

Key Features

New logistics park located in Ferno (VA), adjacent to the Milano Malpensa international airport, consisting of 2 buildings BTS for a total GLA equal to 48,000 m² logistics premises planned as follows:

UNIT A

- GLA 14,000 m²
- Height: 10,50 m
- Loading bays: 16
- Sprinkler system ESFR
- Floor loading capacity: 5T/m²
- LED lighting
- Parking: 16 (trucks), 140 (cars)
- Energy certification: BREEAM Outstanding
- Building permit obtained
- Availability: 8 months from the signing of a binding agreement
- Lease fee and incentive package to be determined according to project specifications

UNIT B

- GLA 34.000 m²
- Height: 10,50 m
- Loading bays: 24
- Sprinkler system ESFR
- Floor loading capacity: 5T/m²
- LED lighting
- Parking: 26 (trucks), 105 (cars)
- Energy certification: BREEAM Excellent
- Building permit in progress
- Availability: 10 months from the signing of a binding agreement
- Lease fee and incentive package to be determined according to project specifications

Possibility to customize the properties in terms of surfaces and features.

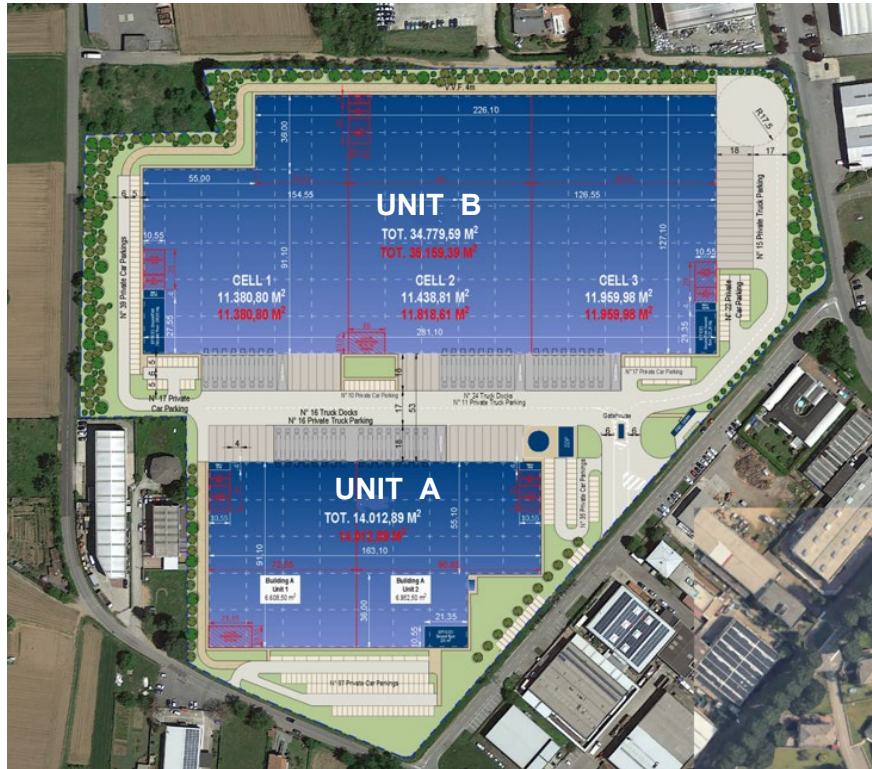


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MASTERPLAN

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Location

Strategically located in the municipality of Ferno in the province of Varese, the new logistics hub is easily reachable from A4 «Turin-Venice» through highway SS336 from which is 3,5 km away.

Distance

Railway Station «Ferno-Lonate Pozzolo»	1,2 km
Airport Milano Malpensa	1,5 km
SS336	3,5 km
E62	7 km
Novara	20 km
Milan	33 km
Turin	96 km