

OVIGLIO

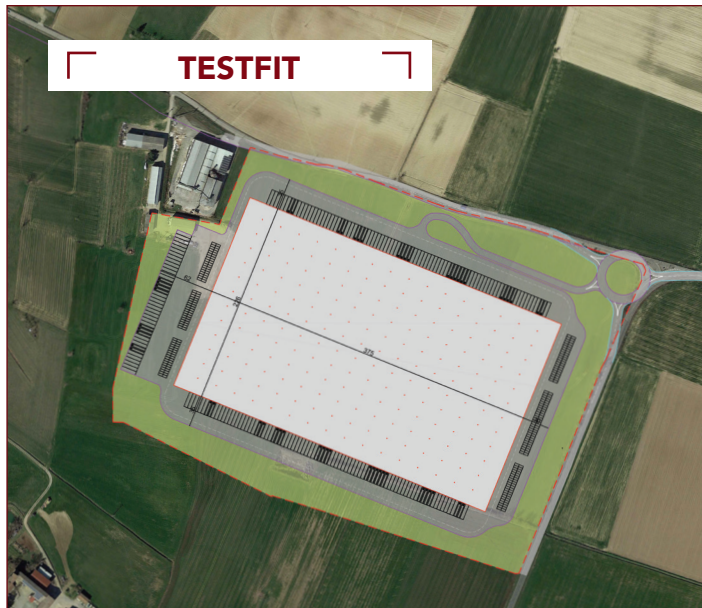
Oviglio (Alessandria - IT)



The area in question is located on the intersection of SP 245 and SP 240 and falls partly in the municipality of Oviglio (for 153.000 sqm) and partly in the municipality of Castellazzo B.da (for approx. 34,000 sqm). The site is about 7 km from the Alessandria Sud exit of the Torino Piacenza highway that can be reached in 8 minutes by Provincial Road 30. The catchment area at 60 min. (estimated within a basin calculated with heavy traffic) is 1.5 mln inhabitants.



Oviglio (Alessandria), SP 245 (greenfield)



Project Development Data	
Buildable area	140.000 sqm
Covered area	80.000 sqm
Gross Leasable Area	84.000 sqm
Urbanization costs 1°/2°	6 €/sqm
Infrastructure works	€ 500.000



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Alessandria (IT)

Urban Planning Parameters	
Land area	187.000 sqm
Buildable area	140.000 sqm
Maximum covered area	110.000 sqm
Maximum height	8 mt
Intended use	Production - Logistics
Public areas standard	20% of LA
Urbanization costs	Tbd



PLANNING PROCESS

- Town planning implementation plan



STRENGTH

- Nearless motorway exit
- Compatible urban destination



OPPORTUNITY

- Greenfield ready to use

Alessandria



Distance and time

Highway exit	7 km	8 min
Torino	83 km	1h16m
Milano	83 km	1h20m
Genova	72 km	1h15m
Piacenza	94 km	1h20m

Avigliano

**Castellazzo
Bormida**

**Borghetto
Alessandrino**

Carentino

Frascaro

**Castellazzo
Bormida**