

The logo consists of the words "ZANDA" and "REIM" stacked vertically in a bold, black, sans-serif font, enclosed within a white square with a black border.

ZANDA  
REIM

A large, modern, white industrial warehouse with a gabled roof and a series of loading docks numbered 15 through 20. The building is situated in an open area with a paved parking lot in the foreground. The sky is clear and blue.

**Zanda REIM**  
**Azuqueca de**  
**Henares**



ZANDA  
REIM




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# 1. Location & communications

Direct access to the A-2 (KM 42) & 5 minutes by walk to Azuqueca RENFE train.

 <35 Km to the M40; <40 Km to the M30; <500m to the A2.

 Adolfo Suarez Airport <35 km

 43km to the center of Madrid

 Line C2



# 1. Location & communications

- » Consolidated logistic area
- » First class logistic node
- » Excellent location



**ACCESSES**

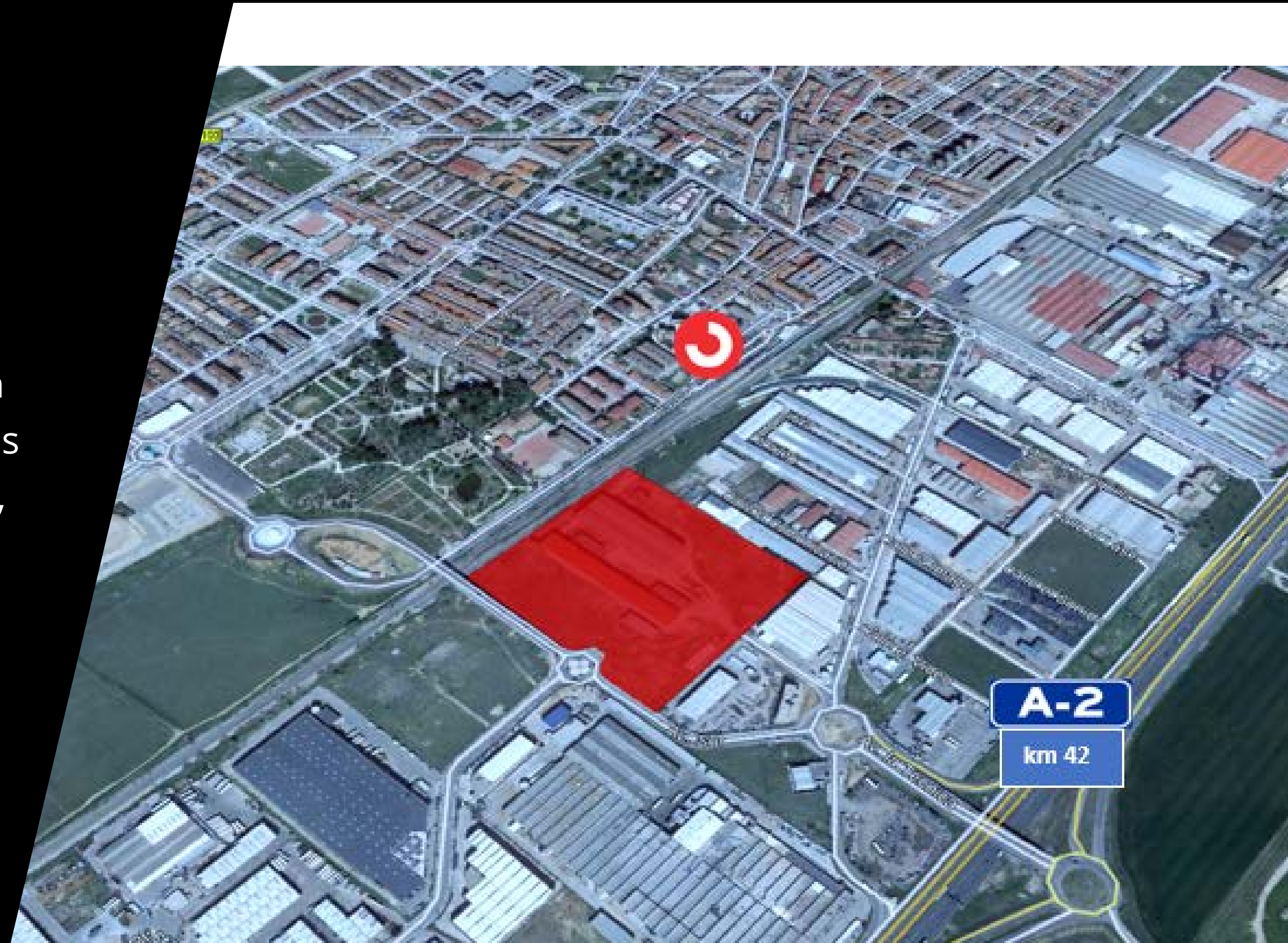
- From Madrid
- From Barcelona

**EXITS**

- To Madrid
- To Barcelona

# 1. Location & communications

»» The plot is located in a prime location near to first class companies' logistics centers such as: Carrefour, Mercedes, Kuehne&Nagel, DIA, Décimas and Leroy Merlin.



