

FABBRICHE CONCORDIA

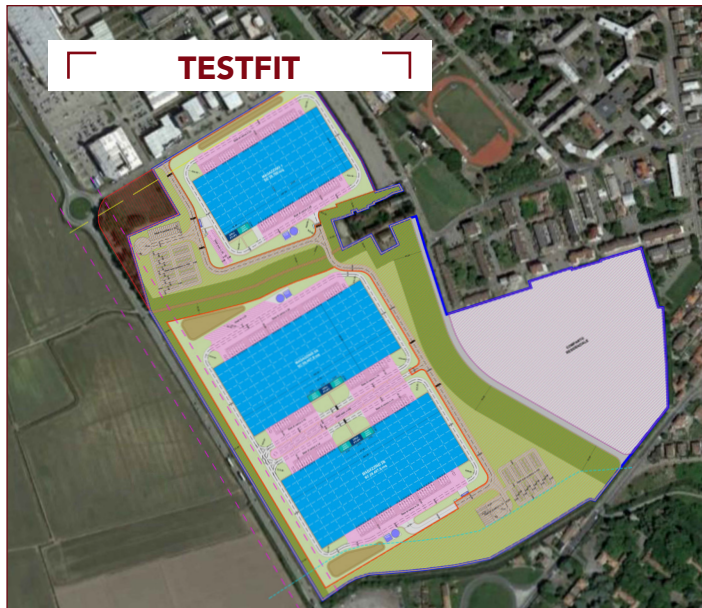
Vercelli (IT)



457.000 sqm area located near Vercelli Ovest Ring Road, 2,2 km from the Vercelli Ovest motorway exit, which can be reached in 4 minutes. The area is part of a Town planning implementation plan that involves the creation of 132.000 sqm of covered surface destined to logistic it includes also 20.000 sqm for residential use. The 60 min catchment area is evaluated at 900.000 inhabitants (considering heavy transport).



Vercelli (VC), Tangenziale Ovest, Area "Fabbriche Concordia"(greenfield)



Project Development Data	
Buildable area	226.000 sqm
Covered area	109.600 sqm
Gross Leasable Area	110.000 sqm
Urbanization costs 1°/2°	10,95 €/mq
Infrastructure works	Tbd



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Vercelli (IT)

Urban Planning Parameters	
Land area	360.000 sqm
Buildable area	226.000 sqm
Maximum covered area	113.000 sqm
Maximum height	12 mt
Intended use	Logistics - Production Residential
Public areas standard	Tbd
Urbanization costs	Tbd



PLANNING PROCESS

- Town planning implementation plan



STRENGTH

- Size of the area
- Excellent access to the main road
- Near A26 - A4 highway



OPPORTUNITY

- Possible integration of production and residential buildings
- Positive ESG



Distance and time

Highway exit	2.2 km	4 min
Torino	70 km	1h
Milano	73 km	1h10m
Genova	115 km	1h50m
Piacenza	140 km	2h05m

Vercelli

Piscina
Comunale
Ex-ENAL