



invest in tuscany

INVEST IN TUSCANY

Logistic & Industrial



343

375

580

327

325



invest in tuscany

347

376

579

575

576

578

58

59

373

370

370

597

374

596

598

70

603

530

533

529

602

527

482

481

621

622

527

326

529

569

584

558

443

530

25

489

460

465

632

Carbonaia Area

Arezzo

Priority sector



Carbonaia Area

Arezzo



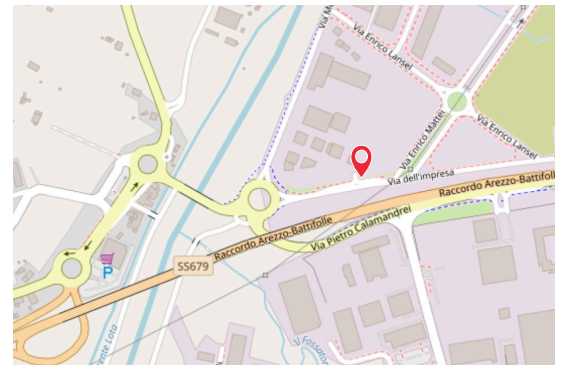
The intervention is carried out with a direct authorization on the individual lots identified, some of which will also have to be built the related urbanization works.

A part of the area subject to the Carbonaia Detailed Plan is affected by the constraint referred to in Article 142, paragraph 1, letter c) of Legislative Decree 42/2004 (rivers, streams, waterways registered in the lists provided for by R.D. 11 December 1933, n.1775, and their banks or feet of the banks for a band of 150 meters each) in relation to the presence of the Chianicella stream.

A marginal part of the area is also affected by the airport buffer zone C in which it is necessary to respect the height limits on the basis of the ENAC regulations.



Logistic &
Industrial



LOCATION:

AREZZO

DISTANCES:

Florence 77 km, Pisa 158 km,
Bologna 177 km

OWNERSHIP:

Local Health Unit

INTERVENTION:

renovation and restauration

TYPE OF INVESTMENT:

on sale by public tender

OCCUPATION STATUS:

Free / available

GROSS FLOOR AREA:

80.000

LAND AREA:

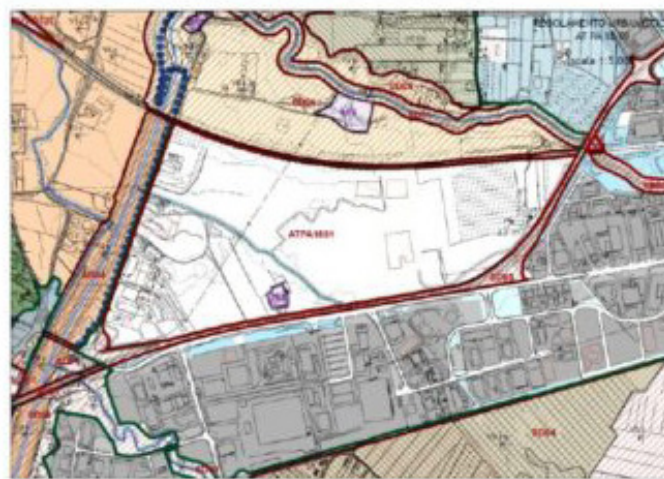
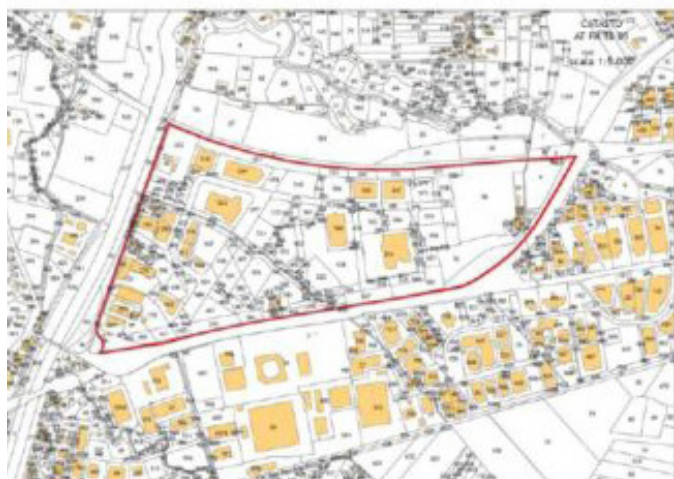
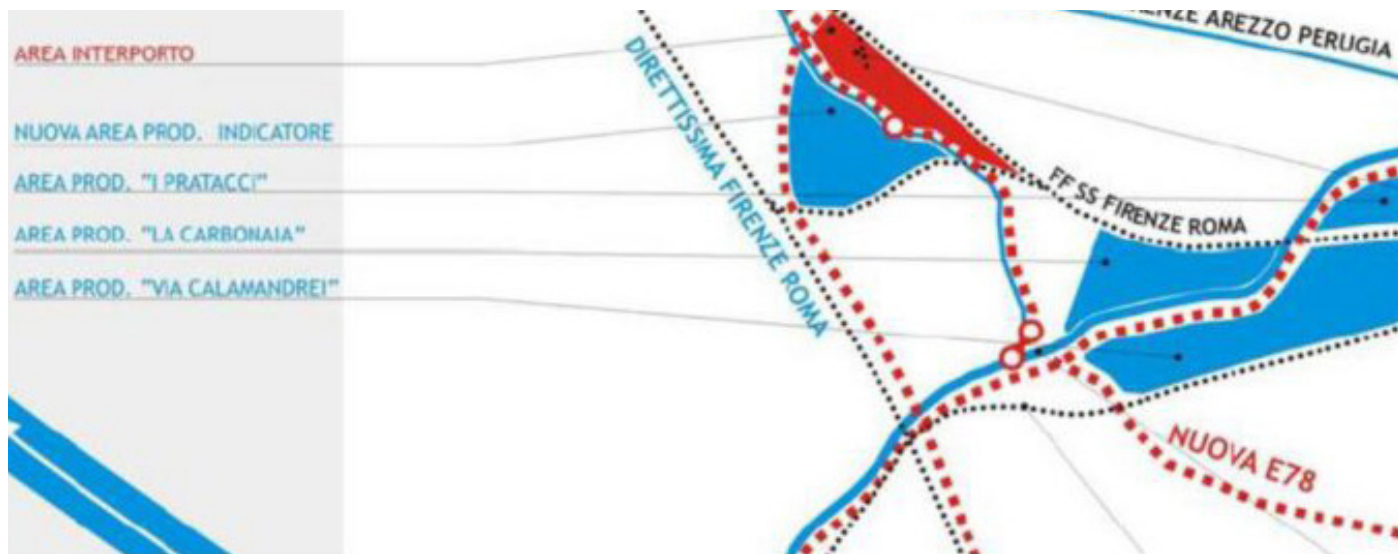
184.000