### »» **Gross lease area:**

36.374 sqm

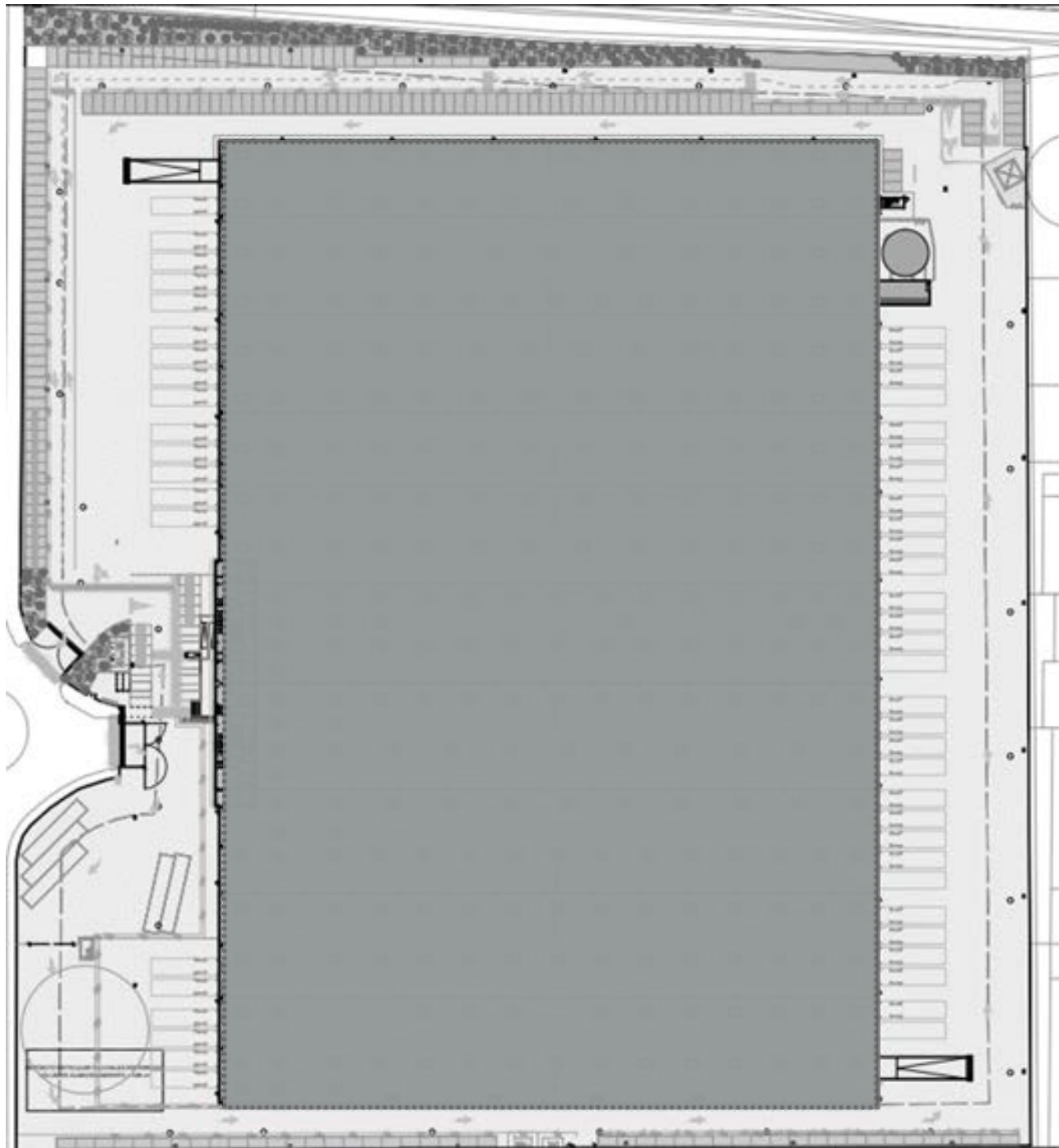
### »» **Two modules:**

Module A 20.427 sqm

Module B 15.947 sqm

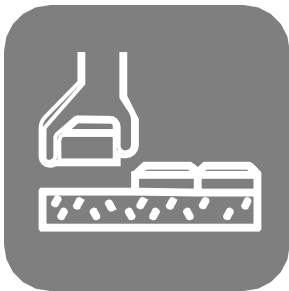


# 2. Fit-out



Built area (sqm)	Module A (sqm)	Module B (sqm)	Total (sqm)
<b>Warehouse</b>	19.500	15.047	34.547
<b>Offices</b>	748	748	1.496
<b>Auxiliary Buildings</b>	179	152	331
<b>Total GLA</b>	20.427	15.947	36.374
<b>Docks</b>	28	22	50
<b>Docks ratio</b>	1/730	1/725	1/727

