



The new logistics hub in the heart of Iberia

ILLESCAS | TOLEDO



THE PROJECT

A new benchmark logistics platform.

Blue Hub Logistics Park, developed by Trammell Crow Company and CBRE Investment Management, positions itself as a new logistics benchmark in Illescas.

The project will offer 243,020 m² of GLA on 392,000 m² of land, combining scale, flexibility and high technical specifications.



Its first phase comprises Blue 10 and Blue 11, two assets totalling 63,037 m² of GLA that introduce a modular, efficient and adaptable configuration, with combinable areas from approximately 5,000 m².

This flexibility makes it possible to respond to both multi-tenant operators and single occupiers, enabling agile set-ups and growth capacity within the same park.



Blue 10
27,663 m² GLA

Blue 11
35,635 m² GLA

Contents.



LOCATION



BLUE HUB
LOGISTICS PARK



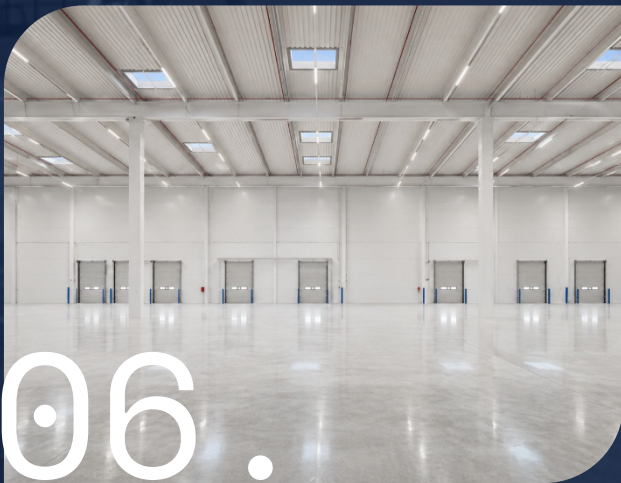
PHASE 1:
BLUE START



BLUE 10 AND BLUE 11



SUSTAINABILITY
AND EFFICIENCY



TECHNICAL
SPECIFICATIONS



TEAM



CONTACT

