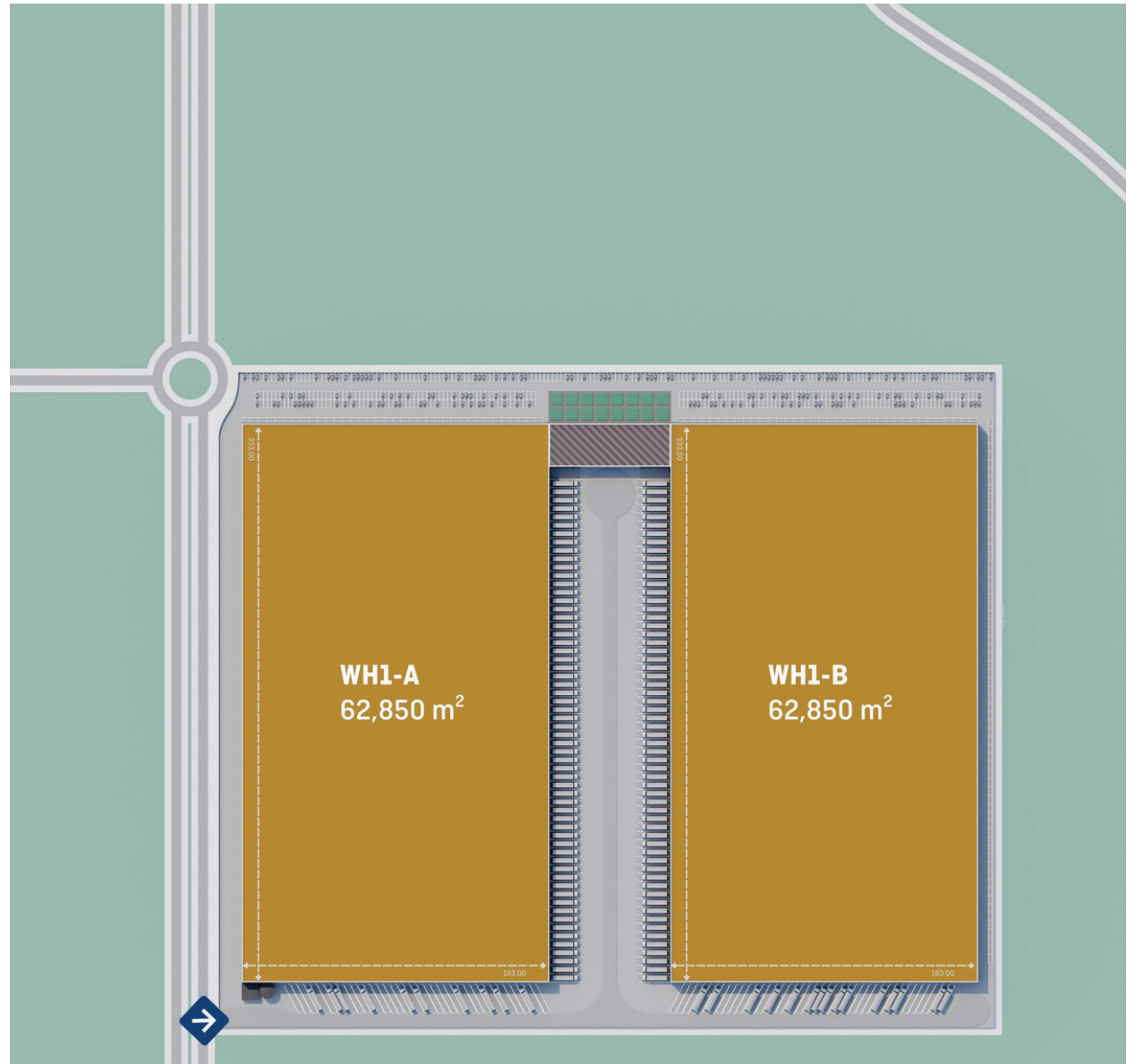
POTENTIAL BTS SPACE

P3 Illescas North is a relevant, flexible and modern logistics development with excellent accesses and synergies and significant labor force availability.

The project can offer sizeable big-box distribution centers suitable for regional and national logistic operations.

