

EX PININFARINA

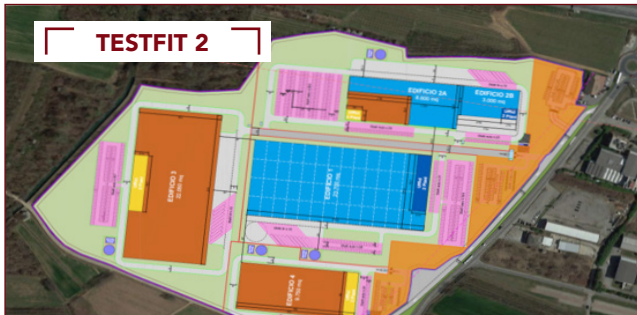
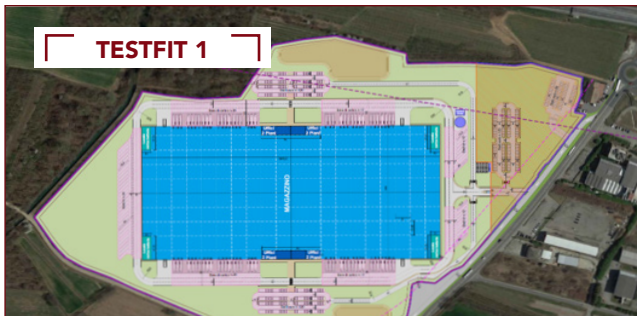
San Giorgio Canavese (Torino - IT)



The real estate complex (Ex Pininfarina) occupies an area of approximately 200 thousand square meters and is located in an excellent position along route 53 which connects San Giorgio Canavese to Caluso, 250 meters from the San Giorgio Ca.se tollbooth on the A4 Torino Aosta motorway, 10km from Scarmagno. The urban planning parameters of the area allow considerable expansion of the established GFA (up to 75.000 square meters of GFA) with a coverage ratio of 40%. The 60 min catchment area (assessed with heavy traffic) has 2.1 m inhabitants.



San Giorgio Canavese (TO), SP 53, Area "Ex Pininfarina" (brownfield)



Project Development Data	
Buildable area	170.000 sqm
Urbanization costs 1°/2°	~ 8 €/sqm
Infrastructure works	Tbd

TESTFIT 1	
Covered area	68.700 sqm
Gross Leasable Area	70.200 sqm

TESTFIT 2	
Covered area	68.400 sqm
Gross Leasable Area	71.600 sqm

LOGISTICS | Ex Pininfarina



EX PININFARINA

San Giorgio Canavese (Torino - IT)

Urban Planning Parameters

Land area	190.000 sqm
Buildable area	~ 170.000 sqm
Constructed area	39.000 sqm
Maximum covered area	75.750 sqm
Maximum height	15 mt
Intended use	Production - Logistics
Public areas standard	Tbd
Urbanization costs	Tbd



PLANNING PROCESS

- Building permit



STRENGTH

- Size of the area
- Excellent access to the motorway



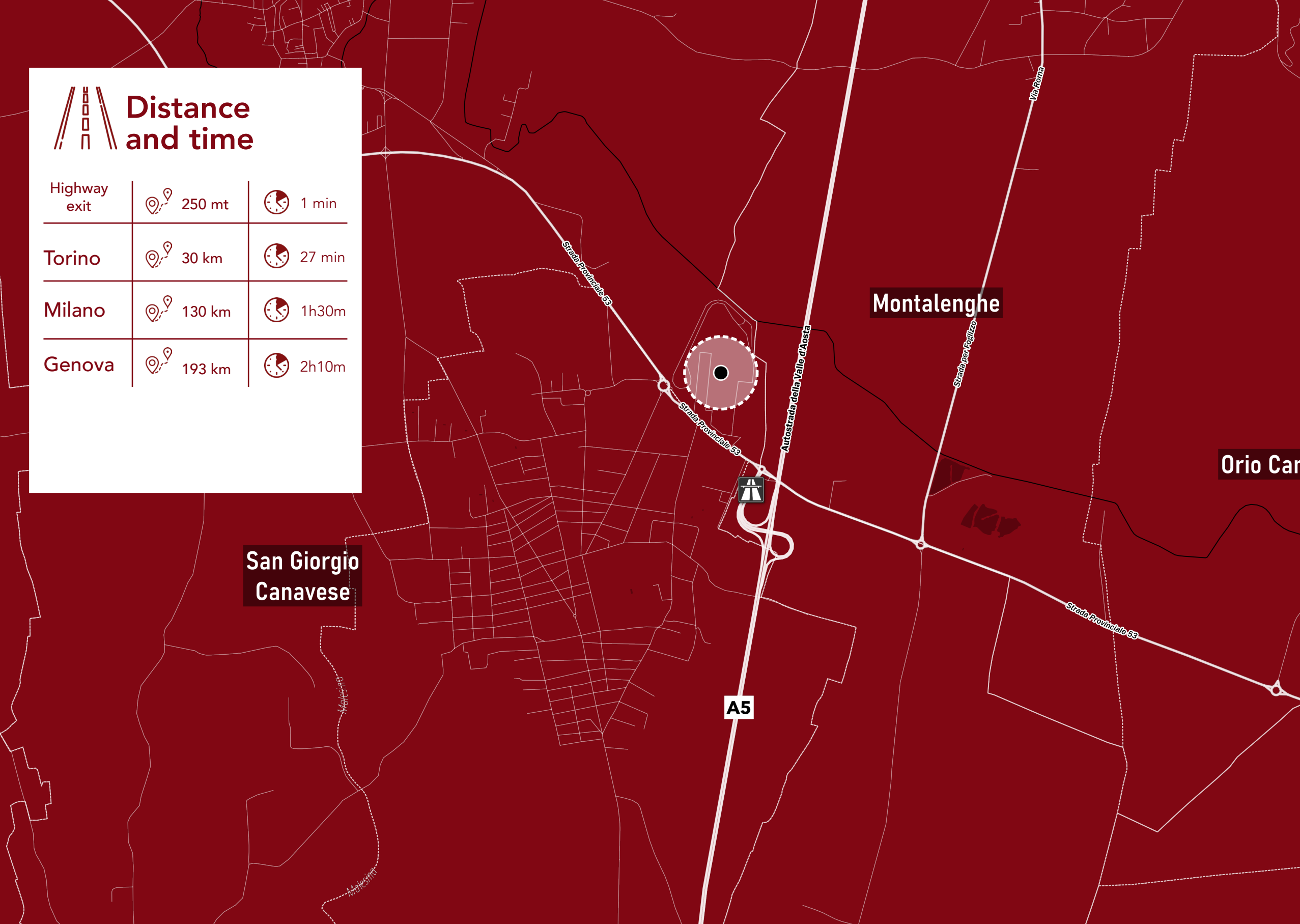
OPPORTUNITY

- Proximity to a developing productive area
- Redevelopment of abandoned industrial



Distance and time

Highway exit	250 mt	1 min
Torino	30 km	27 min
Milano	130 km	1h30m
Genova	193 km	2h10m



**San Giorgio
Canavese**

Montalenghe

Orio Canavese

A5