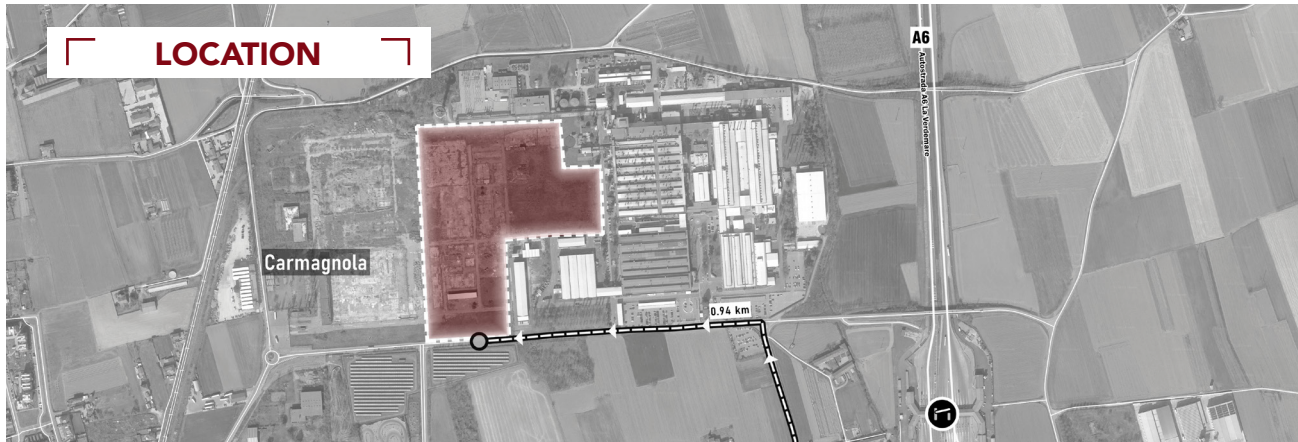


EX TEKSID

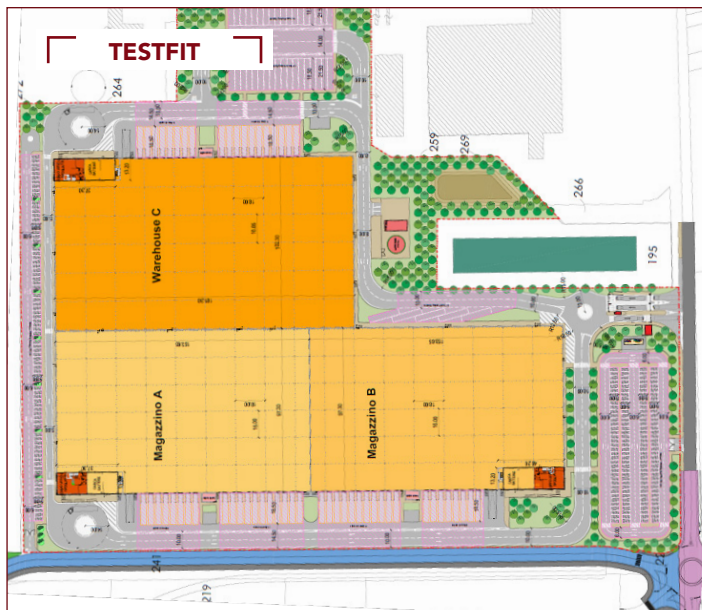
Carmagnola (Torino - IT)



96.000 sqm brownfield area free for development previously belonging to Teksid, situated between Via Umberto II and Via Maruccano. The area is located approximately 1 km from the Carmagnola exit of the A6 motorway (Torino Savona). The area is part of a town planning implementation plan and does not require environmental cleanup costs. The 60 min catchment area is evaluated at 23 mln inhabitants considering heavy transport.



Carmagnola (TO), Via Umberto II, Area "Ex Teksid" (brownfield)



Project Development Data	
Buildable area	96.000 sqm
Covered area	48.700 sqm
Gross Leasable Area	49.600 sqm
Urbanization costs 1°/2°	Fulfilled
Infrastructure works	€ 500.000



EX TEKSID

Carmagnola (Torino - IT)

Urban Planning Parameters	
Land area	96.000 sqm
Buildable area	96.000 sqm
Maximum covered area	49.000 sqm
Maximum height	12 mt
Intended use	Production - Logistics
Public areas standard	Tbd
Urbanization costs	Tbd



PLANNING PROCESS

- Final Design for 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	1 km	2 min
Torino	15 km	15 min
Milano	170 km	2h30m
Savona	110 km	1h50m
Genova	150 km	2h20m

