

AZUQUECA DE HENARES

PROYECTO LLAVE EN MANO / BUILT TO SUIT PROJECT



Azuqueca de Henares

Location / Ubicación

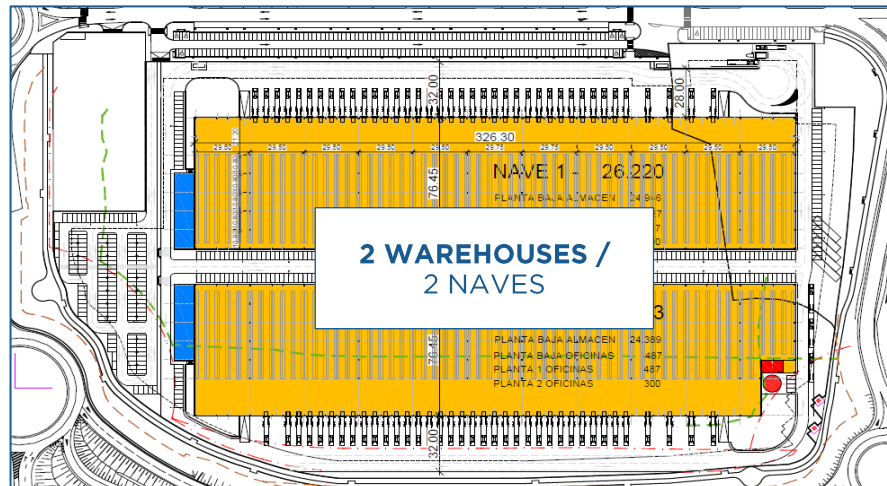
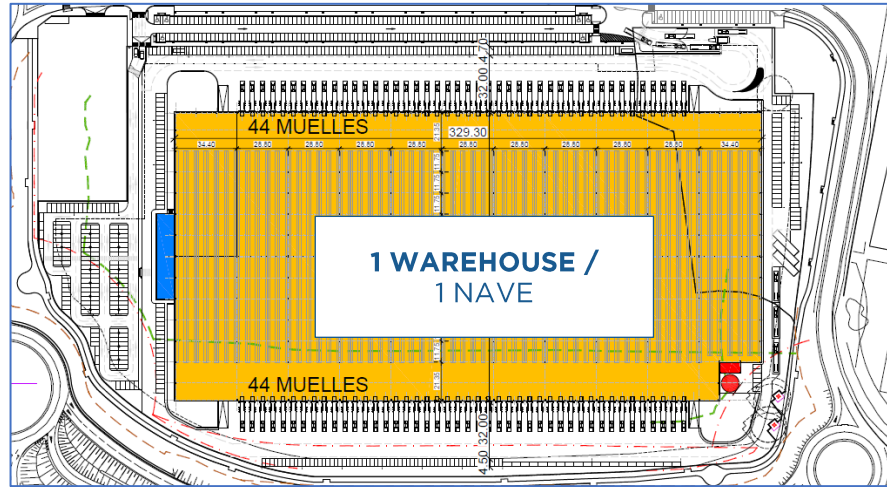
MERLIN AZUQUECA DE HENARES IS LOCATED IN THE MOST CONSOLIDATED AREA OF THE HENARES CORRIDOR, A PRIME AREA FOR NATIONAL LOGISTICS DISTRIBUTION. EXCELLENT ACCES AND VISIBILITY

MERLIN AZUQUECA DE HENARES SE ENCUENTRA EN LA ZONA MÁS CONSOLIDADA DEL CORREDOR DE HENARES, UNA ZONA PRIVILEGIADA PARA LA DISTRIBUCIÓN LOGÍSTICA NACIONAL. EXCELENTE ACCESO Y VISIBILIDAD





UP TO 53,000 SQM OF GLA, WITH THE POSSIBILITY TO SUIT THE PROJECT INTO ONE OR TWO WAREHOUSES
HASTA 53.000 M2 DE SBA, CON LA POSIBILIDAD DE ADAPTAR EL PROYECTO A UNA O DOS PLATAFORMAS



TECHNICAL SPECIFICATIONS / ESPECIFICACIONES TÉCNICAS

- **Energy certification: Leed Silver with the objective of Gold**
- **Clear height: 11m**
- **Floor slab overhead: 6T/sqm**
- **Fire protection: 5º average risk**
- **Type of sprinklers: ESFR**
- **Warehouse lighting LED**
- **Size of maneuvering docks: 32m**
- **Photovoltaic installations: solar panels**
- **Office fit out: air conditioning, LED lighting, suspended ceiling**

- **Certificación energética: Leed Silver con el compromiso de Gold**
- **Altura libre: 11m**
- **Sobrecarga de la solera: 6T/m²**
- **Protección contra incendios: Riesgo medio grado 5**
- **Tipo de rociadores: ESFR**
- **Iluminación del interior de la nave tipo LED**
- **Tamaño de las playas de maniobras: 32m**
- **Instalación fotovoltaica: Paneles solares**
- **Acabados de las oficinas: aire acondicionado, iluminación tipo led, falso techo, etc.**



CLOSED AND SUSTAINABLE PARK, WITH A STATE-OF-THE-ART WAREHOUSE, WHICH WILL BE ENERGETICALLY CERTIFIED

PARQUE CERRADO Y SOSTENIBLE, CON UNA NAVE DE ÚLTIMA GENERACIÓN, QUE CONTARÁ CON CERTIFICACIÓN ENERGÉTICA



**CLICK FOR VIDEO/
PULSA PARA VER VÍDEO**

<https://youtu.be/R-93bEFapwc>





Lease contract



- **Delivery:** 15 months since contract signature
- **Lease contract mandatory period:** 5 years

Rent & expenses



- **Rent:** 3.85 €/sqm/month
- **CPI + Taxes:** Annual CPI indexation + Taxes rechargeable to the tenant (mainly Property Tax)

Technical specs



- **Technical specifications:**
 - Energy certification: Leed Silver with the objective of Gold
 - Clear height: 11m
 - Floor slab overhead: 6T/sqm
 - Fire protection: 5º average risk
 - Type of sprinklers: ESFR
 - Warehouse lighting LED
 - Size of maneuvering docks: between 32 and 50m
 - Photovoltaic installations: solar panels
 - Office fit out: air conditioning, LED lighting, suspended ceiling



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