# 3. Main technical characteristics



JOINTLESS SLAB



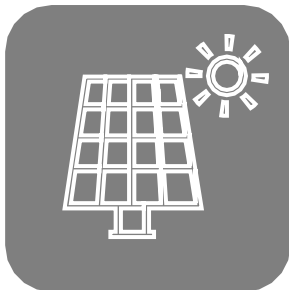
COMPLETE FIRE PROTECTION SYSTEM



MEDIUM RISK – GRADE 5  
With the possibility to increase it up to high risk grade 8



PLANIMETRY  
F Category



PHOTOVOLTAIC FACILITY UP TO 3 Mwp



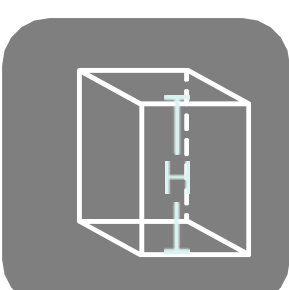
SECURITY BOOTH  
Enclosed area



SLAB OVERLOAD  
Spreaded 6,5 Tn/m.



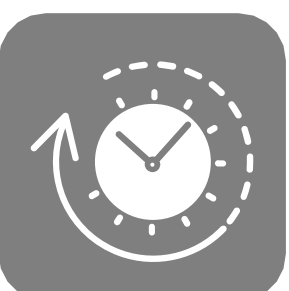
LED LIGHTING IN OFFICES AND WAREHOUSE  
300LX in corridor



