

General Features

New «Grade A» logistics development (Phase 2) located in the municipality of Castrezzato (BS) with the following characteristics:

- Total GLA: 32,134 m² dividable into 3 units
 - Unit 1: 10,749 m²
 - Unit 2: Leased
 - Unit 3: 10,749 m²
 - Unit 4: 10,636 m²
- Office: 278 m² per unit
- Loading bays: 36 (12 per Unit) with electro-hydraulic platforms
- Internal height under beam: 12 m
- Structural grid: 18 x 18 m
- Ramps: 3 (1 per Unit)
- Loading floor capacity: 5 t/m²
- Sprinkler system ESFR K 22.4 / NFPA13
- LED lighting
- Photovoltaic system: 168kW per unit
- Wide manoeuvring area for loading/unloading goods
- Recharge forklift room
- Parking area for cars and trucks
- Energy certifications: LEED GOLD and BREEAM IN-USE Very Good
- Availability: Immediate



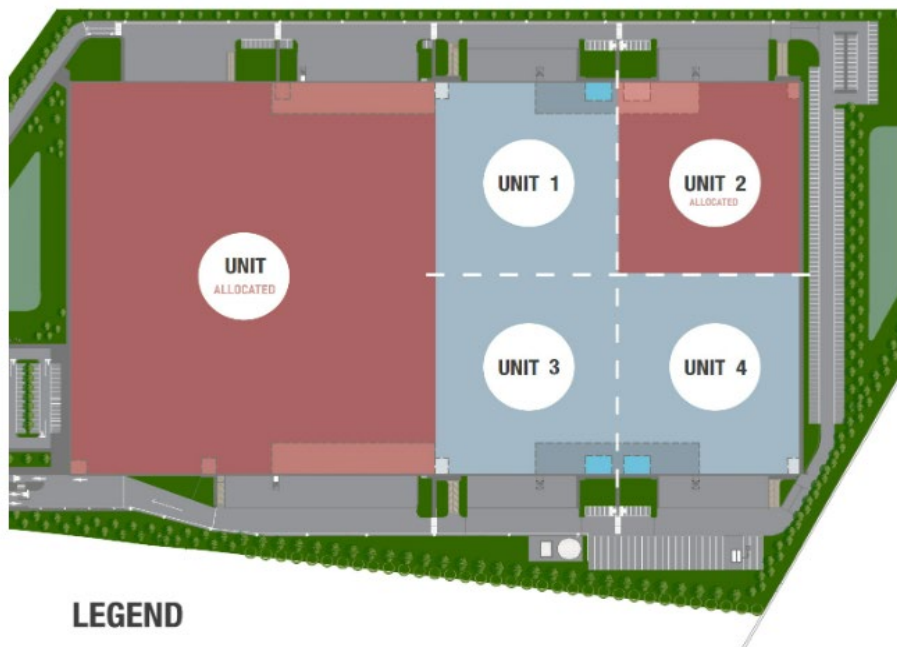
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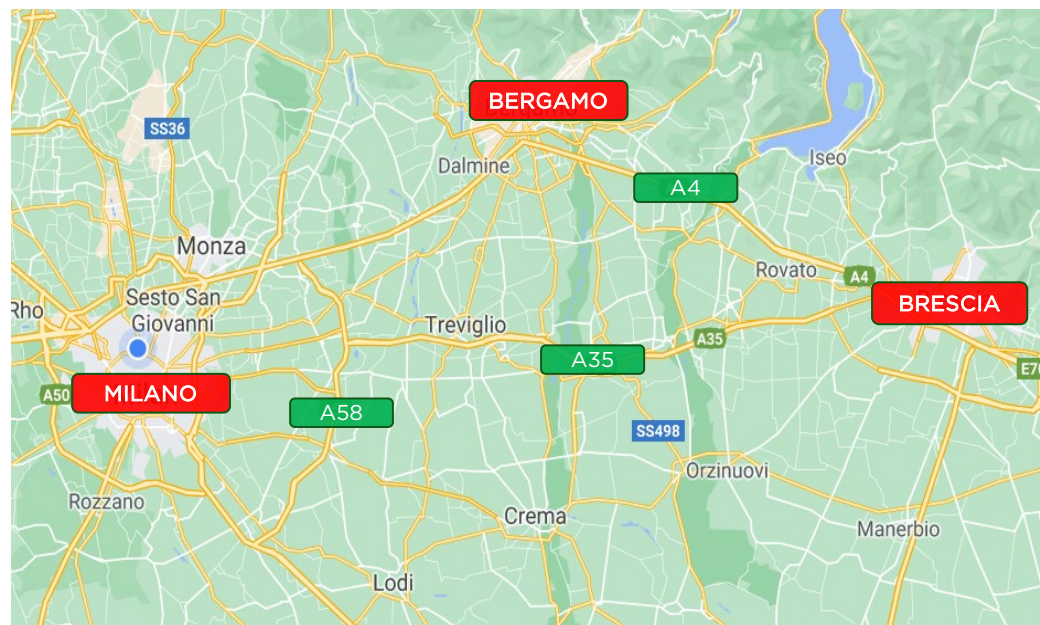
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GENERAL PLAN



LEGEND

- ALLOCATED UNIT
- WAREHOUSE
- OFFICE / SERVICES
- EQUIPMENT ROOMS
- MEZZANINE



Location

The new logistics development is located in the municipality of Castrezzato (BS) in a strategic position, in close proximity to the "Castrezzato" exit on the A35 "BreBeMi" Motorway.

Distance

Motorway A35 «BreBeMi» - exit «Castrezzato»	500 m
Motorway A4 «Turin - Trieste»	10 km
Brescia	20 km
Bergamo	30 km
Motorway A58 «TEEM» - Milan East ring road	40 km
Milan	60 km