Unit	Warehouse (m ²)	Office (m ²)	Office Mezzanine (m ²)	Loading docks
WH-A	62,850	925	925	60
WH-B	62,850	925	925	60
Total	122,000	1,850	1,850	120

-  Warehouse
-  Office
-  Main Entrance



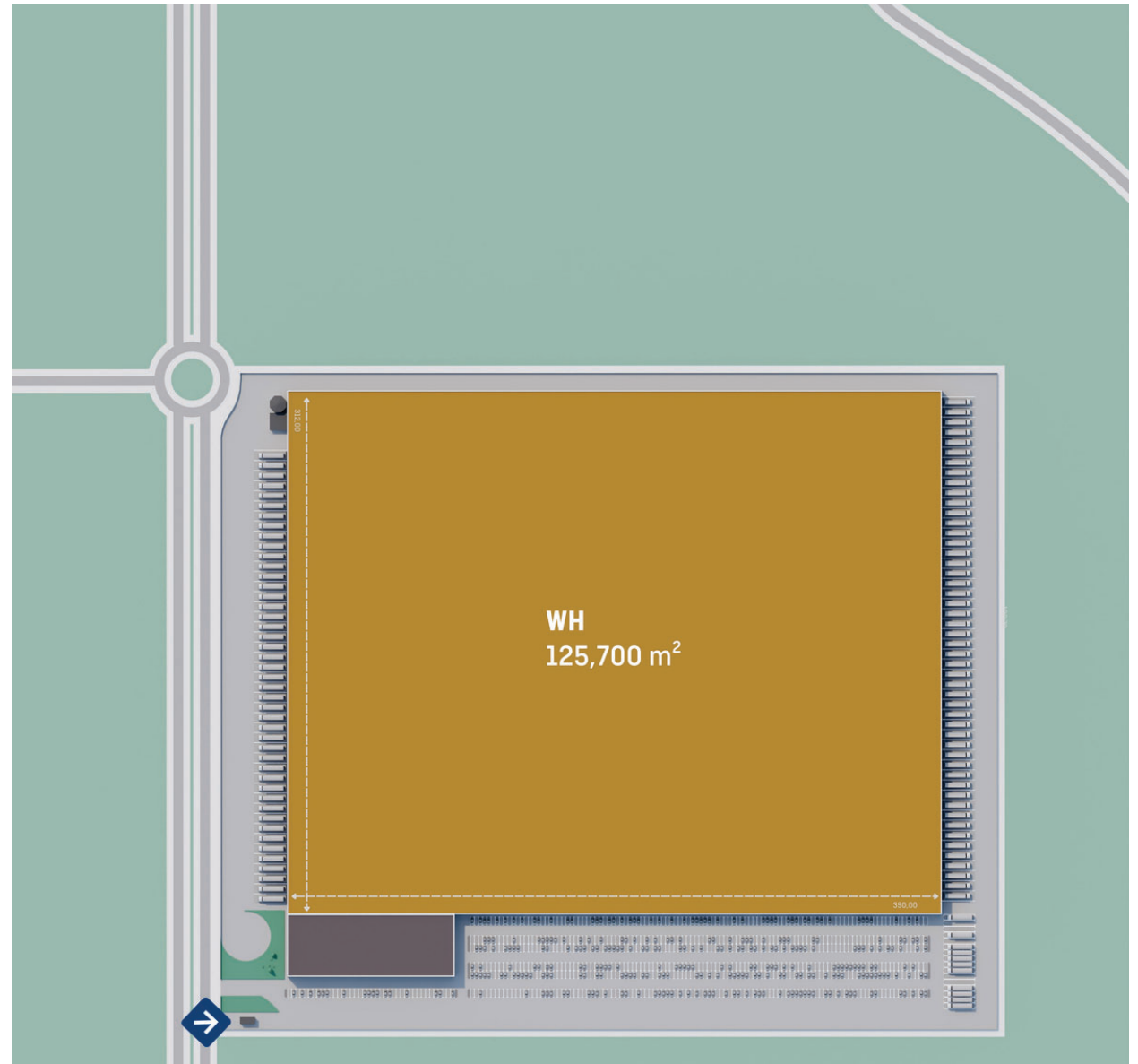
POTENTIAL BTS SPACE

P3 Illescas North is a relevant, flexible and modern logistics development with excellent accesses and synergies and significant labor force availability.

