

# EX LA SIDERURGICA

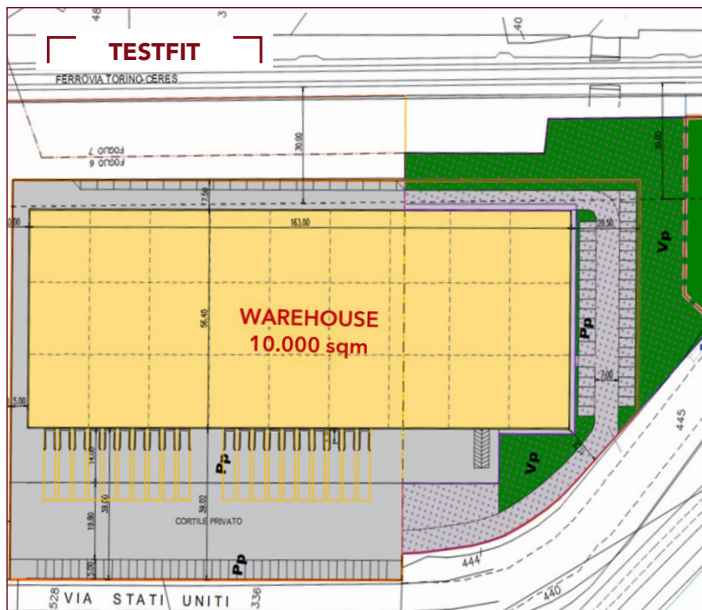
Borgaro Torinese (Torino - IT)



An area of approximately 22.700 square meters destined for productive/logistic use located close to route 501 which connects the north ring road of Turin (5 minutes/4km away). The catchment area 30 min away (assessed with heavy traffic) has 1.4 m inhabitants.



Borgaro Torinese (TO), Via Stati Uniti, Area "Ex La Siderurgica" (brownfield)



Project Development Data	
Buildable area	18.000 sqm
Covered area	10.000 sqm
Gross Leasable Area	10.500 sqm
Urbanization costs 1°/2°	Tbd
Infrastructure works	Not request

LOGISTICS | Ex La Siderugica



## EX LA SIDERURGICA

Borgaro Torinese (Torino - IT)

Urban Planning Parameters	
Land area	22.700 sqm
Buildable area	18.000 sqm
Maximum covered area	11.350 sqm
Maximum height	12 mt
Intended use	Production - Logistics
Public areas standard	Tbd
Urbanization costs	Tbd



### PLANNING PROCESS

- Building permit



### STRENGTH

- Nearless motorway exit
- Compatible urban destination



### OPPORTUNITY

- Ready for construction
- Redevelopment of abandoned industrial sites (positive ESG)



## Distance and time

Highway exit	4 km	5 min
Torino	15 km	20 min
Milano	144 km	1h35m
Piacenza	202 km	2h10m
Genova	193 km	2h10m