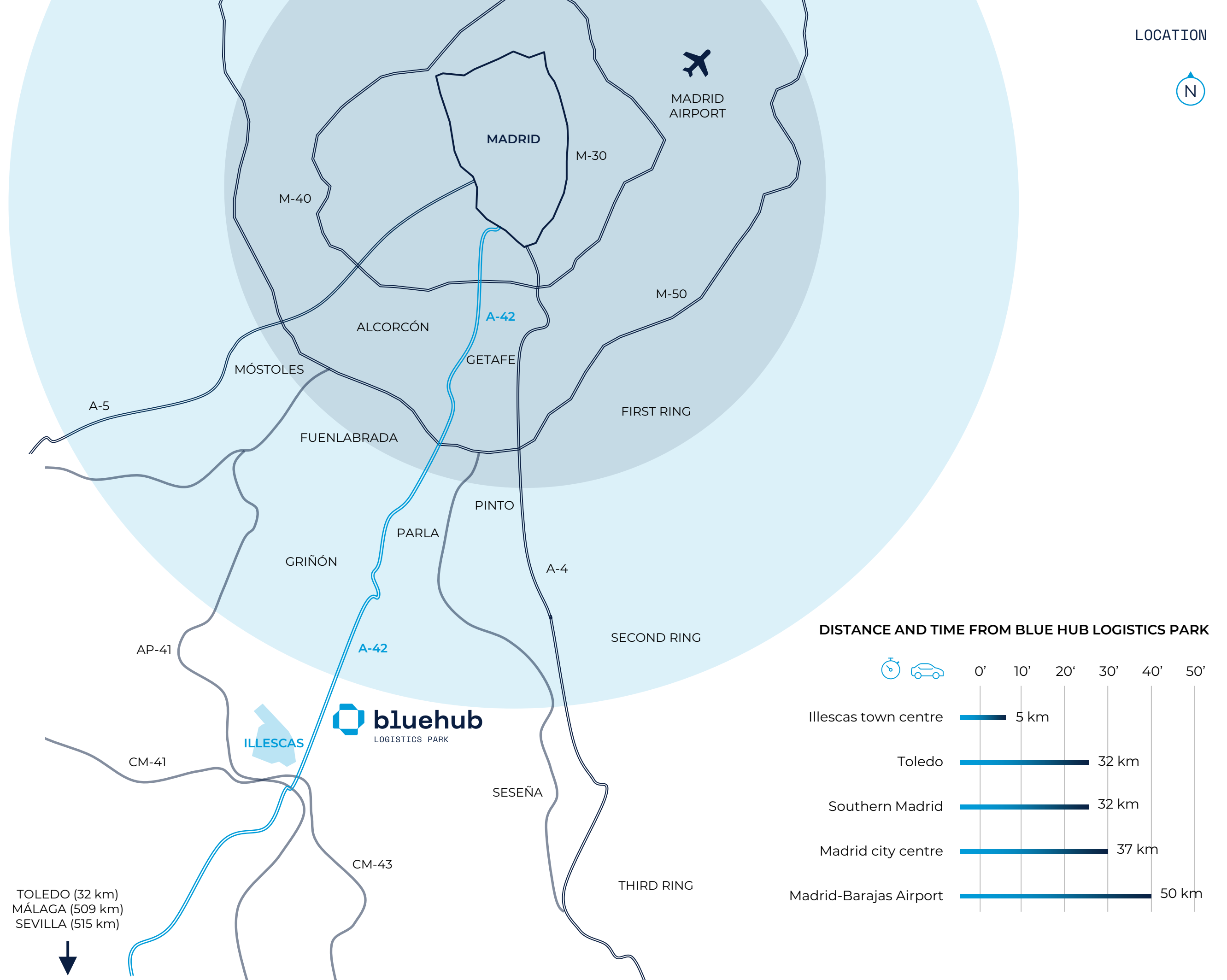


Illescas, a hub with scale, talent and connectivity.

Blue Hub Logistics Park is located in Illescas, one of the leading logistics hubs on the A-42 corridor, 32 km and less than 30 minutes from Madrid.

Its position allows efficient operation towards the capital, Toledo, the southern peninsula and the main national corridors. It also offers access to 90% of Madrid's population within 40 minutes, expanding talent availability and reaching the main consumption centres.

A consolidated industrial environment, with excellent access, large-format roads, advanced services and a competitive labour framework.





COMPANIES IN THE AREA

- | | |
|-------------|----------------|
| 1. ALCAMPO | 7. DHL/ZALANDO |
| 2. AMAZON | 8. DÍA |
| 3. AIRBUS | 9. IKEA |
| 4. MICHELÍN | 10. SEUR |
| 5. CARRERAS | 11. TENDAM |
| 6. TOYOTA | |

KEY LOCATION HIGHLIGHTS



30 minutes by car to Madrid.



Direct access to the A-42, the Madrid-Toledo corridor, and connection to AP-41, R-4, CM-41 and CM-43.



