

nexussanfernando.com | 360°

# Nexus

## SAN FERNANDO

Hines

Plot size

41,000 sqm

Built area

26,353.52 sqm

Available from

Q1-2025







“

*We are not the owners of Ketchup, but there's plenty of room for other sauces here.*

“

*Tesla revolutionized the electric industry; Nexus San Fernando is about to do the same with logistics.*

“

*If Game of Thrones were filmed in Madrid, Nexus San Fernando would be the Red Keep.*

“

*From visionaries like Steve to titans like Jeff, and those seeking space for their business, this is your warehouse.*

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# Highlights.

Plot size **41,000 sqm** Built area **26,353.52 sqm**

Module	Warehouse	Offices	Total
<b>1</b>	4,729.4 sqm	576.22 sqm	<b>5,305.62 sqm</b>
<b>2</b>	7,218.55 sqm	652.59 sqm	<b>7,871.14 sqm</b>
<b>3</b>	7,218.55 sqm	652.59 sqm	<b>7,871.14 sqm</b>
<b>4</b>	4,729.4 sqm	576.22 sqm	<b>5,305.62 sqm</b>

Module 1, 3 and 4 are currently fully occupied.

Parking spaces  
**247**

Van entrances  
**2**

Certifications



Electric vehicle  
chargers  
**10**

Turning circle  
**34 m**

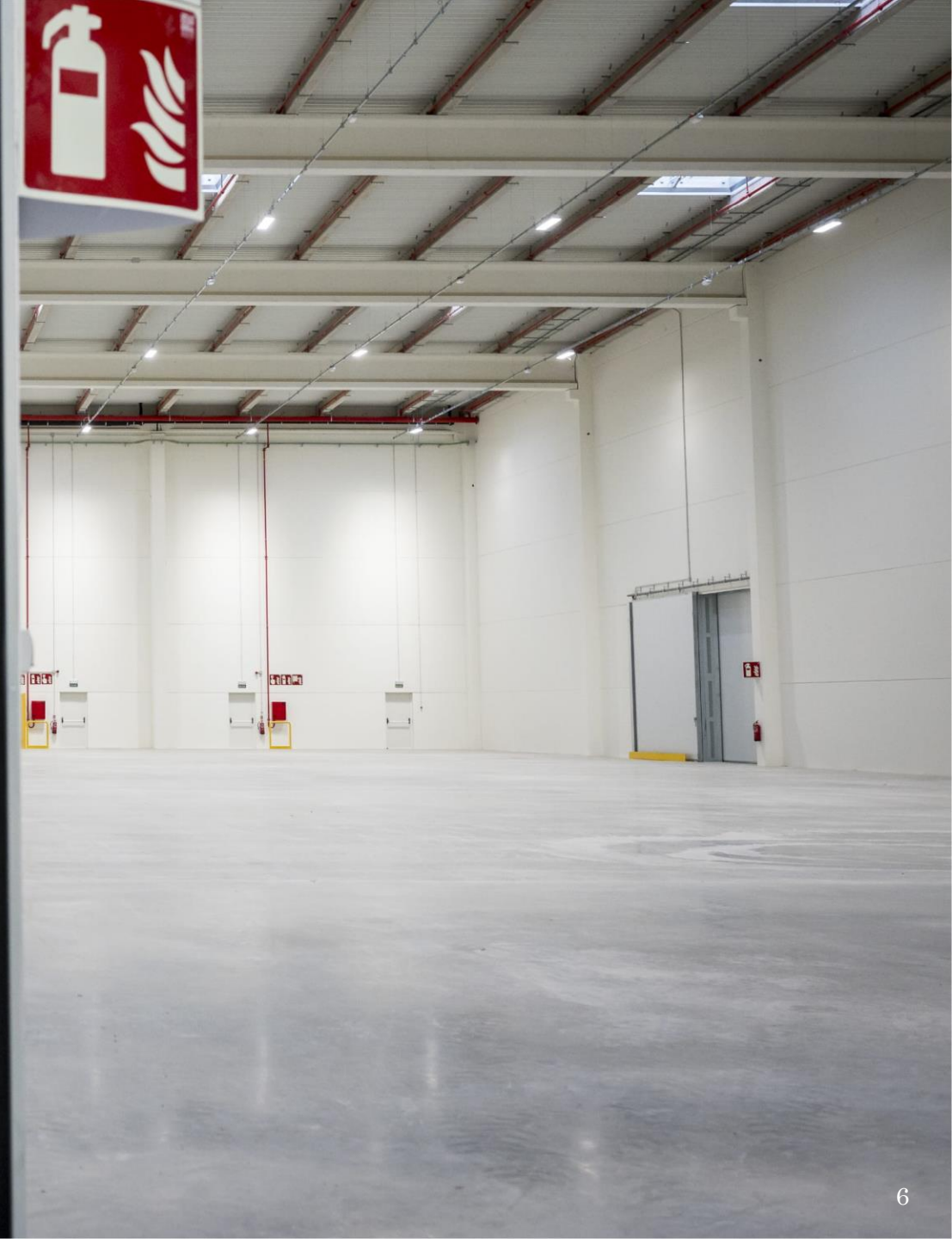
Type B multi-tenant  
building with  
**Risk 5 classification**

