

# INVESTING IN LEGHORN

## Investment opportunities

### GESICAR – VIA DEI RAMAI 1/3

#### Typical Characteristics of the Area

The area surrounding this property is the so called "Picchianti" area, located in the north of the city of Leghorn and facing Materassai street.

This is the main production area of the territory; PIP ("Piano per l'Innesadimento Produttivo", Industrial settlement plan) area. It is historically the production craftsmen pole in the city which developed a detailed plan allowing for the construction of roads, parking lots, unloading facilities and specific areas for technology development.

The area is bounded by Picchianti Aurelia and Via Pisana Provinciale and it is divided by a main street (via dell'Artigianato). All lots in the Picchianti industrial compound are classified by the current planning instrument as "areas for productive activities and for business services " with the inclusion of areas for services along the main street and along the Acquaioli street.

The key element of this offer is constituted both by the quality of spaces and of buildings and by the central location with respect to the port and the Freight Terminal. The ease of connection with the hinterland through the Fi-Pi-Li trunk road is an additional advantage.

The area is completely urbanized, with an executive center in very good condition, equipped with offices of various size.



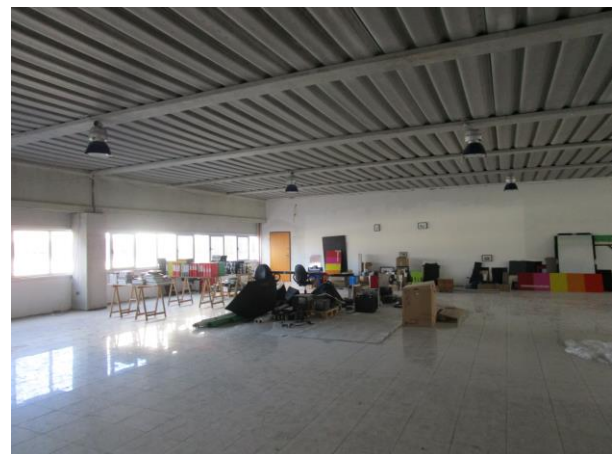
#### Settlement Offer

The proposed offer, located in the town of Leghorn in Via dei Ramai, 1/3, is divided into 7 lots which can be merged.

**Cadastral data:** Leghorn Municipality, number of map sheets: 12, Number 302 of the particle, the number of subordinate 640-658-643-670-617-622

Urban data: gross floor area 1,242 sqm

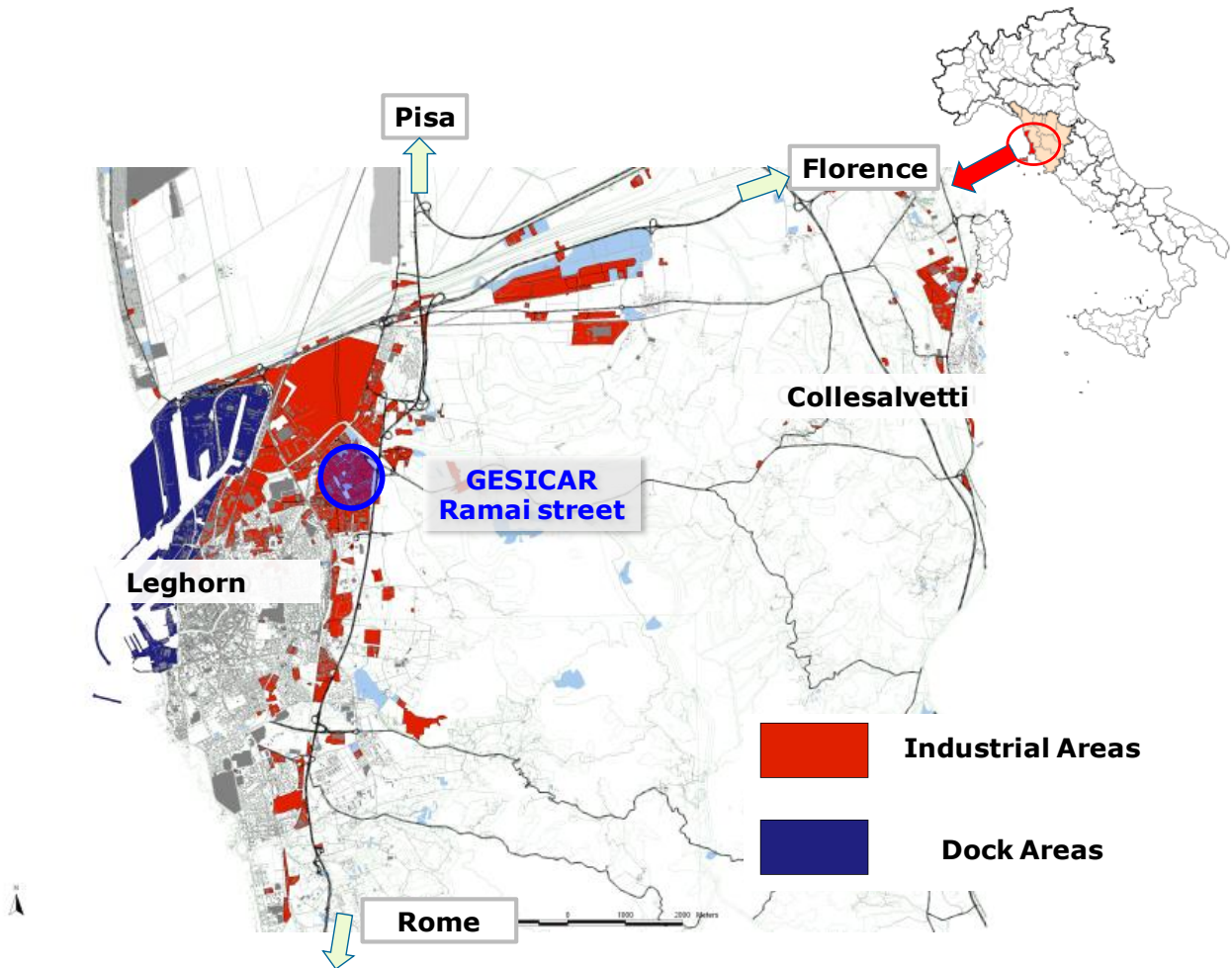
Permitted use of the building: industrial and productive activities.



#### Types of investment and settlement

The lot use is appropriate for the development of craft operations and laboratory activities. The structure and wide open space of some lots is also suitable to accommodate warehouses and other support activities to logistics.

### Location (map)



### Contact us

The building is private property and negotiations are secret.

For details, please contact:

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### Key Benefits

- The offer is located in one of the most important production areas of the Leghorn territory;
- The location of the property, near to the main roads of the township, makes the facilities easily accessible from the motorway and the SGC Livorno-Florence;
- The offices are of various sizes and are in excellent conditions;
- Some lots are still in the rough and they can be completed by following the requirements of the buyer with total flexibility in the size and intended use of the lots themselves.