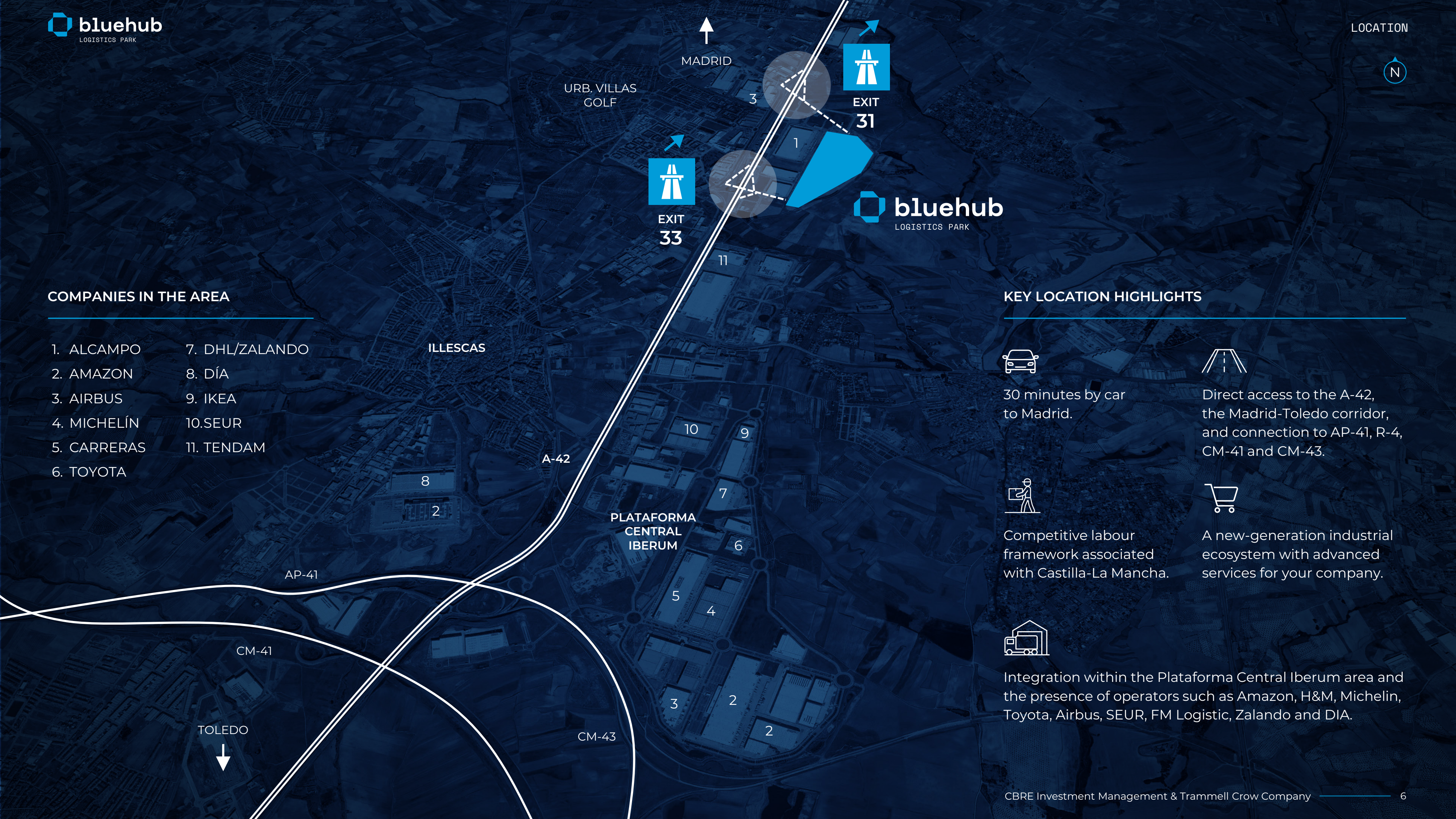
Competitive labour framework associated with Castilla-La Mancha.



A new-generation industrial ecosystem with advanced services for your company.



Integration within the Plataforma Central Iberum area and the presence of operators such as Amazon, H&M, Michelin, Toyota, Airbus, SEUR, FM Logistic, Zalando and DIA.



BLUE HUB LOGISTICS PARK

Scale, flexibility and phased development.

Blue 10

27,663 m² GLA

Blue 11

35,635 m² GLA

The project's main KPIs.

PHASE 1 - Blue Start: Blue 10 + Blue 11

392,000 m²

Total land area

243,020 m²

Total planned GLA

63,037 m²

GLA Blue Start: Blue 10 + Blue 11

106,000 m²

Combined Blue Start plot area

286,000 m²

Land for remaining phases
180,000 m² of potential GLA

27,663 m²

GLA Blue 10

35,635 m²

GLA Blue 11



Possibility of build-to-suit
projects of **+100,000 m²**



Possibility of activating the
additional land immediately
or simultaneously with the
first phase

11.35 m

Minimum clear height
in Blue 10 and Blue 11

BREEAM[®]
EXCELLENT

Expected environmental
rating



Energy Performance
Certificate for offices



Photovoltaic installation:
– **275.40 kW** in Blue 10
– **355.11 kW** in Blue 11

With capacity for future
rooftop photovoltaic
expansion and battery
storage solutions

BLUE START

Immediate flexibility. Scale ready to grow.

Blue Start brings together Blue 10 and Blue 11: 63,037 m² of GLA with a modular, efficient and flexible configuration, ready for independent, combined or multi-tenant occupancy. A first phase designed to respond to the current demand for divisible spaces while, at the same time, coexisting with large-format turnkey developments across the rest of the plot.

Modularity to move in now. Scale to grow in parallel.



Target demand

Operators seeking spaces adapted to modern logistics, divisible and currently in short supply in the market.

Blue 11

Complementary and flexible format for efficient, scalable and combinable occupancy.

Occupancy

Possibility of independent or combined set-ups within Blue Start.

Blue 10

Building divided into sectors with the possibility of combination via sliding doors.

Growth

Ability to evolve from mid-size modules towards larger-scale occupancy, including build-to-suit formats within the same park.



BLUE 10

Flexible and modular platform from ≈5,000 m².

