

# [P3] SALA BOLOGNESE

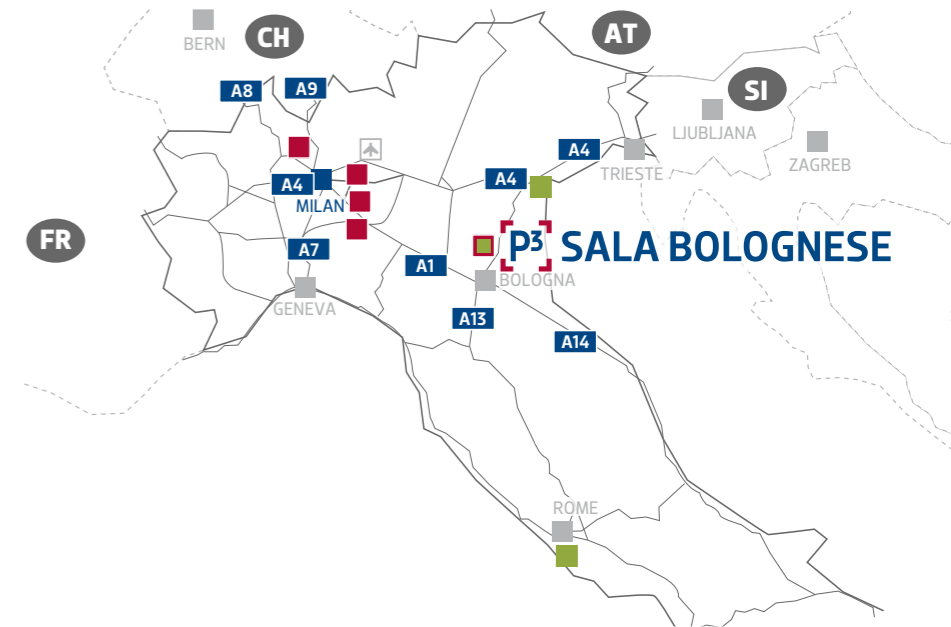
16,000 m<sup>2</sup> OF BTS OPPORTUNITIES



# P3 SALA BOLOGNESE



## Strategically Located



- Existing P3 Park
- Park + BTS Opportunities
- BTS Opportunity

- FIRST CONSTRUCTION ON THE PARK BEGAN IN 2003
- LAND BANK WITH POTENTIAL TO DEVELOP A **16,000** m<sup>2</sup>; BUILD-TO-SUIT PROJECT; DELIVERY WITHIN 10 MONTHS
- MODERN OFFICE UNITS BASED ON CUSTOMERS' NEEDS
- MAIN CUSTOMERS IN THE PARK ARE LAMBORGHINI AND DUCATI

