

GRADE-A LOGISTICS DEVELOPMENT AVAILABLE FOR LEASE

PONTEDERA (PI), ITALY
20,000 SQM

LOGISTICS
CAPITAL
PARTNERS



SITE LOCATION

PONTEREDERA, TUSCANY

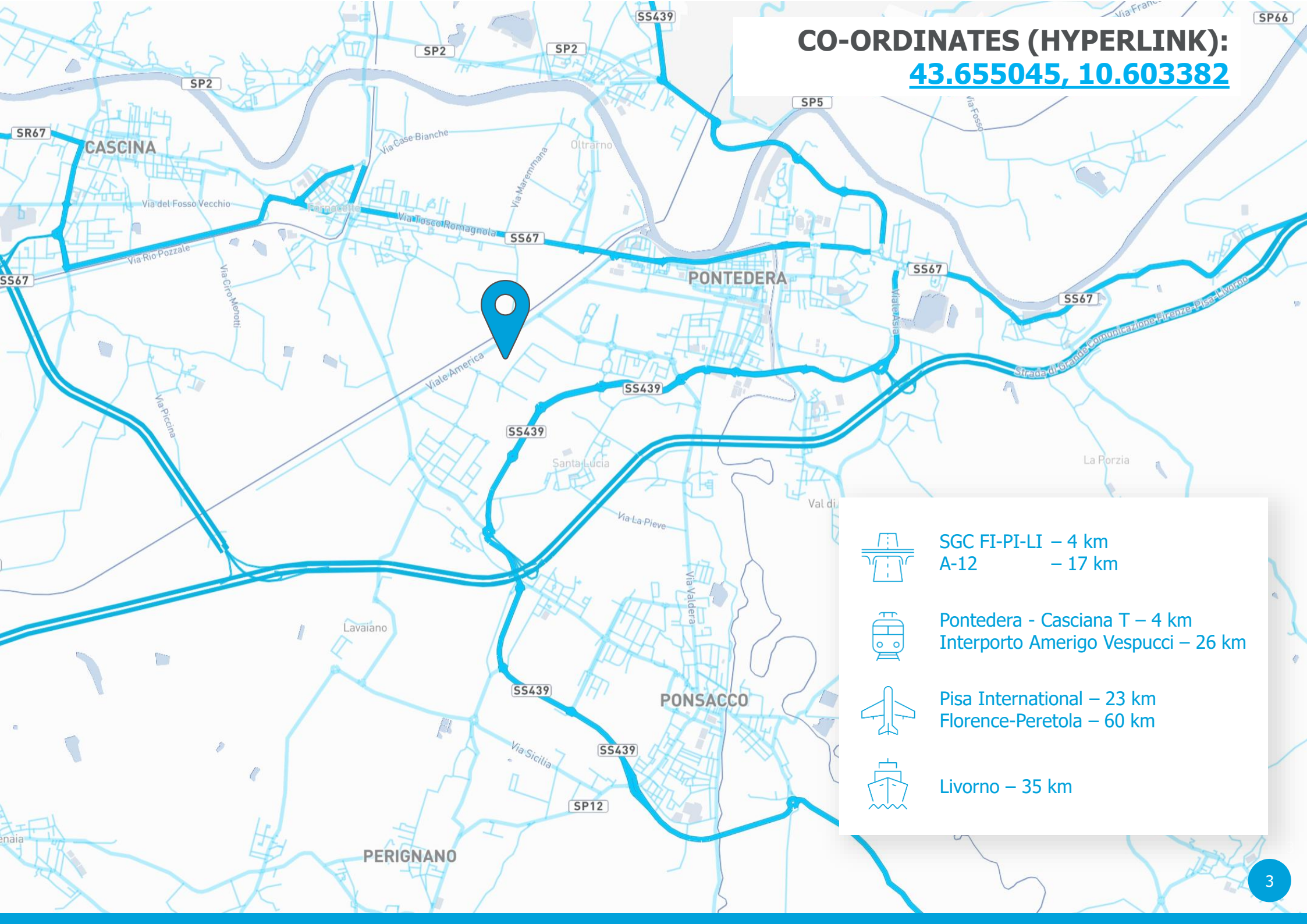


Strategically located within the Florence-Pisa-Livorno corridor, with excellent connections to the three cities through the SGC Firenze-Pisa-Livorno.



- PISA – 30km
- LIVORNO – 35km
- FLORENCE – 60km

CO-ORDINATES (HYPERLINK):
[43.655045, 10.603382](#)