The project can offer a XXL hub which can serve significant continental operations for Western & Southern Europe.

Unit	Warehouse (m ²)	Office (m ²)	Loading docks
WH	122,000	3,700	95

-  Warehouse
-  Office
-  Main Entrance



TECHNICAL SPECIFICATIONS

Space features, to be determined by client requirements:

- Plot size: 180,000 m² with potential extension
- GLA: up to 125,000 m²
- Dock doors: 1/1000m²
- Ground-level doors: 1
- Free height: 11.3 m
- Fire risk: High 8-latest FPS regulation
- Car parking: 1/100 m²
- Trucks parking
- Bicycle parking
- Truck court depth: 35 m
- Slab Load Capacity 7 T/m²
- Slab flatness: FF45 FL35
- Sprinkler system
- Lighting LED system
- Prepared for WELL certification



SUSTAINABLE PERFORMANCE

10 kWp

/1.000 M² RENEWABLES CAPACITY

A

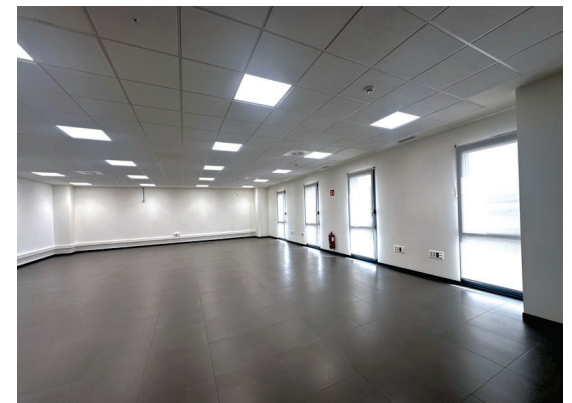
EPC RATING

Excellent

BREEAM CERTIFICATION

Ready

WELL CERTIFICATION



ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com

10.3 mil. m² 11

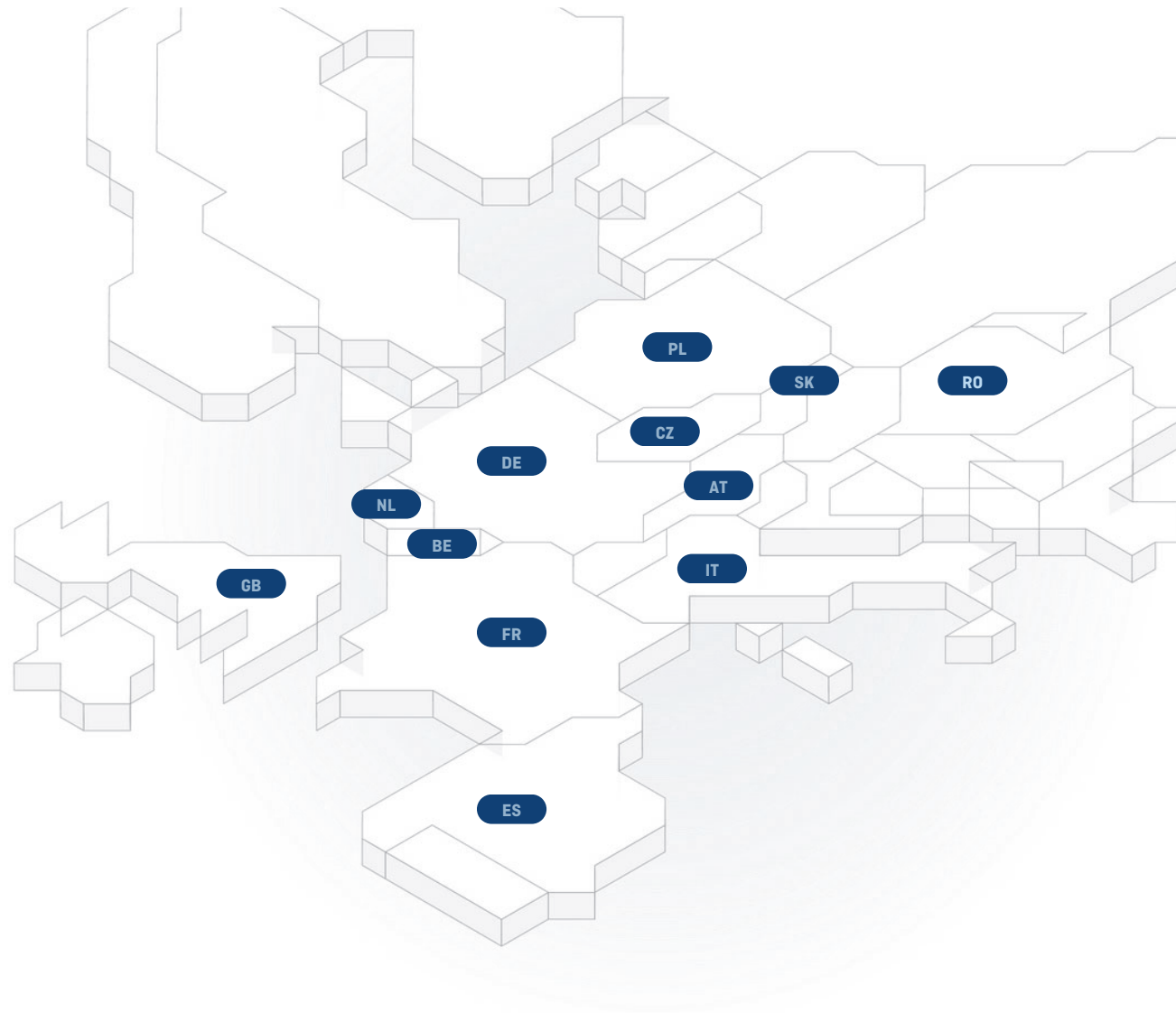
GROSS LETTABLE AREA

COUNTRIES

3.2 mil. m² 470 +

LANDBANK FOR DEVELOPMENT

CUSTOMERS



REFERENCE PROJECTS



P3 REUS



GLA 113,912 m² | COMPLETION 13 months after construction start

Located in Reus, Tarragona, P3 Reus is a unique logistics hub in Spain's Mediterranean Corridor. Situated 5 km from Reus Airport and 10 km from Tarragona Port, the park offers direct connections to major highways, making it an ideal regional, national, and Southern Europe distribution center for blue-chip tenants.



P3 ONTIGOLA



GLA 21,145 m²