## Notes



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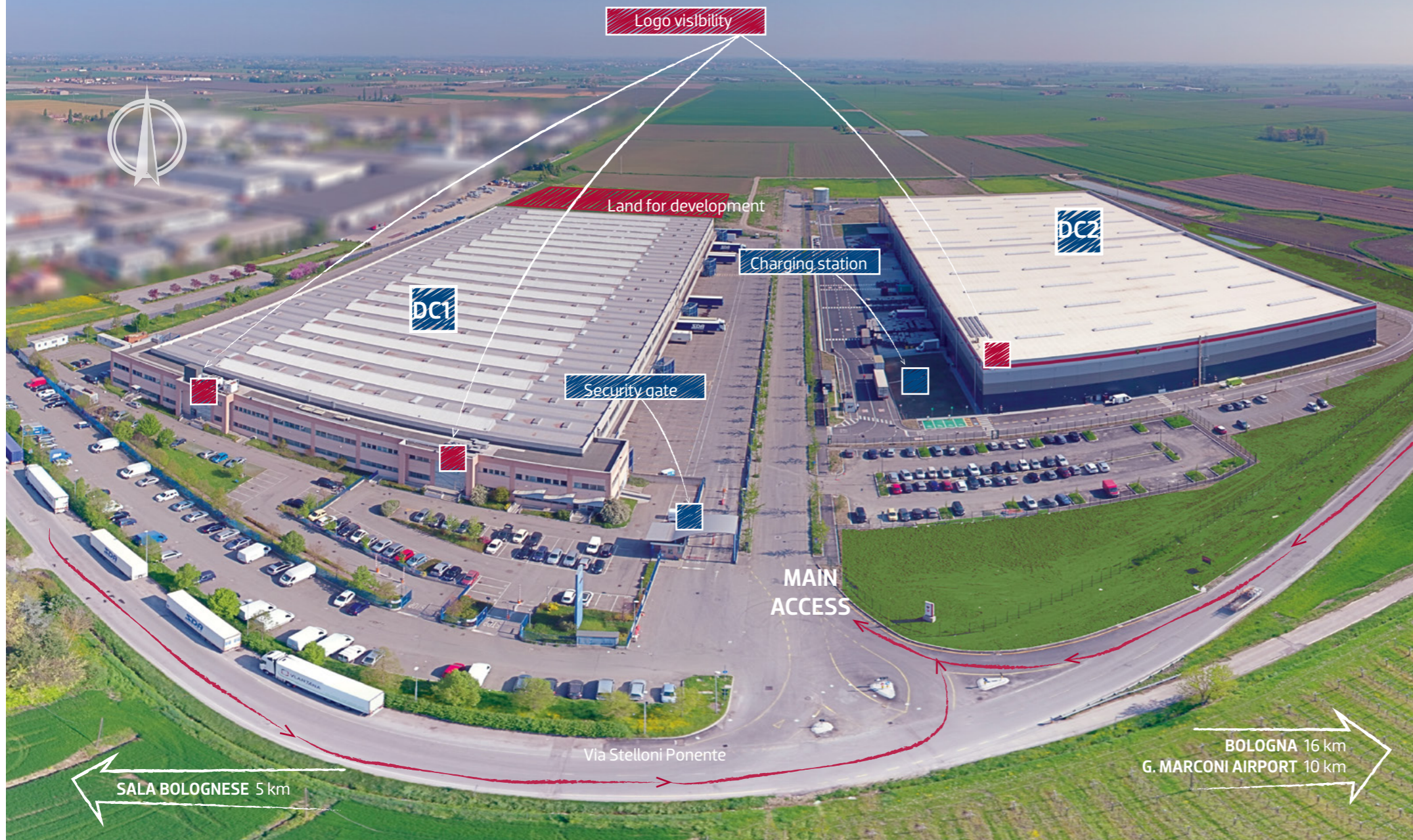
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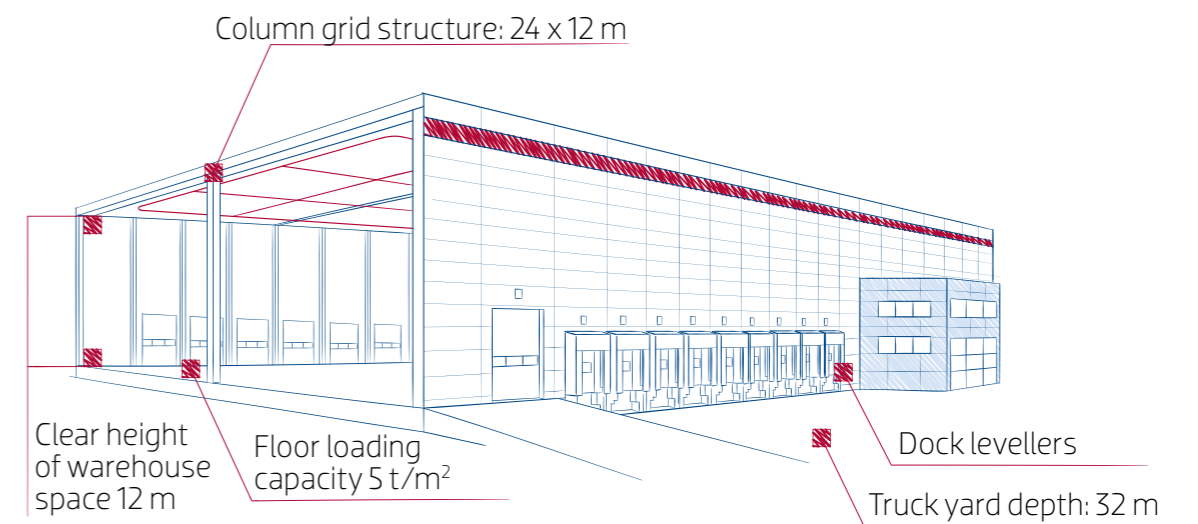
- 16 km TO BOLOGNA CITY CENTRE
- 8 km TO BORGIO PANIGALE MOTORWAY EXIT
- CLOSE TO THE A1 MOTORWAY CONNECTING ROME - MILAN, THE A13 AND A14
- 10 MINUTES FROM BOLOGNA INTERNATIONAL AIRPORT
- THE AREA HAS A SKILLED AVAILABLE LABOUR POOL
- CLOSE TO MAJOR MANUFACTURERS: PHILIP MORRIS, FAAC, ACMA, LAMBORGHINI AND DUCATI
- ACCESSIBLE BY PUBLIC TRANSPORT (TRAIN, BUS)