Blue 10
27,663 m² GLA

Blue 10 is the most flexible building in the first phase, with modern, divisible spaces from approximately 5,000 m².

On a 46,279 m² plot, it offers 27,663 m² of GLA distributed across five contiguous and combinable modules, adaptable to independent or larger occupancy.

It features 26,517 m² of warehouse space, 1,146 m² of offices, 25 loading docks + 5 sectional doors for compactors, 5 ground-level access points, a 38 m maneuvering yard and 11.35 m clear height, as well as extensive secure parking areas, independent access points and defined pedestrian routes to improve safety and operational efficiency.

Floor plan.



Blue 10

 **Plot**
46,279 m²

 **Total GLA**
27,663 m²

 **Warehouse**
26,517 m²

 **Offices***
1,146 m²

 **Parking**
Light vehicles:
157

EV charging:
6

Accessible spaces:
5

Heavy-vehicle loading docks:
25

*The office area includes access control and building services technical rooms.



BLUE 11 Flexible continuity for efficient and scalable occupancy.

Blue 11 is conceived as the natural extension of Blue 10: a second platform with a similar format, designed to reinforce the flexibility of the first phase and expand the park's available capacity without losing adaptability.

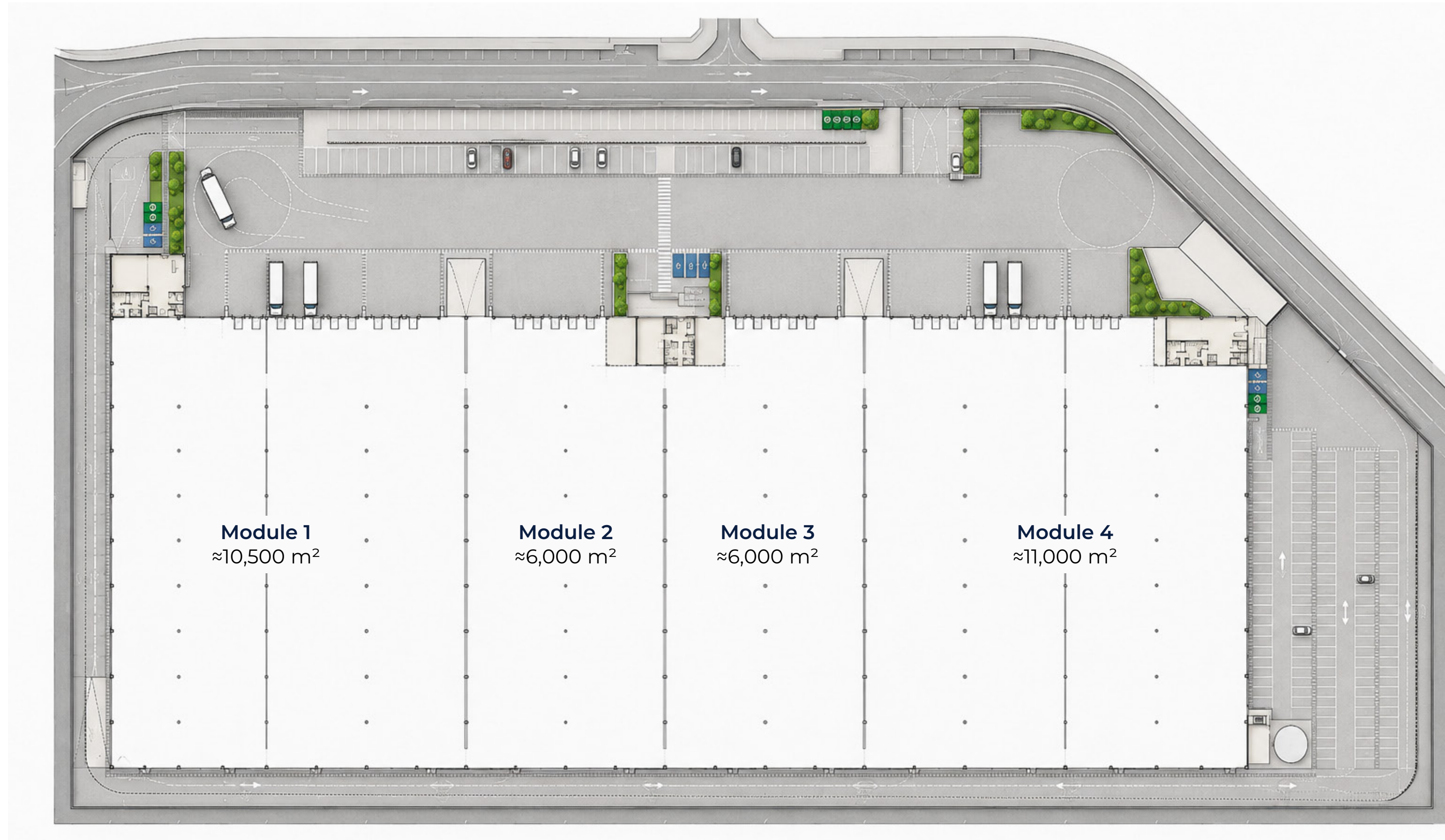
On a 60,000 m² plot, the building reaches a total GLA of 35,635 m², with 33,678 m² of warehouse space and 1,957 m² of offices. Its configuration gives continuity to the modular model of the first phase and offers efficient, scalable spaces for operators who value flexibility, technical quality and growth capacity.

