

INVESTING IN LEGHORN

Investment opportunities

EUROTERMINAL CONTAINERS VIA DELLA FERROVIA 15 (LOTTO B)

Typical Characteristics of the Area

The area where this building is located is part of the Via Enriques industrial compound, placed in the north of the city of Livorno.

The building can be entered at via della Ferrovia, 15. The site is completely urbanized, fenced, paved, and in good conditions.

Settlement Offer

It is one of the two contiguous buildings, both belonging to the same property (Euroterminal Containers ICI Spa) but it can be purchased and used separately.

Specifically this offer, which is made of the building (warehouse) including a parking lot, has the following characteristics:

Warehouse of approximately 4,900 square meters with a paved parking lot of about 3,500 square meters.

The interior of the warehouse is divided by partitioning walls that subdivide the property into two zones, respectively of 3,265 square meters. and 1,680 square meters, with the possibility of lease them separately.

Also in this lot is available on the first floor area used as an office of about 80 square meters. consists of 4 rooms.

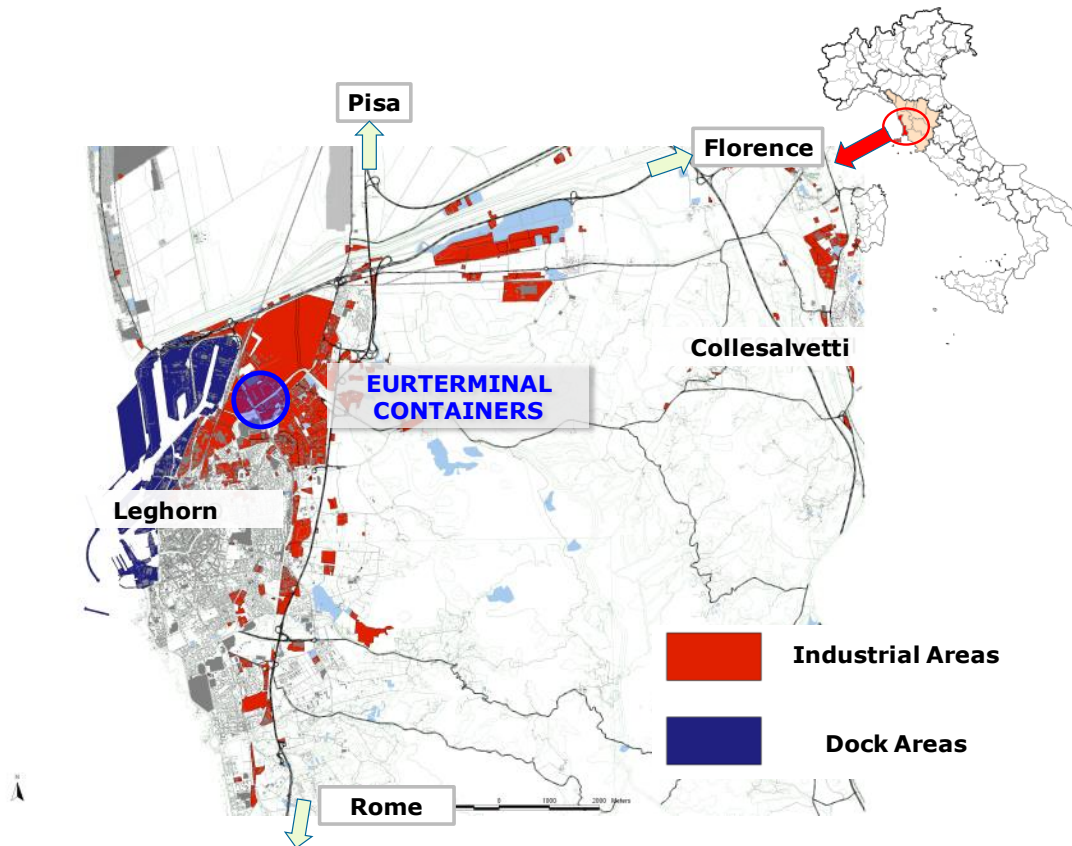
Cadastral data:

registered at the NCU to the sheet 6, particle 36, sub.1.

Intended use permitted: Productive activities.



Location (map)



Key Benefits

The building is located in the main logistics hub of Tuscany, where there is also an appreciable concentration of industrial activities. The logistic advantages of Leghorn are associated to a site location which is extremely favorable and which enjoys an immediate access to the port, to the railway infrastructure and to the major thoroughfares such as the Highway and the SGC Florence-Pisa-Livorno. The building, in good conditions and ready for an immediate logistic use as a warehouse, is endowed with a wide and completely paved parking area.

Location and Accessibility

Leghorn enjoys favorable accessibility thanks to a central position and a significant endowment of infrastructural facilities: commercial port, proximity to the Airport, rail links north-south (Tyrrhenian corridor) and inward, road links of national importance such as Highway A12 and SGC (SGC) Florence -Pisa- Livorno. In addition to this, the building in question is placed near one of the main roads of the township (Via Firenze) with immediate access to the motorway and the SGC. Finally, it should be reminded that this building is located only a few hundred meters from the port facilities and in particular from that of Piazzale Zara.

Contact us

The building is private property and negotiations are secret.

For details, please contact:

Euroterminal Containers ICI Spa
Via S.Orlando 38, 57123 Livorno (Italia)
Tel. +393337501260

Director Roberto Bartoli
e-mail: euroterminal@legalmail.it