

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.

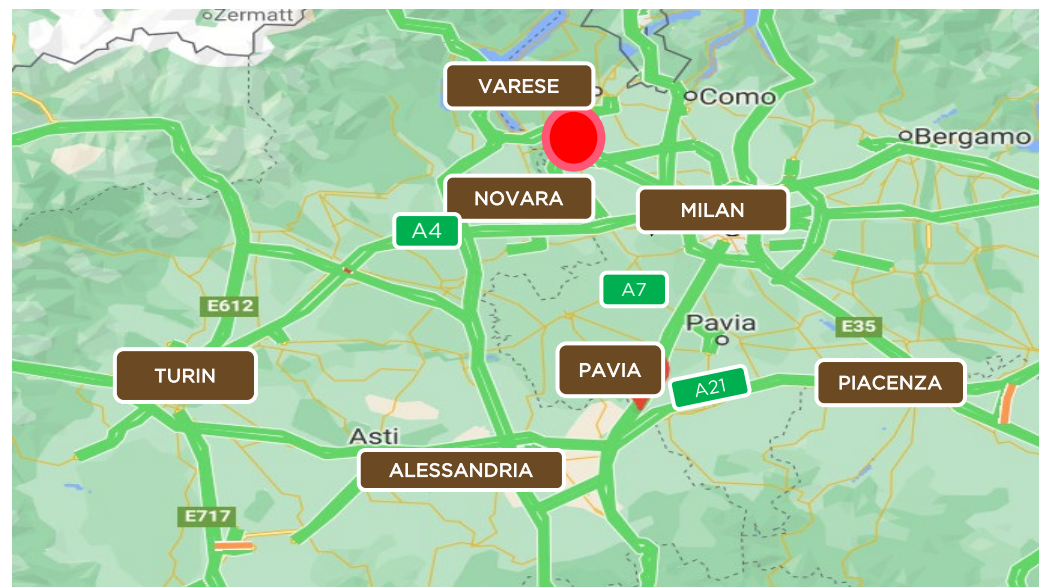
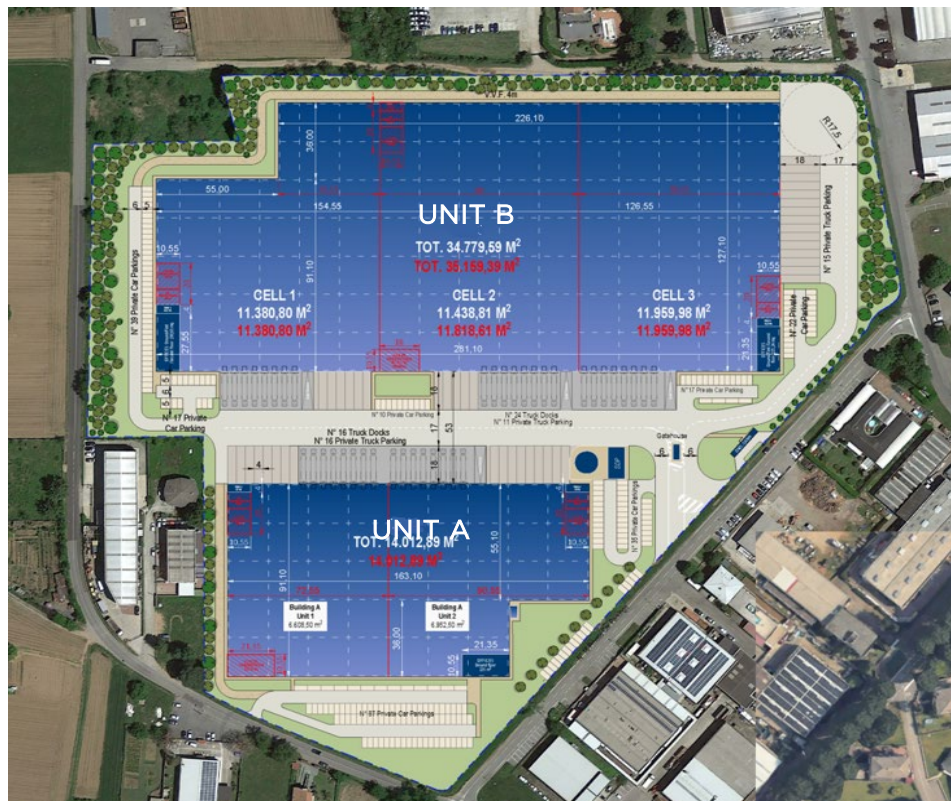


For more information:

Alessandro Gazzari
02 63799 1
alessandro.gazzari@cushwake.com

Filippo Maria Di Caprio
02 63799 1
filippo.dicaprio@cushwake.com

Via Turati 16/18
20121 Milano
cushmanwakefield.com

MASTERPLAN

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

DISCLAIMER

Le informazioni contenute nel presente documento hanno finalità esclusivamente illustrative per quanto riguarda le caratteristiche generali del progetto. Il presente documento e le informazioni in esso contenute non rappresentano un'offerta o un contratto, né vanno interpretate come tali. In caso di discrepanze tra le informazioni contenute nel presente documento e le condizioni di vendita o di locazione, prevalgono le seconde.