CURRENT USE :

Industrial, Logistics

POTENTIAL USE :

Industrial, Logistics





invest in tuscany

Arezzo Freight Village

Arezzo

Priority sector



Arezzo Freight Village

Arezzo



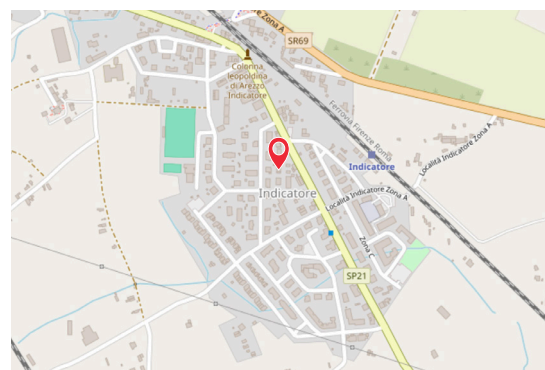
The detailed plan is of public initiative and it is aimed at the realization of the freight terminal in Arezzo in the locality Indicatore, that is a logistic platform with the possibility of a direct railway connection inside the area itself. The logistic function is integrated with productive destinations, services and connected activities.

The area is delimited to the west by the S.P. 21, to the east by the railway line Florence-Rome, to the south by the connection of the high-speed railway line Milan-Rome, to the north by the town of Indicatore. On the whole, the interested surface is 27.5 hectares, with a land index of 1.98, coverage ratio 16.5%. It is foreseen the realization of 44.600 square meters of covered surface.

The accesses to the area are from the S.P. 21 through a rotary crossing and a simple access. The area is currently under construction and is divided into three macro-lots and sub-lots according to the following planivolumetric.



Logistic &
Industrial



LOCATION:

AREZZO

DISTANCES:

Florence 77 km, Pisa 158 km,
Bologna 177 km

OWNERSHIP:

Municipality of Arezzo

INTERVENTION:

renovation and restauration

TYPE OF INVESTMENT:

on sale by public tender

OCCUPATION STATUS:

Free / available

GROSS FLOOR AREA:

120.000

LAND AREA:

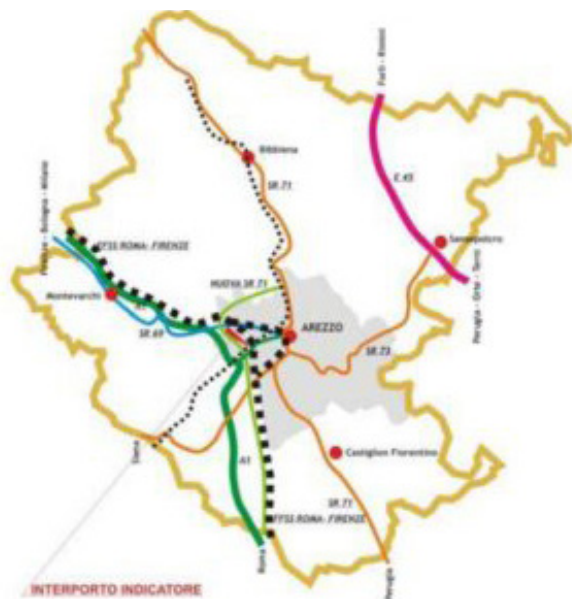
272.000

CURRENT USE :

Industrial, Logistics

POTENTIAL USE :

