



SEVILLA GREEN LOGISTICS PARK

Connected for a more sustainable future



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THE PROJECT

Sevilla Green Logistics Park is a logistics complex located in Alcalá de Guadaíra, in the province of Seville. It comprises one plot of land with a total area of 150,205 sqm, to develop sustainable logistics platforms designed to achieve maximum efficiency, strong growth potential and a fully customisable set of specifications and layouts to meet every client need.

Considered to be one of the most significant logistics developments in southern Spain, the project will benefit from the most exacting energy efficiency and sustainability standards, helping keep CO₂ emissions to a minimum

throughout the entire supply chain via the installation of rooftop solar panels. It will also be BREEAM certified.

Its superb location and infrastructure make Sevilla Green Logistics Park a logistics platform like no other, with direct access from the A-92, the main motorway in Andalusia, connected to the SE40, the ring road around Seville's metropolitan area, and to the southeast with Antequera, Málaga, Granada, Jaén and Almería.

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- **As a turn-key project, building specifications are fully customisable to clients' every need.**
 - **The town of Alcalá de Guadaíra is home to the largest industrial hub in Andalusia, with over 2,500 companies operating across multiple industrial estates.**
 - **Located in the Autonomous Region of Andalusia, with state and regional subsidies and incentives to drive job creation and investment in the area.**
 - **Units available from 2023.**

Available plot:

150,205 sqm

Warehouses start from:

5,000 sqm

Commitment to sustainability and protecting the environment

Investments in sustainable, green logistics projects aim to deliver a positive impact for the environment and society as a whole. Our efforts in this area include:



Rooftop solar panels to be installed on all logistics warehouses*



Built in compliance with BREEAM standards



CO₂ emissions offsetting

*Provided that the design scheme allows for it

2.