# ON THE PARK



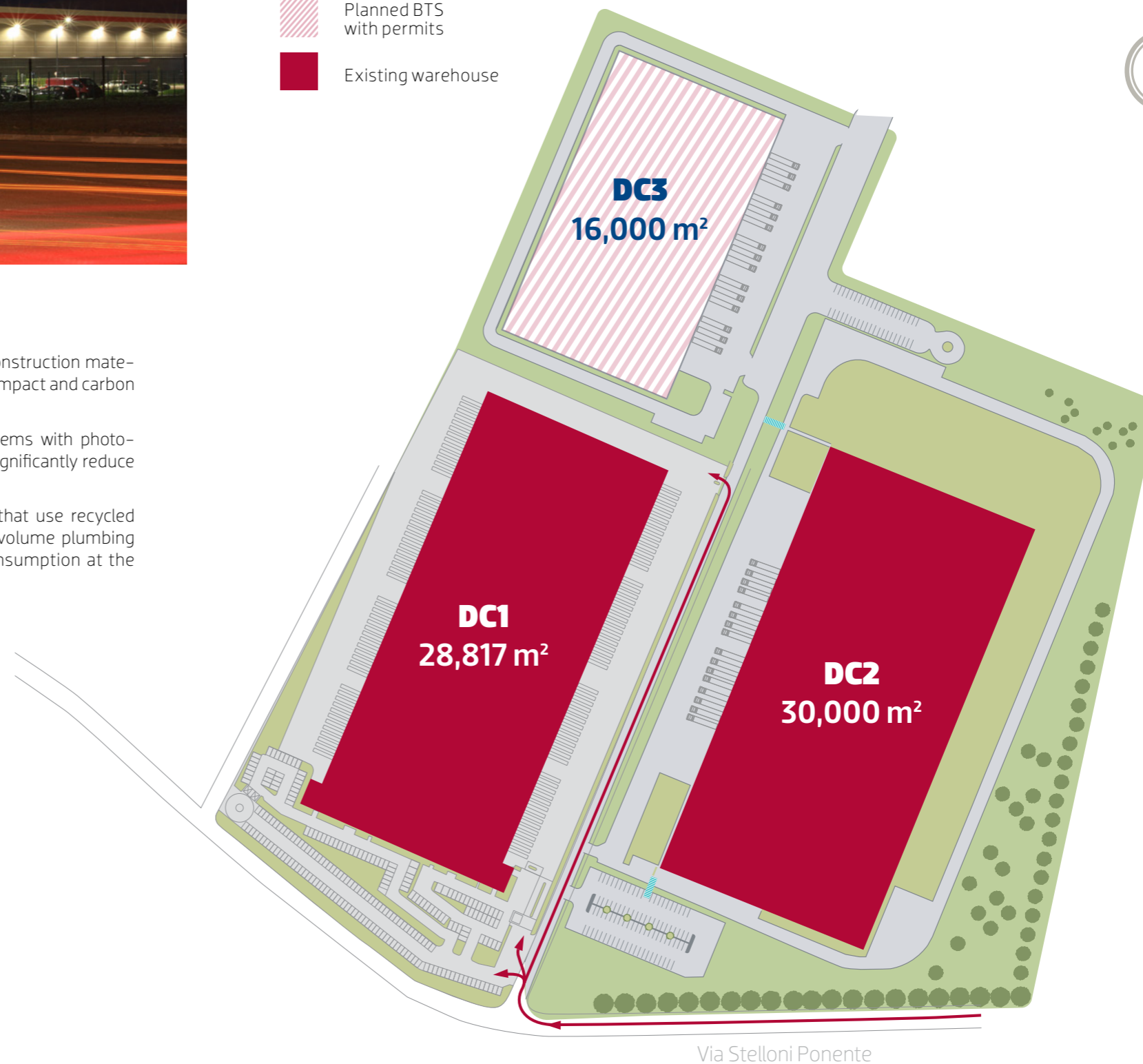
- TURN-KEY SPECIFICATIONS AND CUSTOM-MADE SOLUTIONS
- NFPA-ESFR SPRINKLER SYSTEM
- GUARDHOUSE FOR LOCAL AND REMOTE SECURITY SERVICES
- IDEAL FOR AUTOMOTIVE LOGISTICS, WAREHOUSING AND LIGHT MANUFACTURING





