

## Key Features

New «Grade A» logistics development BTS located in Ferno (VA) with the following characteristics:

- GLA Unit A: 14,035 m<sup>2</sup> of which
- Warehouse: 13,337 m<sup>2</sup>
- Office: 698 m<sup>2</sup>
- Height: 10,50 m
- Loading bays: 16
- Sprinkler system ESFR
- Floor loading capacity: 5T/m<sup>2</sup>
- LED lighting
- Parking: 18 (truck), 153 (car)
- Energy certification: BREEAM Very Good
- Building permit obtained
- Availability: 8 months from the signing of a binding agreement

+ 2nd phase of approx 32.000 m<sup>2</sup>

### Surfaces

Total GLA	Unit A: 14,035 m <sup>2</sup>
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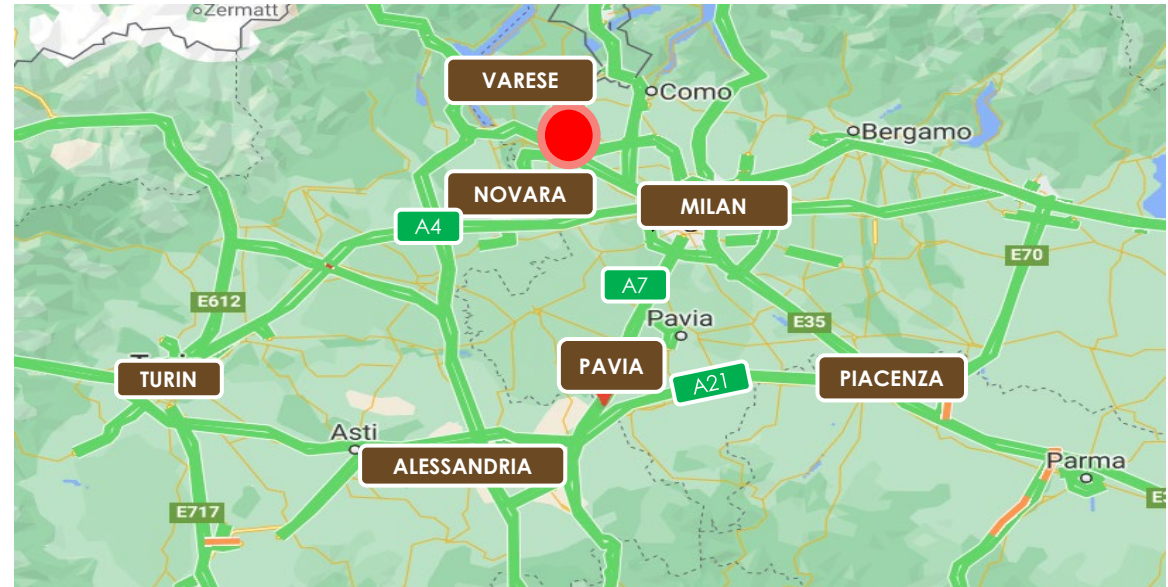
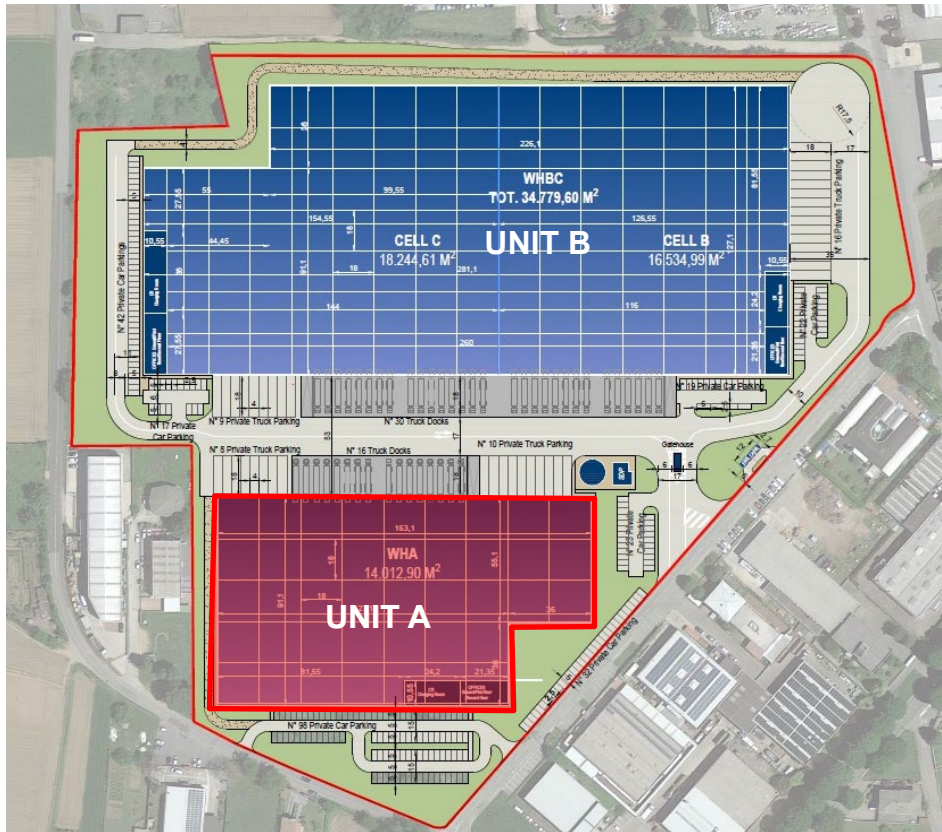
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### Location

Strategically located in the municipality of Ferno in the province of Varese, 41 km west of Milan and 28 km east of Novara, the new logistics hub is easily reachable from A4 «Turin-Venice» through highway SS336 (5,4 km).

### Distance

Railway Station «Ferno-Lonate Pozzolo»	1,6 km
SS336	5,4 km
Airport Malpensa	6,5 km
E62	22 km
Novara	28 km
Milan	41 km
Turin	125 km