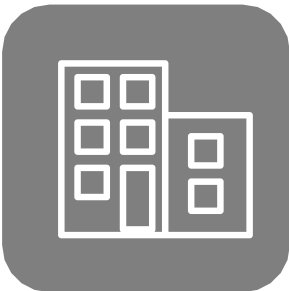
HEIGHT  
11.20 meters



DOCKS  
50



SMART COUNTERS



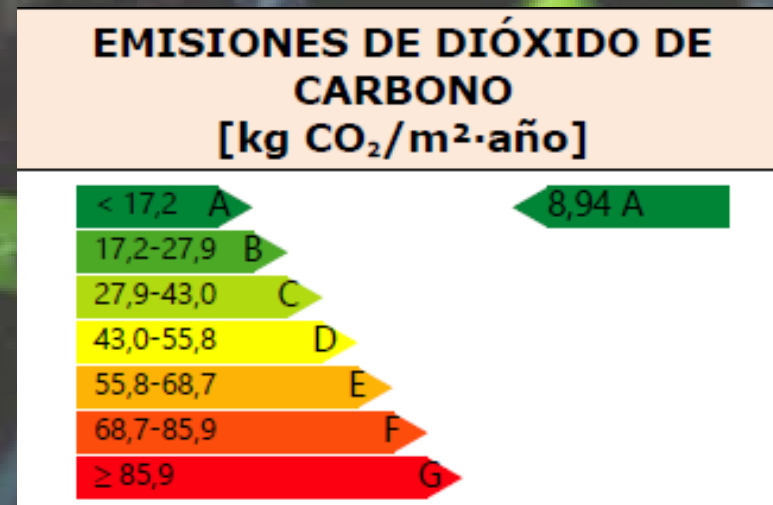
DECK ROOF



### 3. Main technical characteristics



**BREEM Excellent  
(79,54%)**



Up to **50%** savings in energy consumption

Water consumptions savings up to **56,66%** less than the base case.

**296 KgCO<sub>2</sub>/sqm** embedded during the construction phase.

Energy Efficiency Certificate – Class A  
(less than 9 kg of CO<sub>2</sub> p sqm y)

# 3. Main technical characteristics



BREEAM Excellent (79,54%)



Reduction of water consumption & Sustainable drainage system (SUDS)



Fresh Air Quality Control System – AHU.



Installation of electric chargers for light and heavy vehicles



LED lighting with presence sensors.



Green areas



Water leak detectors



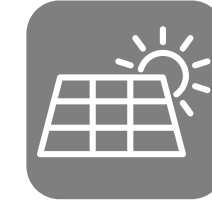
8 cm rockwool insulation



Rainwater recovery system



Bioclimatic temperature control



Passive illumination with more than 5% of the surface of opening flaps



Aerothermal installation with heat recovery system

# 3. Main technical characteristics

Description € p sqm m	Class B	Class A W/O. Self Supply	Class A W. Self Supply
<b>Variable operating expenses</b>	1,52	0,99	0,34
<b>Electricity Supply (1)</b>	1,45	0,96	0,31
<b>Water Supply (2)</b>	0,03	0,01	0,01
<b>Maintenance (3)</b>	0,02	0,01	0,01
<b>Gardening (4)</b>	0,02	0,01	0,01
<b>Fixed operating expenses (5)</b>	0,00	0,00	0,00
<b>Surveillance/Concierge &amp; others</b>	0,00	0,00	0,00
<b>Rent &amp; taxes</b>	4,50	4,50	4,50
<b>Rent</b>	4,35	4,35	4,35
<b>IBI y TRSU (6)</b>	0,15	0,15	0,15
<b>Total € p sqm m (5)</b>	6,02	5,50	4,84
<b>Dif. € p sqm m</b>		-0,52	-1,18
<b>Dif. %</b>		-9%	-20%



**Up to €1.18/m<sup>2</sup>/month savings for operating in the new Azuqueca warehouse compared to a type B warehouse over 10 years old.**

<b>W/O rent and operating expenses</b>	1,52	0,99	0,34
<b>Dif. € p sqm m</b>	0,00	0,52	1,18
<b>Dif. (%)</b>	0%	-34%	-78%

(1) Estimated consumption of a Class B building according to the average consumption for a building more than 10 years older of 85KWh/m<sup>2</sup>/year and the average price of electricity in 2022. The consumption of the Azuqueca building has been made according to the energy rating carried out to obtain the Breeam Excellent.

The energy consumption of the Azuqueca building is significantly improved by the 80mm Rockwool insulation.

The energy price in self supply is expected to be around 65 € pMWh.

The final price is pending to be confirmed based on % of the demand covered by the installation and actual final connection costs.

(2) Estimation of 12,000€/year in water consumption for a surface of 36,374m<sup>2</sup>, based on savings of 50% thanks to the Breeam Excellent certification, smart counters and anti-leakage systems.

(3) Corrective maintenance based on market costs for buildings over 10 years old and the new Azuqueca Platform.

(4) Reduced gardening and irrigation costs due to the native vegetation planted and the rainwater recovery system.

(5) Surveillance, concierge and other expenses estimated during the low functional range. The final amount will depend on tenant's requirements.

(6) Municipality tax is estimated based on an industrial building of similar surface in the same municipality and built in 1997. Savings in the insurance of the activity are not taken into account.

## 4. Photo Gallery



This document is purely informative, private and confidential

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# 4. Photo Gallery





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**ZANDA  
REIM**