

# INVESTING IN LEGHORN

## Investment opportunities

### LIBURNIA SRL – VIA UGIONE 13

#### Typical Characteristics of the Area

The area surrounding this property is located in Via Ugione in the north of the city of Leghorn, next to the Industrial area between Via Firenze and Via Enriques. It is one of the most important production areas at local level, well connected with major roads. From the urban point of view, the lot falls in an area devoted to productive activities and business services. A key aspect is that the area is on the connection path between the production area 'Retroportuale' (industrial areas in via Florence-Picchianti that are very close to port but without an immediate dock access) and the freight station of Livorno Calambrone. The Port Plan considers this area of direct interest. The area is completely urbanized, fenced and stabilized.

#### Settlement Offer

Building located in Livorno, via Ugione 13 with adjoining square

**Cadastral data:** sheet particle 9 174 601 sub category D / 8  
**Urban data:** gross area of approximately 800 square meters with an adjoining 1,400 square meters

The building is located in the industrial area of Livorno.

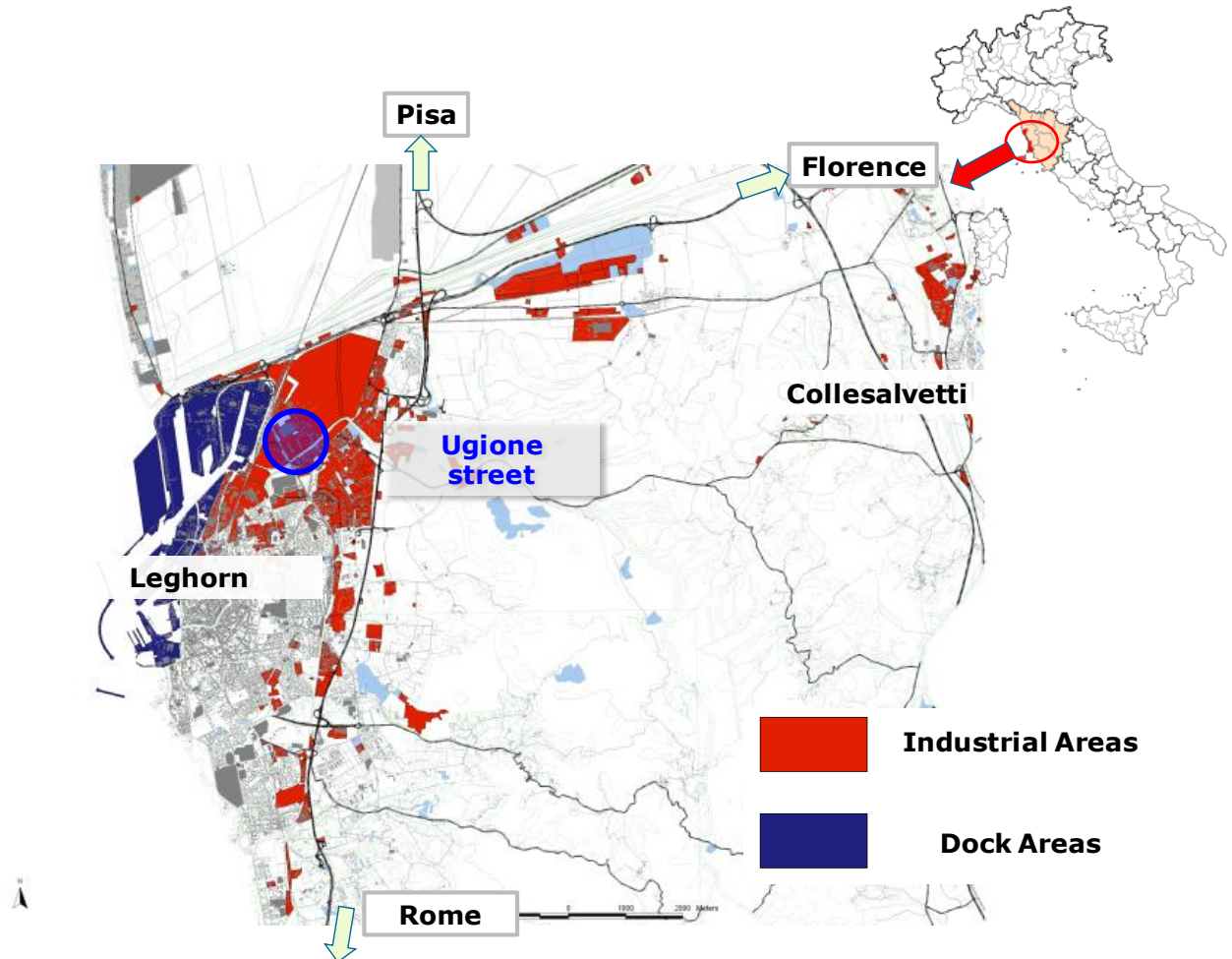
#### Types of investment and settlement

Permitted use: industry, port-related activities, storing.

The proposed site is appropriate for the development of industrial activities and logistics. One should also consider the possibility of exploiting the large square belonging to this lot.



### Location (map)



### Contact us

The building is private property and negotiations are secret.

For details, please contact:

Liburnia srl

Via S.Orlando36/38 57122 Livorno (Italia)

Tel. 0586.429585 - Fax. 0586.401699

Director Roberto Bartoli

e-mail: liburniali@alice.it

### Key Benefits

- Located in one of the most important production areas of the territory;
- From the logistics point of view, the location of the property in the proximity to one of the main roads of the township, makes the building easily accessible from the A12 and SGC FI-PI-LI;
- Small/medium-sized building suitable for storage & logistics;
- Availability of a parking space for truck.