Industrial, Logistics





invest in tuscany

Amerigo Vespucci Freight Village

Livorno

Priority sector



Amerigo Vespucci Freight Village

Livorno



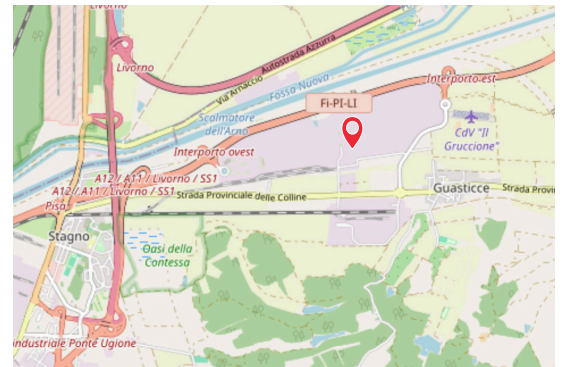
A building site destined to be used for commercial and logistical-industrial use, located in the international Freight Village Amerigo Vespucci strategic infrastructural area, with a railway station of 130,000 m², near the port of Livorno, a historical dock for the transportation of merchandise around the Mediterranean sea.

Logistics strategic position, one terminal railway 130,000 sqm. Designed and built on high rational basis for the transport and handling of containers and trailers. Knot with strategic port of Livorno for highways of the sea is put as reference point for the main routes of the Mediterranean for streamlining and reduce transport rubber. Large and modern buildings for large spans necessary to handling fast and flexibility of goods.

Systems plant in line with the most advanced environmental regulatory compliance of energy saving and production of alternative energy sources renewable. A platform safe and controlled h24, 15 km of optical fiber connect all locations within this freight village. Providing services to people, such as bar-restaurant, offices, conference room, fuel station, door atm.



Logistic &
Industrial



LOCATION:

COLLESALVETTI (Livorno)

OWNERSHIP:

private

DISTANCES:

Florence 97 km, Pisa 30 km,
Bologna 175 km

INTERVENTION:

greenfield/ready to use

TYPE OF INVESTMENT:

private sale

OCCUPATION STATUS:

Free / available

GROSS FLOOR AREA:

88.700

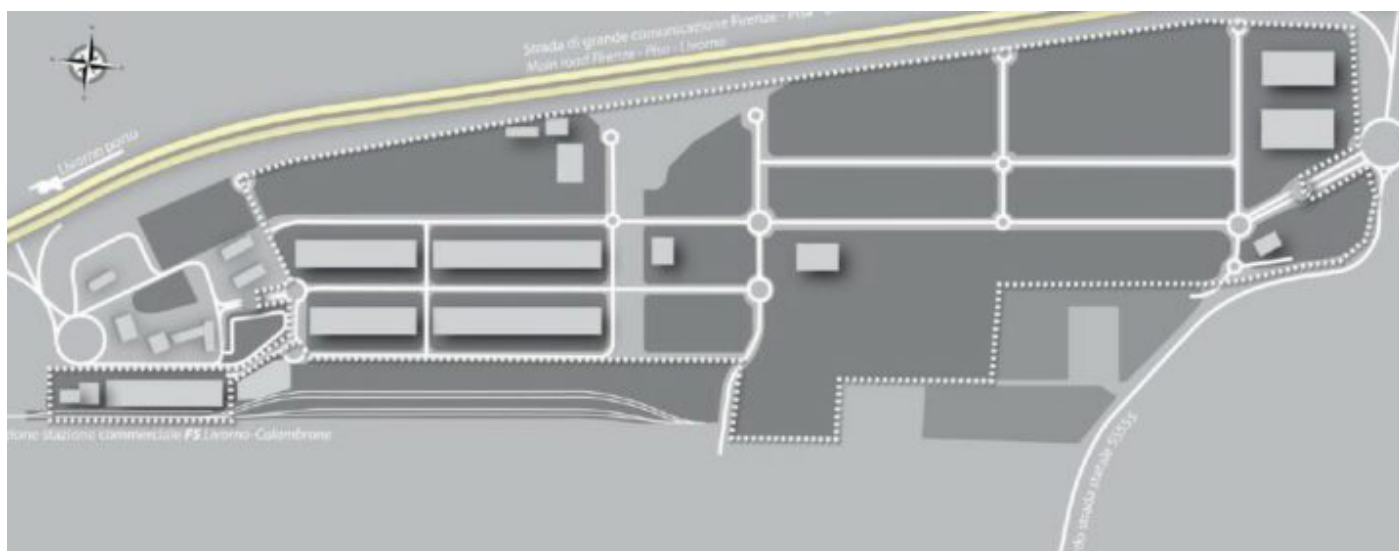
LAND AREA:

235.000

CURRENT USE :

Industrial, Logistics

POTENTIAL USE: Industrial,
Logistics, Retail



CONTACTS

Region of Tuscany
Regional Directorate of Competitiveness / Inward Investment Department
Piazza Duomo, 10
50122 Florence
info@investintuscany.com
www.investintuscany.com/realestate

Silvia Catani

Inward Investment Manager - Real Estate
T: +39 055 4385645
silvia.catani@regione.toscana.it