200m

- Planned BTS with permits
- Existing warehouse



## Our BTS Capabilities

We develop Build-to-Suit facilities for a wide variety of customers in every country. We manage the full Build-to-Suit life cycle, including site selection, land acquisition, facility specifications, permitting, construction and ownership.

Our collaboration with customers begins with the creation of a team comprising our own specialists and third-party experts—our strategic partners, a European network of the top industrial real estate professionals that support our success in development activities. Throughout the project, our Build-to-Suit team is focused on four objectives:

- Alignment with the customer's goals
- Delivery of an on-time, on-budget project
- Commitment to customer satisfaction and needs
- Industry-leading design and specifications

We optimise dock doors, ceiling heights, column spacing, building depths and truck bay ratios to maximise building efficiency. Our designs support the latest security and inventory management technology.

## Green Initiatives

- Use of recycled and locally sourced construction materials, which reduce the environmental impact and carbon footprint of our projects
- Installing high-efficiency lighting systems with photo-electric cells and motion sensors to significantly reduce electricity consumption
- Installing low-usage water systems that use recycled rainwater (where practical) and low-volume plumbing fixtures, resulting in lower water consumption at the facilities

## Your Notes



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Warehouse	Size
1	28,817 m <sup>2</sup>
2	30,000 m <sup>2</sup>
3    BTS	16,000 m <sup>2</sup>
<b>TOTAL</b>	<b>74,817 m<sup>2</sup></b>