Docks  
**34**

Free height  
**11.20 m**

**Photovoltaic**  
installation





# Intro.

Hines, a leading real estate investment and management firm specializing in the development of state-of-the-art logistics spaces, launches Nexus San Fernando. This new project is located in San Fernando de Henares, Madrid, and aims to achieve the highest environmental certifications: BREEAM Excellent and Net Zero Carbon.

A multi-tenant logistics asset with 26,353.52 sqm of cutting-edge facilities, designed to meet the most demanding needs of potential occupiers, strategically positioned to offer unparalleled access to major transportation routes.

# Location.

This new development is perfect for last-mile activities, situated in the epicenter of Spanish logistics and one of the most dynamic logistics hubs in Europe.

San Fernando de Henares is consolidating itself as a new location for last-mile industrial and logistics activities, thus expanding the stock of prime logistics platforms in this area.

Its direct access to the A-2, M-21, and M-50 highways positions it as one of the most attractive locations for logistics, with its proximity to Madrid city center at just 20 km being a highlight.



**NeXus** SAN FERNANDO  
Hines

Distances from Nexus San Fernando

✈️ 13 km. | 9 min.     🚚 20 km. | 17 min.



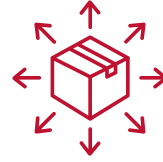
# Strengths.



Unbeatable location.  
Prime location in the  
central area



Ideal project  
for last-mile activities



Multi-tenant project,  
flexible and adaptable to  
the needs of potential  
occupiers



High-quality construction  
and design standards



Versatile offices adapted  
to collaborative work  
models





Modules 2 and 3, also symmetrical, consist of 7,218.55 sqm of warehouse space and 652.59 sqm of offices, making a total of 7,871.14 sqm of total area each. In this case, both modules have 1 van entrance and 11 loading docks for trucks, and an estimated power of 230 kW.

Nexus San Fernando offers a highly adaptable office space, promoting more collaborative and flexible work models.

The project has ample and modern facilities, including changing rooms and restrooms for operators, as well as a dedicated changing room building for truck drivers, ensuring their comfort and well-being during the workday.

# Nexus San Fernando in detail.

Nexus San Fernando is a multi-tenant development with a total built area of 26,353.52 sqm, divisible into modules starting from 5,000 sqm on a plot of 41,000 sqm.

Modules 1 and 4, completely symmetrical, each have a total area of 5,305.62 sqm, of which 4,729.4 sqm are allocated to warehouse space and 576.22 sqm to offices. Additionally, both have a van entrance, 6 loading docks for trucks, and an estimated power of 200 kW.





# Areas and layouts.

## Module 1 | 5,305.62 sqm

- 4,729.4 sqm warehouse
- 576.22 sqm offices
- 1 van entrance
- 6 loading docks
- 200 kW estimated power

## Module 2 | 7,871.14 sqm

- 7,218.55 sqm warehouse
- 652.59 sqm offices
- 1 van entrance
- 11 loading docks
- 230 kW estimated power

## Module 3 | 7,871.14 sqm

- 7,218.55 sqm warehouse
- 652.59 sqm offices
- 1 van entrance
- 11 loading docks
- 230 kW estimated power

## Module 4 | 5,305.62 sqm

- 4,729.4 sqm warehouse
- 576.22 sqm offices
- 1 van entrance
- 6 loading docks
- 200 kW estimated power



# Technical specifications.

- Type B multi-tenant building with medium risk 5, adapted to the new fire prevention regulations RSCIEI
- Precast concrete structure with 24x24 m bays and deck-type roof
- Offices with 2 m high windows
- Energy rating A
- Interior floor slab with a capacity of 6,500 kg/sqm
- LED lighting
- 30 kW photovoltaic installation for 5,000 sqm modules
- 42 kW photovoltaic installation for 7,500 sqm modules
- BREEAM Excellent certification
- Net Zero operations certification

# Contacts.

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