The asset incorporates 31 docks + 4 sectional doors for compactors, 4 ground-level access doors, a 36 m maneuvering yard, a minimum clear height of 11.35 m, extensive secure parking areas, independent access points and defined pedestrian routes to improve safety and operational efficiency.



Blue 11
35,635 m² GLA

Floor plan.



Blue 11

 **Plot**
60,000 m²

 **Total GLA**
35,635 m²

 **Warehouse**
33,678 m²

 **Offices***
1,957 m²

 **Parking**
Light vehicles:
278

EV
charging:
8

Accessible
spaces:
7

Heavy-
vehicle
loading
docks:
31

*The office area includes access control and building services technical rooms.



BLUE 10 AND BLUE 11

KPI's.

Blue 11
35,635 m² GLA

Blue 10
27,663 m² GLA



Plot

46,279 m²

60,000 m²



Total GLA

27,663 m²

35,635 m²



Warehouse

26,517 m²

33,678 m²



Offices

1,146 m²

1,957 m²



Modulation

5 contiguous modules of approximately 5,000 m²

4 contiguous modules from 6,000 m² to 10,000 m²



Building footprint

26,663 m²

34,503 m²



Site coverage

57.61%

57.50%



Min. clear height

11.35 m

11.35 m



Manoeuvring yard

38 m

36 m



Docks

25 + 5 sectional doors for compactors

31 + 4 sectional doors for compactors



Ground-level access

5

4



Parking

168 spaces, including 6 with EV charger

293 spaces, including 8 with EV charger



Photovoltaic

275.40 kW

355.11 kW



BREEAM

Excellent

Excellent



EPC offices

A

A

Efficiency born from design.

Blue Hub Logistics Park incorporates sustainability criteria from the technical definition of its buildings, with solutions aimed at improving energy performance, optimising operations and reinforcing the asset's long-term quality.

Blue 10 and Blue 11 are expected to achieve BREEAM Excellent certification and hold an EPC A energy rating for offices. Added to this is a planned base photovoltaic output of 275.40 kW in Blue 10 and 355.11 kW in Blue 11, LED lighting with DALI control, an insulated envelope and EV charging spaces.

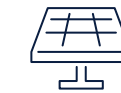
The buildings are designed to allow expansion of the rooftop photovoltaic installation, with the option to incorporate battery storage systems.

BREEAM[®]
EXCELLENT

EPC A
IN OFFICES



Planned photovoltaic output: 275.40 kW in Blue 10 and 355.11 kW in Blue 11.



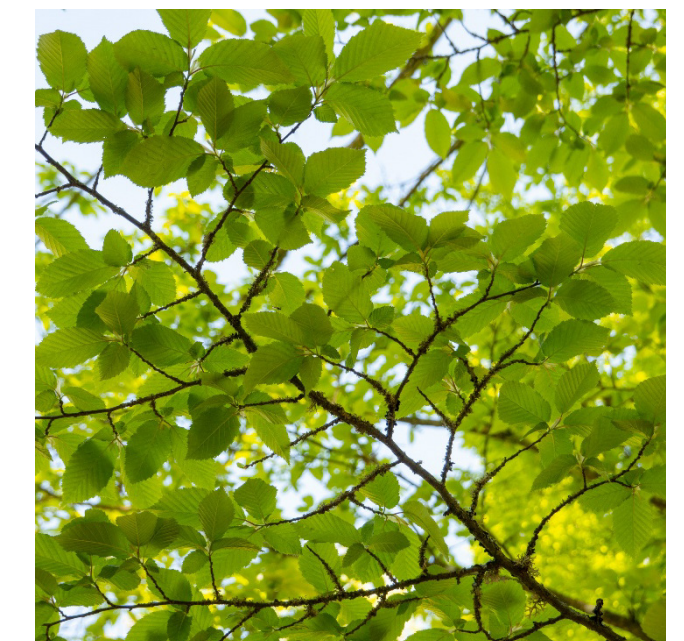
Interior LED lighting with DALI control and exterior LED lighting with a virtual day-night system.



