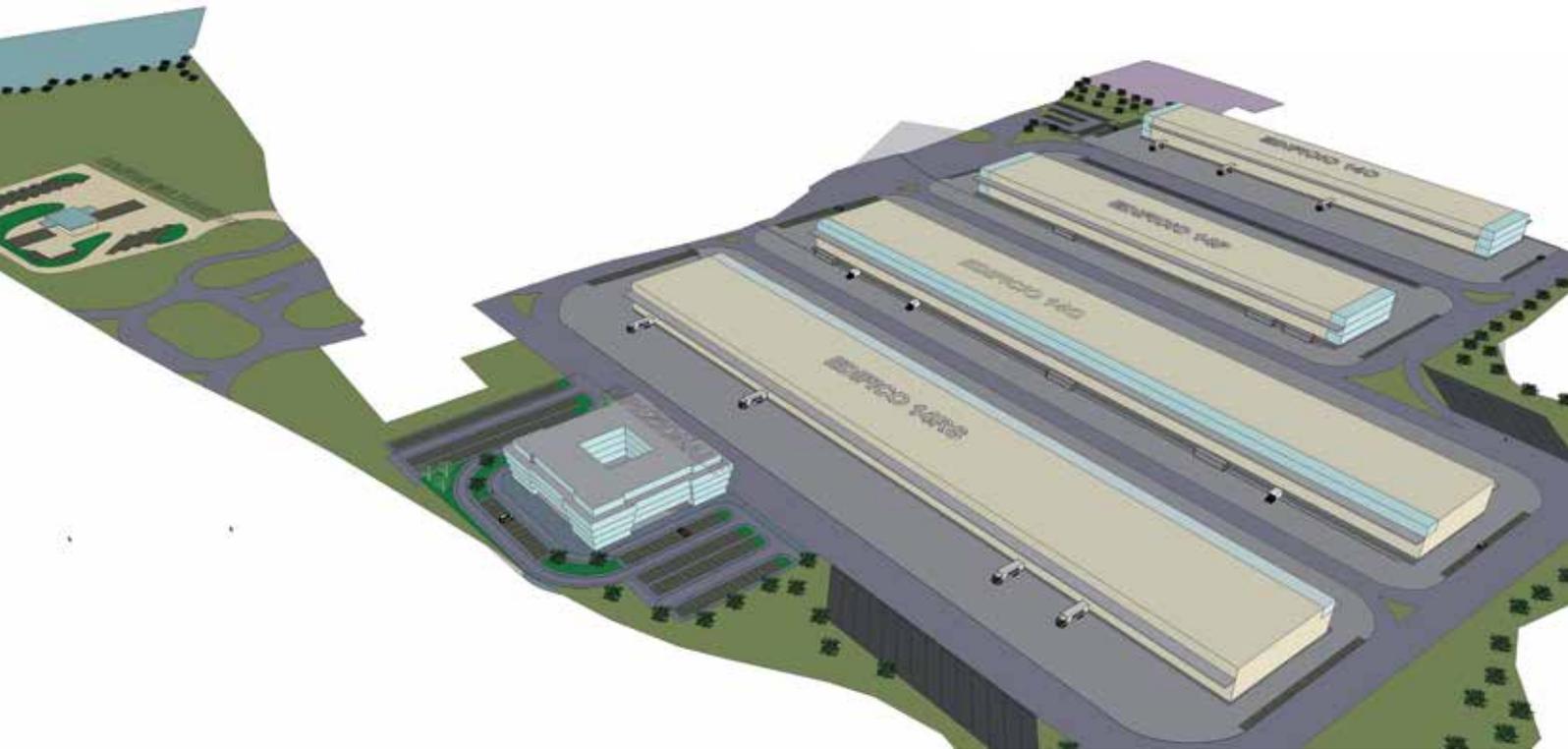




invest in tuscany



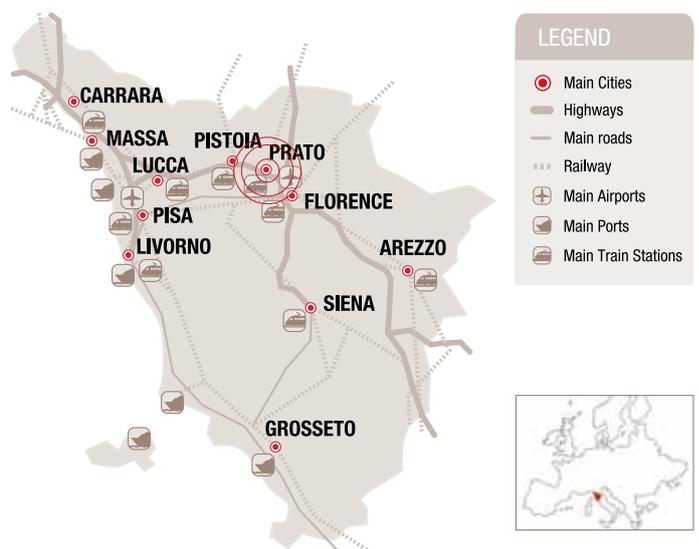
PRATO INTERPORTO

Overview:

An area located in the municipality of Campi Bisenzio, right next to the current freight terminal area, developed on the east and south side of the same; a planned area that boasts an excellent geographical position:

- on a European level: the area is located on corridor 1, from Berlin to Palermo, and next to corridor 5, from Kiev to Lisbon;

- on a national level: the area is situated in the heart of Central Italy and of Tuscany, precisely on the intersection of the routes linking North of Italy with the South and the two coasts, the Adriatic and the Tyrrhenian.





Structure description:

It is an area which, situated next to the current freight terminal, can make use, in its development and expansion, of the existing infrastructures and urban facilities of the same, such as: roads, railway links, waste water disposal and security system. The area in question envisages the construction of some buildings, optimised for trade professionals and of different types to meet a range of needs. More specifically, the plans involve the construction of 4 goods handling warehouses with adjoining offices, one executive building and one multi-energy station.

Key advantages:

- Favourable location in the area, near main road intersections and businesses;
- Favourable location next to the current freight terminal area, with its existing urban facilities and infrastructures
- All the services offered by the freight terminal area (forwarders, railway terminal, services for transport and the public) can be used
- Direct access from the Prato side as well as the Campi Bisenzio side

SUMMARY

Type of investment opportunity:

Construction of new buildings for a total volume of approx 462,000.00 mc

Conditions:

Work in progress

Year built:

To be built

Use provided for by the current Town Planning Regulations:

Expansion set forth in the Campi Bisenzio municipal urban regulation Plan, to be implemented through the Unitary Master, already prepared

Location:

The area is located right next to the current freight terminal site, on the east and south side of the same

Municipality:

Municipality of Campi Bisenzio (Florence)

Accessibility:

The area is well served by the chief infrastructures, specifically: A11 motorway via the Prato Est toll gate, at approx 2 km; A1 motorway via the Calenzano toll gate, at approx 4km; A. Vespucci airport in Florence, at approx 9 km; Prato Centrale railway station, at approx 3 km

Ownership:

Private

Area:

Planned area with a total surface area of 251.765,00 sqm

Facilities:

- The expansion area can make use of the existing railway route in the current freight terminal;
- Large shopping complex called "I Gigli" in the vicinity

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