

# INVESTING IN LEGHORN

## Investment opportunities

### A. VESPUCCI TUSCAN FREIGHT TERMINAL

#### Typical Characteristics of the Area

With its total surface of 2,800,000 sq.m., 324,500 of which are warehouses and 696,000 service areas, the A. Vespucci Freight Terminal of Tuscany is a Core Network infrastructure of the Guidelines proposal for the Trans European Transport Networks (TEN-T) as Rail Road Terminal (RRT) of the Port of Leghorn intermodal hub. Its geographic location, the characteristics and quality of infrastructures, the presence and development of specialised services (ex. customs), and the settlement of primary companies in their sectors, make the Vespucci Freight Terminal a European area for advanced logistics.

#### Settlement Offer

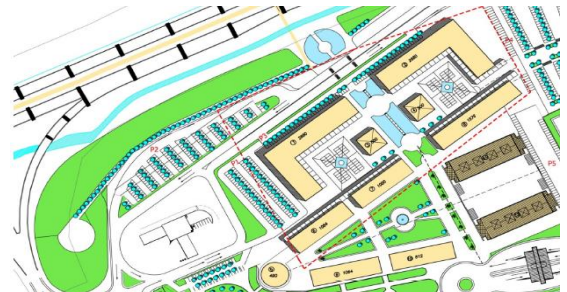
The Freight Terminal is continuously evolving and developing since it has not exploited all its potentialities, yet. The current opportunities available depend on the following plots and real estate:

- Office District: Usable Area 4,847 sq.m.; GFA 5,358 sq.m.;
- Business Area: total surface 31,000 sq.m., 10,650 of which building area;
- Plot O: 29,300 m of surface areas and 2,650 sq.m. of building surface;
- Plot P+V+W: total surface 151,900 sq.m.;
- Plot G1+G2: area of 52,767 sq.m., 25,000 of which for building; possible extension of 4,900 sq.m..

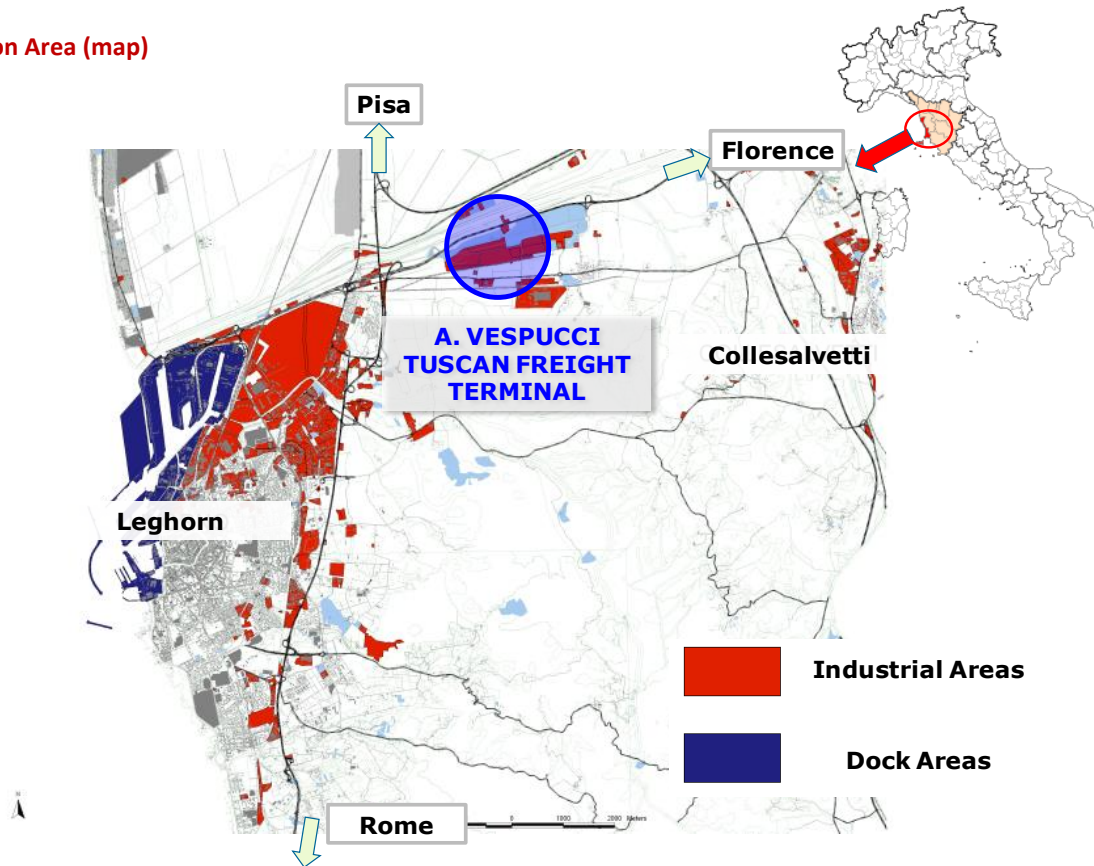


#### Types of Investment and Settlement

By tradition and presence of enterprises, logistics has to be regarded as the natural vocation of the Vespucci Freight Terminal; however, thanks to Zone Planning Modifications, this multipurpose area is suitable for all uses (ex. manufacturing and trade). It is possible to make small, medium or big investments, and to purchase or rent land, service areas and warehouses, or having them for use.



### Location Area (map)



### Key Advantages

- Direct connection with national and international transport lines;
- Closeness to and Connection with the Port;
- Competitive settlement costs (development land costing from 100 to 150 euros per square metre, with exemption from any planning fees);
- Well-equipped plots (service areas and public or private car parks, optical fibres, electricity booths for each plot and with unlimited electric energy power, industrial water pipe, video surveillance, fire system);
- Simple papers for starting works; through the Business Start-Up Certified Notification (SCIA) works can start immediately;
- Total flexibility of plot size and use.

### Location and Accessibility

The A. Vespucci Freight Terminal of Tuscany is an intermodal centre located at the centre of the Italian coastal platform and is connected with the main national and international networks; close to the Port of Leghorn (about 4 km) and the G. Galilei International Airport of Pisa (18 km), the freight terminal area is located along the trunk road Florence-Pisa-Leghorn, accessible from two junctions; and just 3 km away one can find the entrance of Motorway A12 Rosignano-Genoa, in turn well connected with the whole Italian motorway network (ex. In Florence A11 is linked with A1, A15 to Milan, etc.). Through the Calambrone railway station of Leghorn, the Freight Terminal is connected with Port terminals and the Italian Railway Network.

### Contact us

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