EV spaces: 6 in Blue 10 and 8 in Blue 11.



Implementation of measures to reduce the carbon footprint.



Planting of native species to reduce water consumption.



Construction quality, performance and operations.

The two first-phase assets share a homogeneous technical base, designed to guarantee construction quality, operational efficiency and performance aligned with intensive logistics use.



SLAB AND FLOORING

- Slab with a minimum thickness of 18 cm.
- Uniformly distributed load of 50 kN/m².
- Point load of 70 kN.
- Flatness TR34 FM2 or ASTM FF45/FL35.
- Surface resistance Class AR1 according to BCA test.
- Load capacity on the office mezzanine: 500 kg/m².



STRUCTURE AND ENVELOPE

- Precast reinforced concrete structure.
- Enclosures using precast concrete panels with built-in insulation.
- Roof with 60 mm PIR insulation and 1.2 mm TPO membrane.
- Roof suitable for the installation of photovoltaic panels.
- Roof load capacity: 25 kg/m² for photovoltaic installation and others.
- Average natural lighting of 4% on the roof, reaching 6% in the dock area.
- Green areas integrated within the development and between buildings to enhance the surroundings and appeal for occupants.



FIRE PROTECTION

- Type B building, High Risk 8.
- Fire protection equipment —sprinklers, tank, pressure unit, smoke vents, etc.— in accordance with the current UNE regulations.
- ESFR sprinkler system.
- Water tank and pumping unit for the exclusive use of each building.
- Temperature control and smoke extraction system (SCTEH).



EXTERIOR AREAS, SECURITY AND ACCESS

- Control booth.
- Secure perimeter enclosure with metal fencing on a concrete wall, equipped with metal sliding gates and automatic barriers for vehicle access control.
- Manoeuvring yards of 38 m in Blue 10 and 36 m in Blue 11.
- Parking spaces equipped with charging points for electric vehicles.
- Exterior LED lighting with a virtual day-night system.
- Separate parking areas for light vehicles and defined pedestrian routes to improve safety, ease circulation and optimise operational flows.



OFFICES

- Configuration adaptable to the needs of future occupants.
- Canopy at the main entrance and solar-protection pergolas on exterior window frames.
- Entrance lobby and reception for exclusive use, with a curtain-wall glazed façade.
- Open-plan offices with an accessible suspended ceiling of high acoustic absorption, porcelain stoneware flooring and vertical surfaces finished in smooth plastic paint.
- Toilets on the ground and first floors, fully finished, with phenolic-partition cubicles, Roca-brand or equivalent sanitaryware and low-consumption timed taps. Fully equipped accessible toilets with shower.
- Lift.
- High energy-efficiency LED lighting.
- Air conditioning via VRV-type heat pump with heat recovery for heating and cooling.
- Protection against radon gas in accordance with current regulations.

TEAM An institutional partnership for a benchmark project.

Blue Hub Logistics Park is driven by Trammell Crow Company and CBRE Investment Management, two international leaders in the investment, development and management of logistics assets.

In EMEA, its platform comprises 13 offices, more than 560 professionals, €12.4 billion in logistics assets, 371 assets and a portfolio of 8.7 million m².

This partnership combines investment capacity, international experience, local development capability and active management to guarantee execution quality, a long-term vision and an occupier-focused approach

CBRE Investment Management

CBRE Investment Management manages approximately €135.7 billion in real assets, with a presence in 20 countries and more than 1,050 professionals.

Its specialised logistics platform totals €42.7 billion in AUM, 18.5 million m², more than 590 assets and a presence in 19 markets.

Trammell Crow Company

Founded in 1948, Trammell Crow Company is a global real estate development platform with experience in logistics, industrial, residential, office and data centre projects.

It has developed or acquired close to 3,000 buildings, exceeding 65 million m² and €78.7 billion in added value. It has 26 offices, around 465 professionals and a pipeline of close to €26.2 billion.



PROPERTY

LEASING



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