

General Features

New speculative logistics development located in the municipality of Bressana Bottarone (PV) with the following characteristics:

➤ Total GLA 25,033 m² divided into 2 units of which is available:

- Unit A

Total GLA: 13,265 m² ca. of which

Warehouse: 12,481 m²

Offices: 625 m² (on 2 levels)

Forklift recharge room: 134 m²

Technical rooms: 26 m² (1° floor)

- Internal height: 12 m
- Loading bays: 15
- Level access doors: 8
- Heating and cooling system
- Sprinkler system ESFR/NFPA and Lighting plant
- Ventilazione meccanica nella zona uffici
- Manoeuvring area: 22,713 m² ca.
- Green areas: 4,882 m² ca.

Availability: Q3 2024



For more information:

Marzio Granata

02 63799 1

marzio.granata@cushwake.com

Alessandro Gazzari

02 63799 1

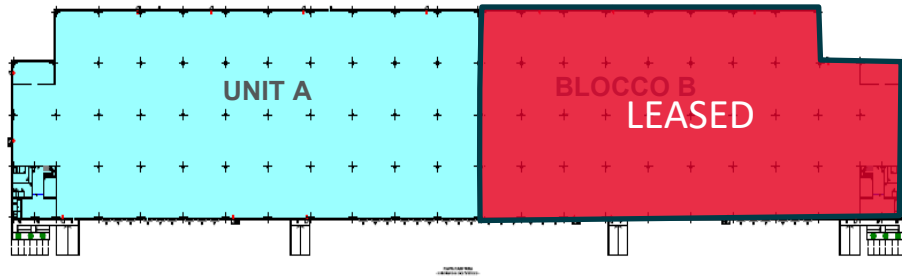
alessandro.gazzari@cushwake.com

Via Turati 16/18

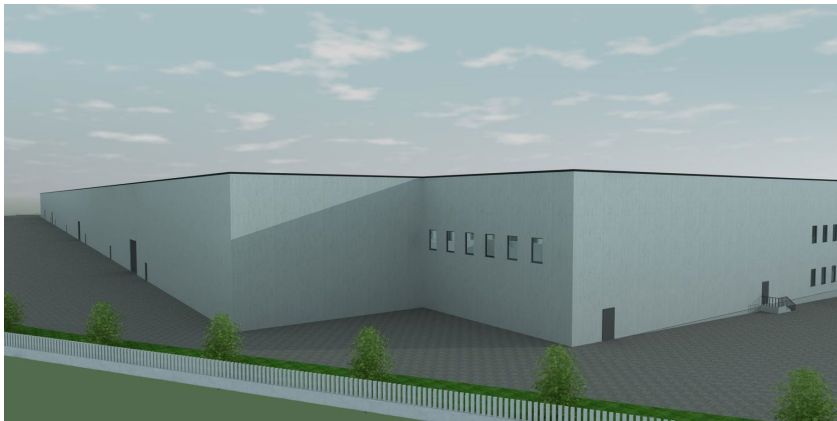
20121 Milano

cushmanwakefield.com

GENERAL PLAN



Geoloc 45.085810, 9.106679



Location

The logistics development is located in the municipality of Bressana, in the province of Pavia, in a strategic position, only 2,6 km from the SP35 «Strada Provinciale dei Giovi», 6 km from tollgate «Casteggio» of A21 Motorway (Turin-Piacenza-Brescia). Motorway A7 («Milan-Genoa») is easily reachable through «Bereguardo» junction and Pavia Western ring road

Distance

SP35 «Strada Provinciale dei Giovi»	2,6 km
A21 tollgate «Casteggio»	6 km
Pavia	13 km
Milan	43 km
Piacenza	48 km