< SALA BOLOGNESE 5 km

BOLOGNA 16 km >  
G. MARCONI AIRPORT 10 km

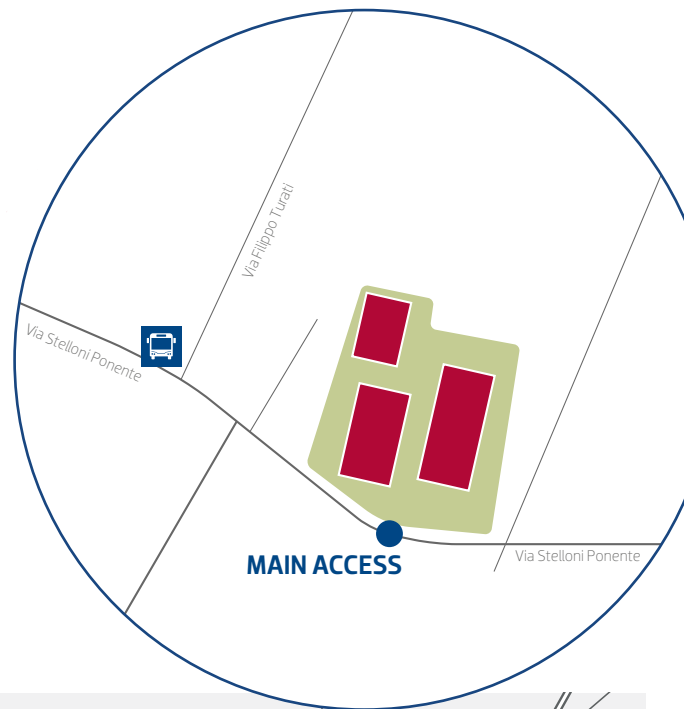


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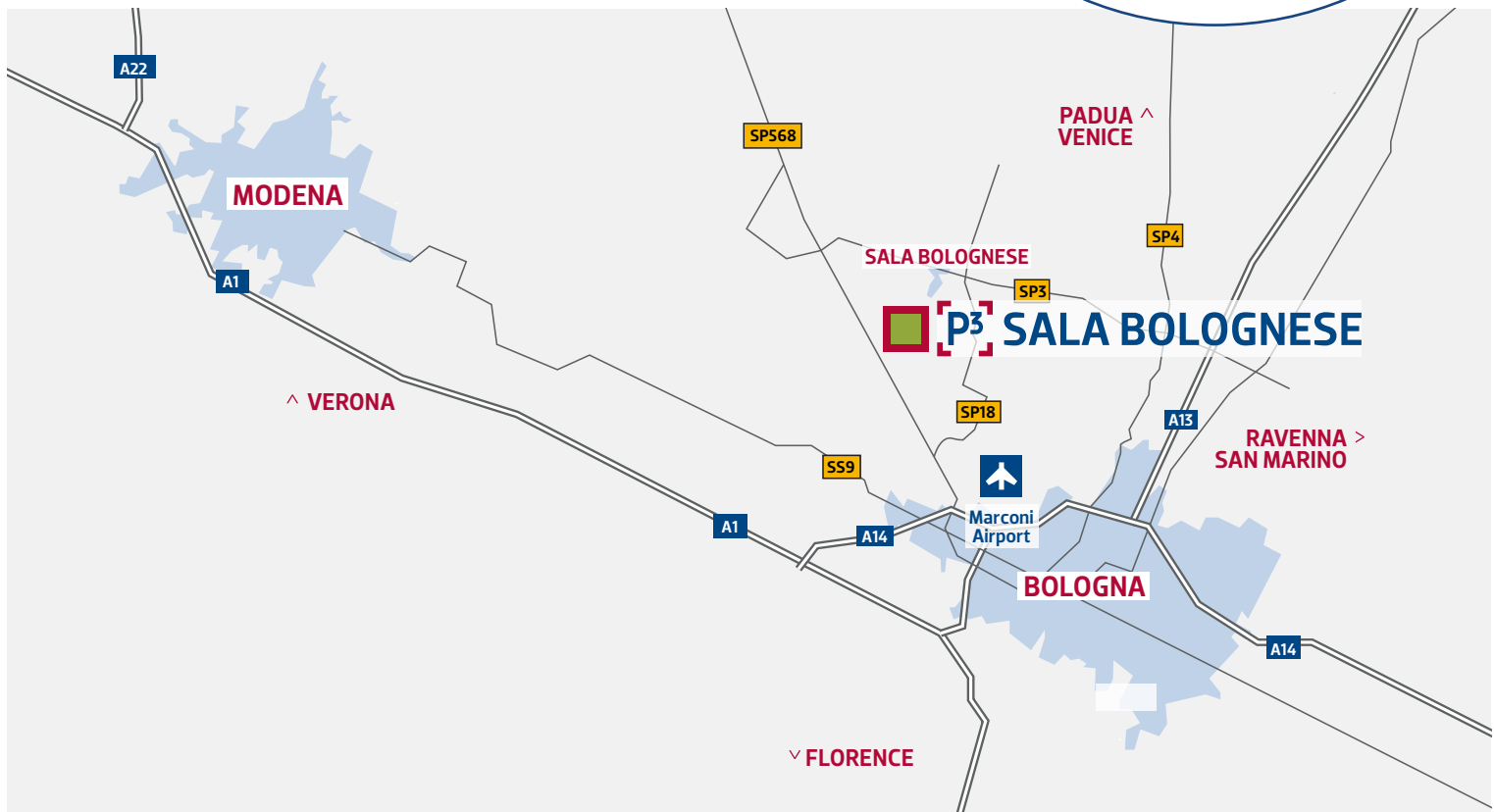
## Driving Directions

GPS code: **N 44°34'51.1" | E 11°15'03.3"**

Take exit Borgo Panigale on the A14 motorway



## PARK ACCESS MAP



P3 is a specialist owner, developer and manager of European logistics properties. Active throughout Europe, P3's asset base comprises over **195 warehouses**, totalling **4.3 million m<sup>2</sup>** of space across **9 countries** and a land bank with zoning for more than **1.3 million m<sup>2</sup>** of potential development.

The information contained in this document is indicative in nature. This document is not an offer capable of acceptance, it is not a legal act and does not create a legal duty on any other basis. **September 2019**

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