



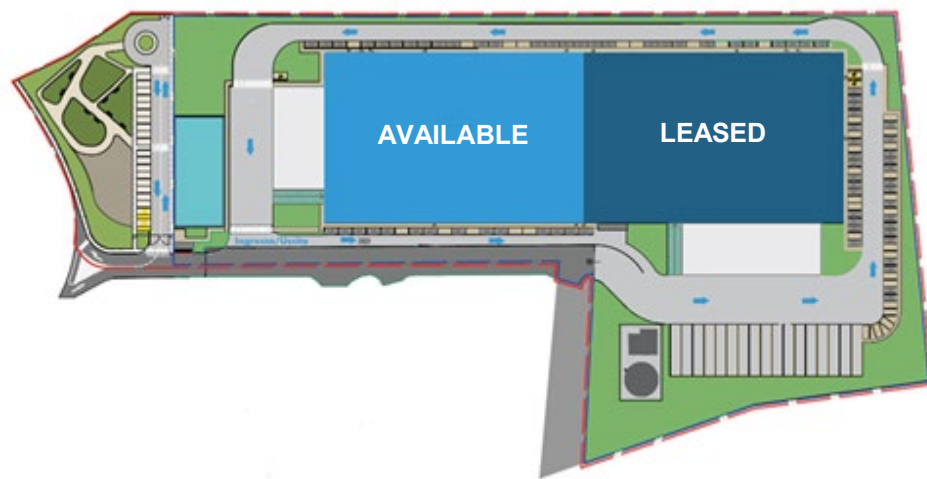
ROME

VIA DI SALONE

NEW LOGISTICS DEVELOPMENT FOR LEASE



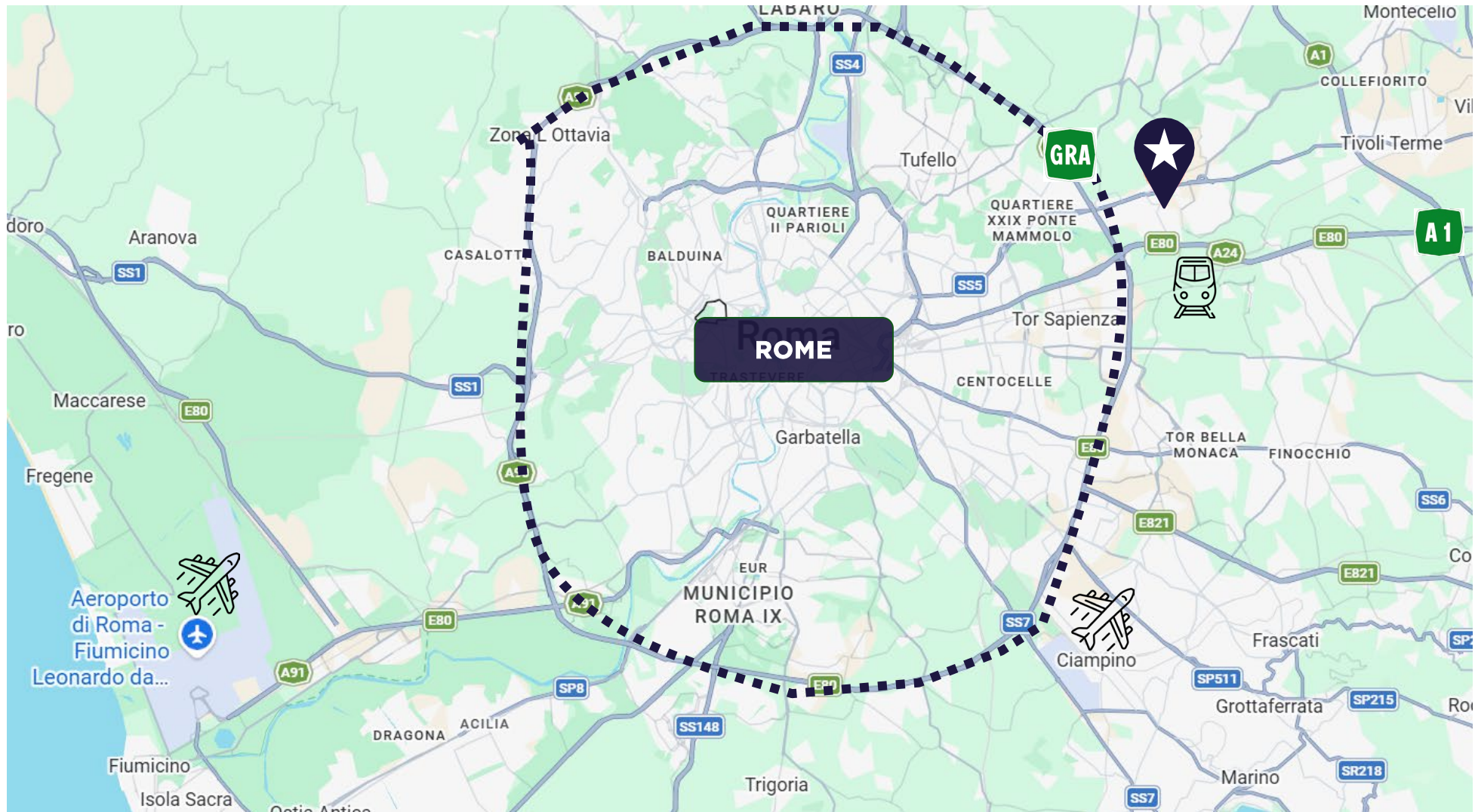
TECHNICAL FEATURES



IMMEDIATELY AVAILABLE

Gross Land site area	32,000 m ²
Total GLA	10,884 m ² dividable into 2 units: - WHA: 5,380 m ² of which 202 m ² Office (AVAILABLE) - WHB: 5,464 m ² (LEASED) of which: Warehouse: 5,238 m ² Office: 226 m ²
Min. height under beam	10,90 m
Loading bays	8 + 1 Level access door
Floor loading capacity	5 t/m ²
Sprinkler	NFPA Standard
Photovoltaic system	For office use
Parking	17 (trucks), 111 (cars)
Available power	300 kW
Energy certification	BREEAM Excellent
Other features	Electric heat pumps for heating and cooling, Electric vehicle charging points

UBICAZIONE



41°56'07.4"N

12°37'43.0"E



**GRANDE RACCORDO
ANULARE (GRA)
2 km**



**RAILWAY STATION
"SALONE"
3 km**



**MOTORWAY
«MILAN-NAPLES»
10 km**



**AIRPORT
CIAMPINO
19 km**



**AIRPORT
FIUMICINO
45 km**



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