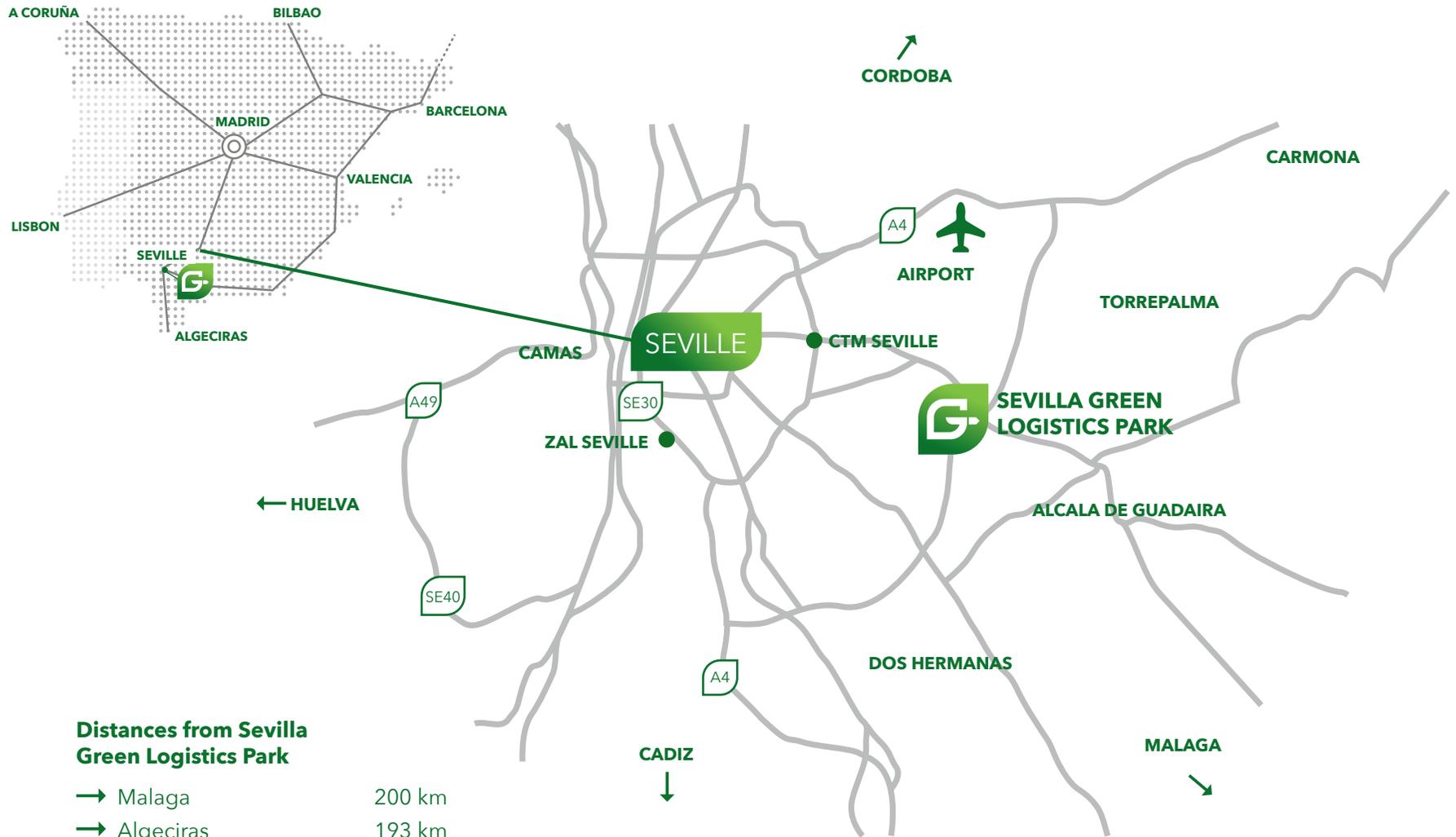
STRATEGIC LOCATION

Sevilla Green Logistics Park is superbly located just 10 km from Seville's city centre, making this a unique central location in an area with enormous logistics demand and scarce new-build availability, within easy reach of the other main cities in Andalusia.

The park benefits from direct access to the motorway and easy access to the SE30 and SE40 - the main ring roads around the city - and the A4, which links Madrid and Cadiz. It therefore enjoys excellent connections with the south and the most densely populated areas of Seville (Dos Hermanas, Utrera, Carmona and La Rinconada).

Additionally, works on the Alcala de Guadaira tram network are getting underway again, which will provide easier access to Seville city centre and a more sustainable way of connecting the most important economic, industrial, residential and retail hubs around the city.





Distances from Sevilla Green Logistics Park

- Malaga 200 km
- Algeciras 193 km
- Cordoba 133 km
- Lisbon 419 km
- Madrid 530 km
- Seville Airport 21 km

3.

