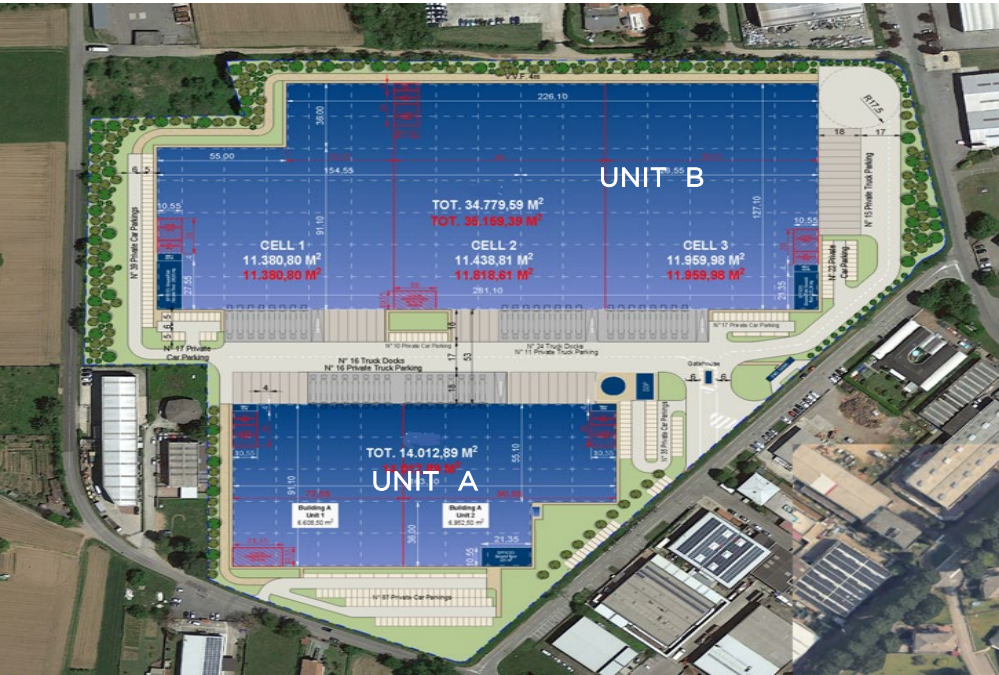




FERNO (VA)
NEW LOGISTICS DEVELOPMENT BTS
FOR LEASE

TECHNICAL FEATURES

New logistics park located in Ferno (VA), consisting of two buildings for a total of 48,000 m².



Total GLA

48,000 m²

Portioning

UNIT A:

- GLA: 14,000 m² dividable into 2 units
- Height under beam: 10,50 m
- Loading bays: 16
- Sprinkler system ESFR
- Floor loading capacity: 5t/m²
- Illuminazione LED
- Parking: 16 (trucks), 140 (cars)
- Building permit obtained

UNIT B:

- GLA: 34,000 m² dividable into 3 units
- Height under beam: 10,50 m
- Loading bays: 24
- Sprinkler system ESFR
- Floor loading capacity: 5t/m²
- LED lighting
- Parking: 26 (trucks), 105 (cars)
- Building permit in progress

Energy certification

Unit A: BREEAM Outstanding

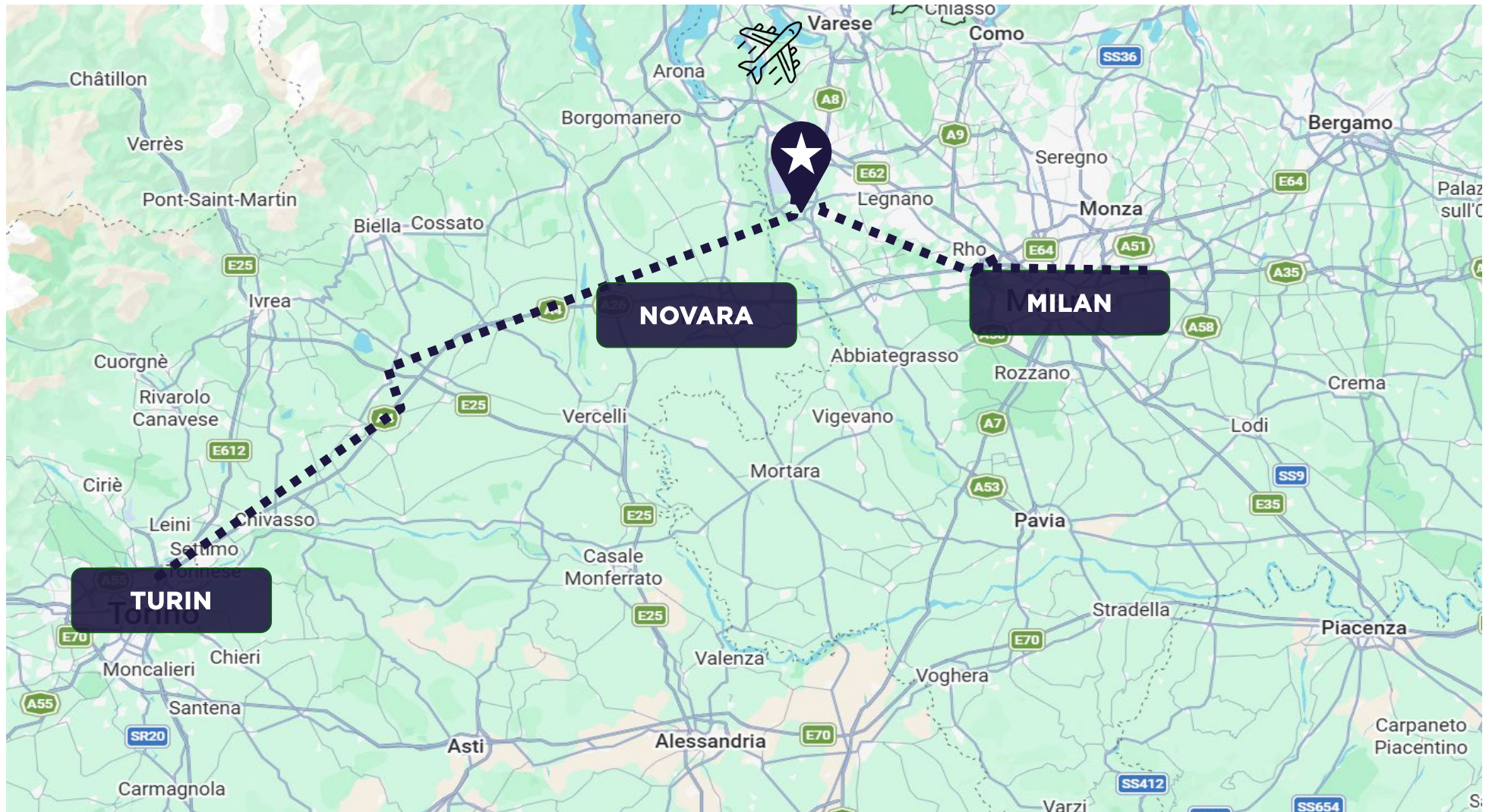
Unit B: BREEAM Excellent

Availability

Unit A: 8 months from the signing of a binding agreement

Unit B: 10 months from the signing of a binding agreement

LOCATION MAP



45°37'07.5"N

8°44'54.7"E



AIRPORT
"MILAN - MALPENSA"
1,5 km



NOVARA
CBD
20 km



MILAN
CBD
33 km



TURIN
CBD
96 km



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