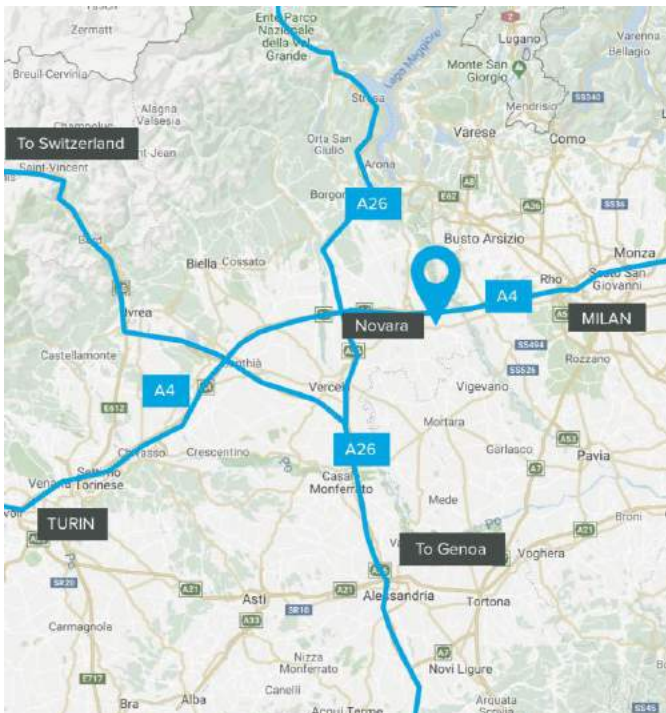
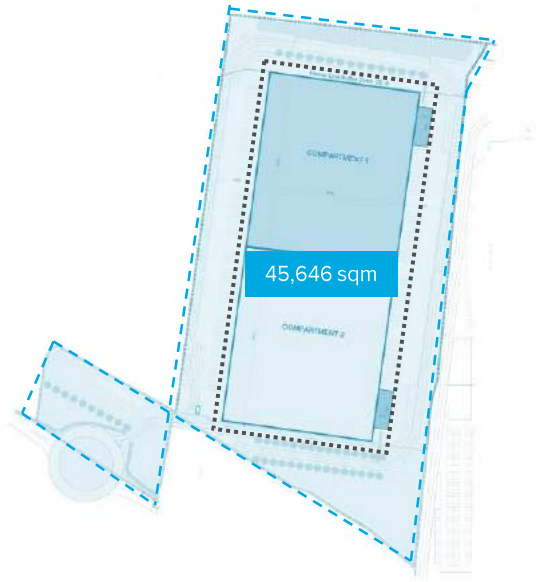


NOVARA (11Ha) | ITALY

45°26'20.1"N 8°41'42.5"E

48,500 SQM
AVAILABLE WITHIN
18 MONTHS

The second phase of the largest new logistics park in Italy. The ambitious project is strategically located 30 minutes from Milan. The plot is subject to executive master planning and building permit.



LOCATION

NOVARA, ITALY

Strategically located 40km West of Milan and 7km East of Novara. The site - located within the municipality of **Novara**, zoned as industrial and allowing logistics use - is situated 7 km from the highway A4 (Turin – Venice), via the SP11 and the ring road of Novara.

LOGISTICS ACCESS	CITIES
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A4 – 7 km	Milan – 36 km
A26 – 33 km	Turin – 125 km

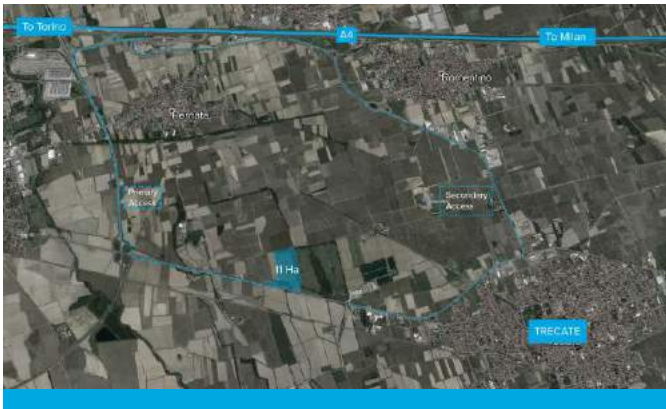


SITE INFORMATION

- ❑ The second phase of the largest new logistics park in Italy.
- ❑ Directly adjacent to Kering Group/XPO national hub.
- ❑ The site will be converted to an industrial-logistics use and is deliverable in c. 11 months.
- ❑ Flexible BTS project for a single occupier or divisible into 2 units. Multiple user types.
- ❑ 13.1m permitted eaves height
- ❑ The site has direct access to the highway A4.
- ❑ The site is located 30 minutes from Milan.

AREA BREAKDOWN

Warehouse	45,646
Office space	3,000
Total buildable area	48,646
Truck docks	86
Parking trucks	TBD
Parking Cars	188



ABOUT LOGISTICS CAPITAL PARTNERS

Logistics Capital Partners is a pan-European Developer and Asset Manager specialized in logistics real estate. Since its launch in 2015, LCP has already allocated €400 million of development capital. LCP is known for its strong reputation and professional track record for delivering market leading exemplary projects and transactions. Currently, it has planned construction starts of 260,000 sqm and manages 980,000 sqm of logistics warehouses from its offices in the UK, Italy, France, Netherlands, Belgium, Spain and Luxembourg.

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