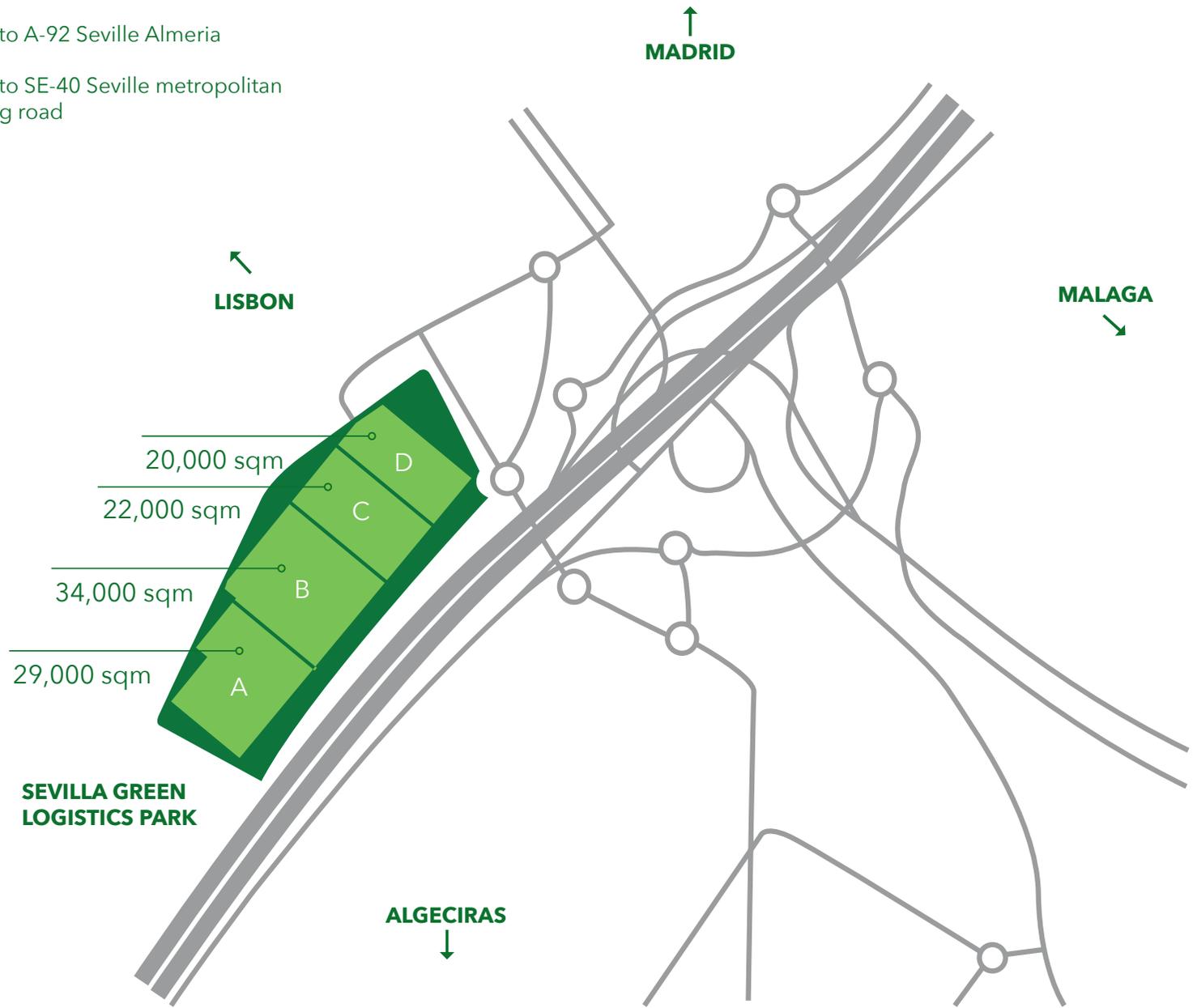
ACCESS AND PLOT LAYOUT

Sevilla Green Logistics Park is arranged over one large plot and features built areas from 5,000 sqm to

105,000 sqm. Logistics platforms are customisable to every need.



- ➔ Access to A-92 Seville Almeria
- ➔ Access to SE-40 Seville metropolitan area ring road



4.

FEATURES AND SPECIFICATIONS

- Deck roofing system
- HGV access ramp to the warehouse
- Concrete road surface in vehicle loading and manoeuvring areas
- Fully-equipped offices with customisable specifications and sandwich panel façade
- Loading bays with dock levellers and shelters: from 1 bay per 550 sqm
- Spacious HGV turning bays (min. 35 m)
- BREEAM certification and potential to qualify for other well-being certificates (WELL)





- LED lighting throughout the warehouse
- Concrete slab flooring with maximum load of 50KN/sqm
- Prefabricated concrete structure
- Maximum indoor height - 13.70 m
- Upwards of 4% natural lighting via skylights and ventilation outlets.
- Medium fire resistance duration (Level 5).



5.

SUSTAINABILITY

Sustainability lies at the heart of everything Aquila Capital does and is fully integrated into all of its Green Logistics projects, all of which are developed and managed in the most effective, sustainable and energy-efficient way possible.

With a firm foothold in the market and a seasoned track record in this sector, Green Logistics by Aquila Capital is capable of guaranteeing attractive timeframes for the construction of its projects, along with sustainable and stable ROI potential, with a constant focus on ensuring sustainability and energy efficiency, offering the following benefits:

- Compliance with tenant ESG and CSR policies, thanks to each warehouse being powered by clean solar energy from rooftop panels.
- Reduced energy bills for tenants, thanks to savings enabled by a lower tariff.
- Maintenance and insurance costs of the rooftop solar panels are covered by the management company.
- Tax incentives in connection with percentage of rooftop solar panels installed*.
- Improved thermal insulation inside the buildings, as the solar panels provide an added layer of protection.

*Dependent on local regulations

By implementing sustainable, energy-efficient building practices and allowing ESG criteria to guide its investments, Aquila Capital is not only capable of charting a new course for the ongoing development of the logistics sector in favour of improved sustainability in the property market, but is also actively involved in the challenge of meeting the European energy transition 2030 targets.

Green Logistics schemes help to meet four of the United Nations Sustainable Development Goals (SDGs):



Access to sustainable and affordable energy (No. 7)



Build resilient infrastructure and foster innovation (No. 9)



Create sustainable cities and communities (No. 11)



Combat climate change (No. 13).

6.

GREEN LOGISTICS BY AQUILA CAPITAL

Since 2012, Aquila Capital has invested in Green Logistics via a combination of financial and environmental efficiency, helping to reduce the environmental impact of its logistics investments.

Its dedicated team of investment professionals **benefits from more than 85 years of combined experience** in the logistics sector, and worked on acquisitions in excess of €1 billion.

Aquila Capital boasts an extensive track record in logistics investment, with a particular focus on green logistics properties in **Germany, Spain, Portugal and Italy**. The firm has invested in both development projects and existing long-term rental properties.

Its investment projects are handled in-house by local teams, encouraging local development in the business areas where it operates. It has developed a significant number of high-quality, **big box** logistics warehouses, with a clear focus on sustainability and operational excellence.

Total transaction value since 2012

€729 million

Total lettable area of more than

879,000 sqm

OPERATING IN
4 COUNTRIES



7.

THE TEAM



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