SGC FI-PI-LI – 4 km
A-12 – 17 km



Pontedera - Casciana T – 4 km
Interporto Amerigo Vespucci – 26 km

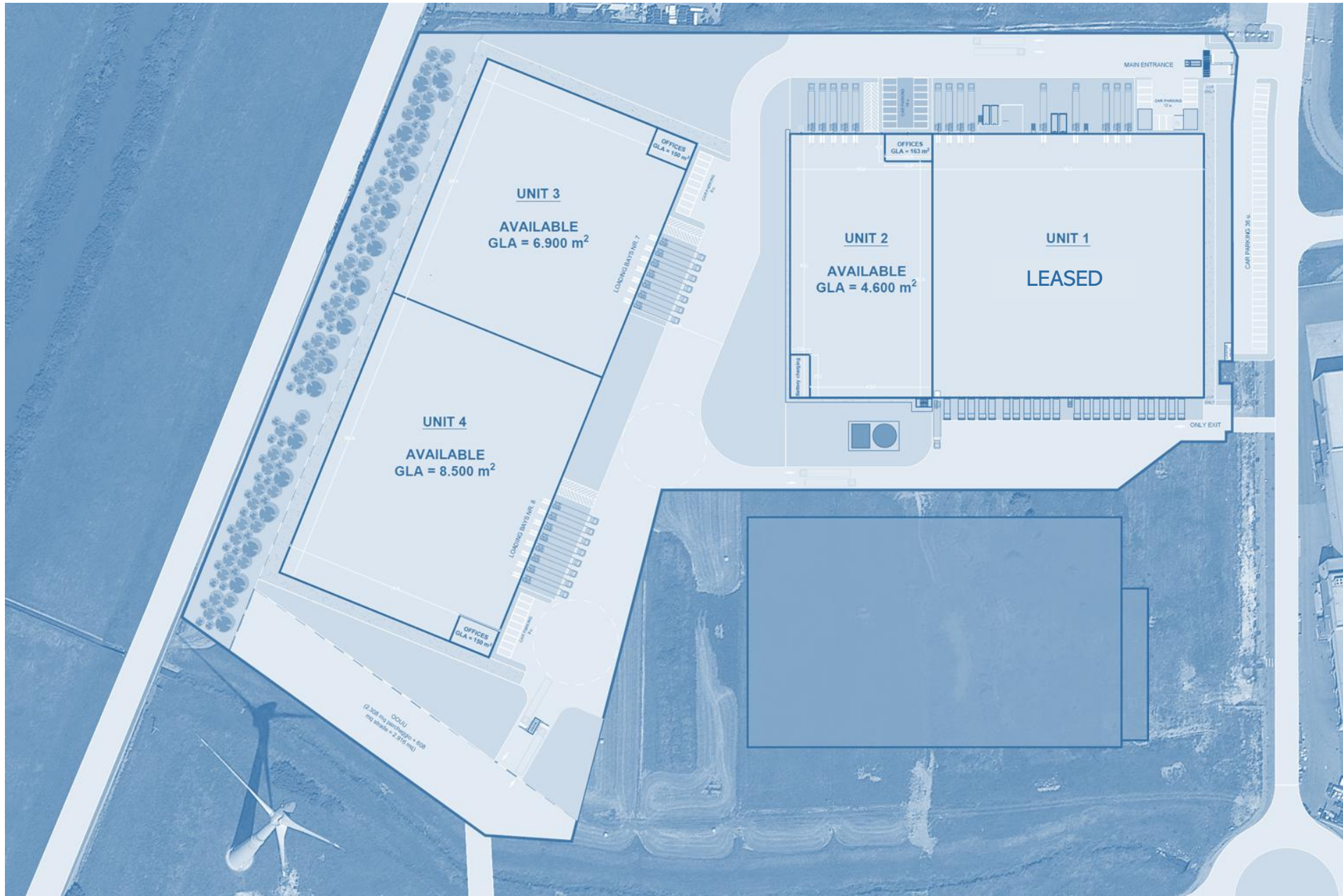


Pisa International – 23 km
Florence-Peretola – 60 km



Livorno – 35 km

INDICATIVE LAYOUT



Layout change or adaptation can be considered subject to technical and financial feasibility

INDICATIVE AREAS

AREA	Unit 1	Unit 2	Unit 3	Unit 4	Total availability
WAREHOUSE		4,450 sqm	6,750 sqm	8,350 sqm	19,550 sqm
OFFICE		150 sqm	150 sqm	150 sqm	450 sqm
TOTAL		4,600 sqm	6,900 sqm	8,500 sqm	20,000 sqm

LEASED

INDICATIVE SPECIFICATIONS



- 11 m clear height
- 1 dock door per 1,000 sqm
- 1 sectional door per cell
- ESFR sprinkler system
- Lighting, skylights and windows for natural light
- 5Tn/sqm floor loading



- Secured site with gatehouse and fence
- 32 Car parking spaces



- Ground floor offices
- Break areas, lockers and changing room facilities
- BMS (Building Management System) included



- LED lighting
- Rainwater recycling systems
- BREEAM Excellent

Additional technical features can be considered subject to technical and financial assessment.







 LOGISTICS
CAPITAL PARTNERS









ABOUT LOGISTICS CAPITAL PARTNERS

Logistics Capital Partners is a privately owned, leading pan-European Developer and Asset Manager specialised in logistics real estate, with offices in the UK, France, Italy, Spain, The Netherlands, Belgium and Luxembourg.

LCP is known for its strong reputation and professional track record for delivering market leading exemplary projects and transactions. Currently LCP has 1 million square metres of assets under management and a secured development pipeline of over 2 million square metres of logistics warehousing across seven countries.

For the second year in a row LCP has recently ranked in the annual Financial Times list of top 1,000 Fastest Growing Companies in Europe (2nd in the real estate sector) and was awarded the Best Industrial & Logistics Development at MIPIM 2022 for their Trecate project.

CONTACT OUR TEAM



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THANK
YOU



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