P3 Ontigola offers a recently built facility, wide space for large-scale operations and access to a skilled workforce, enhancing its attractiveness for businesses seeking to optimize their logistics and supply chain activities at regional or national wide levels. The warehouse can be used for both logistics activities and light production, with the possibility of 24/7 operations.



P3 GAVILANES



GLA 121,962 m²

P3 Gavilanes boasts excellent connectivity via major highways and ring roads, including the A-4 and M-50, which facilitate efficient transportation and logistics operations. The proximity to Madrid is crucial being just 17 kilometres from the city centre.



P3 ZIGOITIA



GLA 43,072 m² | COMPLETION 2025

P3 Zigoitia is a new development located at 7 minutes from the Basque Country's capital, Vitoria - Gasteiz, which places it in a strategic enclave for both national and European logistics, thanks to its connections with Bilbao and Southern France. It is a multitenant grade "A" logistics facility adding up to 43,000 m² of GLA.



P3 MANRESA



GLA 50,000 m² | AVAILABLE in 2026

New logistics park consisting in +50,000 sqm of GLA in a 83,000 sqm land plot, to shelter one or two Grade A logistics facilities. Sufficient car parking spaces are available. Some of the car parking spaces will be equipped with e-charging stations. The park can be used for both production and logistics. 24/7 operation is possible.



P3 SANT FRUITÓS



GLA 33,448 m² | AVAILABLE

Situated 6 km from Manresa and 60 km from Barcelona, P3 Sant Fruitós offers excellent connectivity via the C-16 and C-25 motorways. With proximity to the ZAL Port de Barcelona, this park is well-suited for logistics operations, benefiting from its visibility and strategic location.

SPACE TO CREATE

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COUNTRY OFFICE



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