

## INVESTING IN LEGHORN

### Investment opportunities

## LIBURNIA SRL – S.ORLANDO 42

### Typical Characteristics of the Area

This lot is located in Via Salvatore Orlando, in an area, the Piazzale Zara, neighboring the homonymous Zara port gate. It is an area which is dense of productive activities and of logistics operators. It is also well connected with the main traffic routes.

The area is a border / hinge area between 'Retroporto' (areas still very close to the port but without immediate dock access) via delle Cateratte and the dock area, which overlooks along the dock Ugione and the industrial canal. Dockside Ugione there should be the location for handling and storage of petroleum products and for the handling and storage of cargo and food (according to a proposal in the new Port Plan). Still bordering the sea side, there are industrial settlements, in particular Enel and Rhodia Italy. Towards the city (including via Orlando and the rail) areas are classified by the current plan as "areas of recovery for productive activities" and they have not been subject to use change, while the area around the square Zara is included in the Plan of the Port and declared 'area of interest' for the port.



### Settlement Offer

Building in Livorno, Via S. Orlando 42

**Cadastral data:** particle sheet 7 530 604 sub category D / 8 with adjacent square

**Urban data:** gross covered area of about 5,000 square meters with adjoining square of approximately 3,000 square meters.

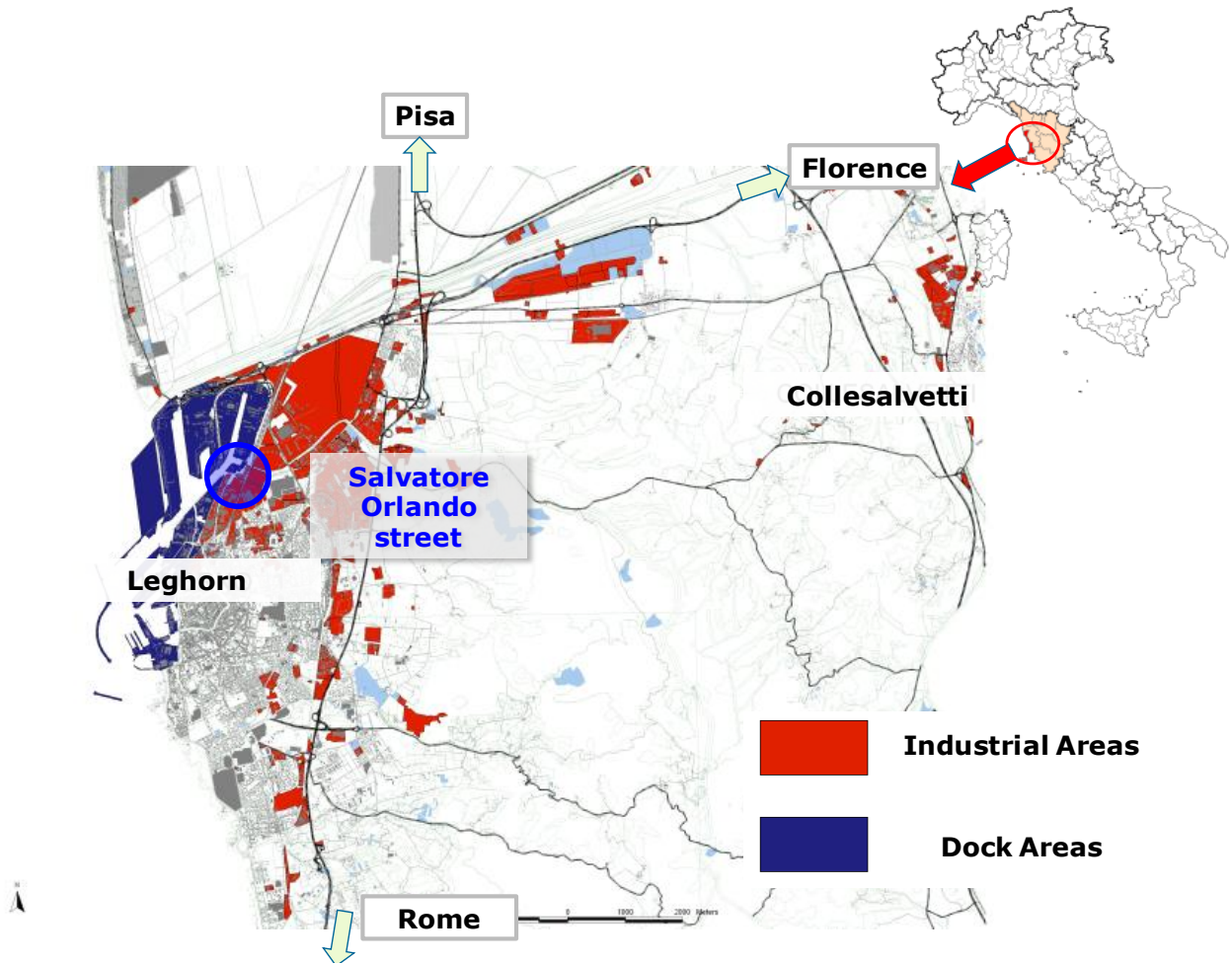
**Permitted use:** industry, port-related activities, logistics. The building is located in the immediate proximity to the port facilities and to the customs Zara and Valessini.



### Types of investment and settlement

For its structure and location, this investment opportunity is particularly suitable for industrial and productive activities, and in particular for logistics.

### Location (map)



### Contact us

The building is private property and negotiations are secret.

For details, please contact:

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### 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;
- The structures and the forecourt are in perfect conditions;
- Availability of a large square suitable for truck operations.