



Invest in Tuscany



**Campotizzoro  
Industrial Estate  
San Marcello Pistoiese  
Pistoia**

**Tuscany:**

the natural choice  
for your investment  
in Real Estate

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MIPIM

11/14 March 2008

Palais des Festivals

Cannes

Stand: Level 0 - A0.01

# Campotizzoro Industrial Estate San Marcello Pistoiese Pistoia



## Overview

The Campotizzoro Industrial Estate is located in San Marcello Pistoiese (near Pistoia).

This estate covers the area that until 2001 was occupied by the Defence Section SE.DI. manufacturing facilities, part of Europa Metalli.

Thanks to the redevelopment and renovation work carried out by the C.I.I. Pistoia Consortium, buildings covering an area of 27,000 sqm have been made available to businesses. The buildings are located in a modern estate in terms of infrastructures with many internal roads, car parks, gardens, networks for the supply of drinking and industrial water, electricity, methane, as well as telephone connections and sewers.

The development of the industrial estate has been carried out in keeping with its magnificent setting. The architectural value of the buildings has also been taken into account. Most of them, in fact, date back to the beginning of last century. Therefore, during the restoration work, their typical features have been kept as they were as far as possible. Campotizzoro is half an hour away from Pistoia's motorway toll booth (exit A11) and forty minutes from Florence.

## Description of area-structure

Redevelopment of the Campotizzoro Industrial Estate has entailed the following:

- Pulling down some thousands of square metres of buildings with little historic and architectural value in order to create internal roads and many car parks;
- Renovation of buildings with architectural values (re-roofing, replacing door and window frames, making sure that the buildings were in full compliance of regulations, etc.).

Entry to the estate has been expanded and a roundabout has been created in order to provide easier access to the buildings without impacting external roads. Some businesses, including mechanical, woodworking and plant engineering companies, are already operating from Campotizzoro.

The size of unites ranges from 100 to 3,500 sqm in order to

meet different manufacturing and production requirements. The plots, owned by public entities, can be purchased at favourable prices by submitting a request to the Consortium managing the industrial estate: Consorzio Centro Impresa e Innovazione ([www.ciipistoia.it](http://www.ciipistoia.it)).

There are still 9 buildings on sale occupying a total area of 13,544 sqm (122,542 cubic meters).

All purchasers automatically become members of a Consortium that has been specifically set up to manage common services thus enabling companies to benefit financially from joint purchasing of electricity, gas, telephone, etc. as well as from other initiatives decided upon by the Consortium itself. Each building is connected to the following networks:

- Water supply
- Sewerage and drainage (the estates has a purifier)
- Electricity (200, 380 or 15,000 volts)
- Methane
- Telephone
- Private network for industrial water (from a private water basin).

Internal roads can be used by industrial vehicles. The entire estate is well lit and car parks and gardens are available throughout.

Either within the estate or very close to it (within 100 metres), there are a job centre, a post office, bank branches, bars, restaurants, various shops and bus stops. These facilities and the very competitive price make this an excellent investment opportunity.



## Summary

**Type of investment opportunity:** Buildings for manufacturing and productive purposes within an industrial estate with relevant facilities.

**Conditions:** Renovated buildings ready to be sold.

**Date of latest renovation:** 2007

**Use provided for by the current Town Planning Regulations:** Industrial.

**Municipality:** San Marcello Pistoiese.

**Province:** Pistoia.

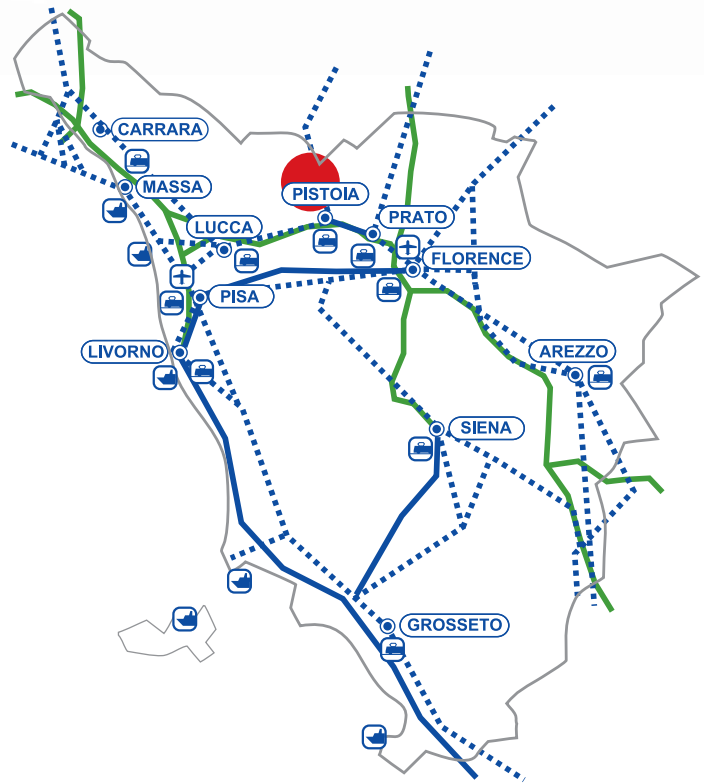
**Accessibility - Main roads:** 26 km from Pistoia - Toll booth A11, (26'); 52 km from Florence - Peretola Airport, (40'); 96 km from Pisa - Galilei Airport, (1h 8'); 110 km from Livorno - Port, (1h 18'); 63 km from A1 toll booth (Sasso Marconi), (1h 12').

**Ownership:** Public - Private Consortium.

**Price:** The average sale price is about 460 € per sqm of covered surface. This price, which can vary slightly from unit to unit according to their location, includes the cost of the external yard for those units that have one.



## Tuscany map



### Legenda

Main Cities	Main Airports
Highways	Main Ports
Main roads	Main Train Stations
Railway	



## Key advantages

- Immediately available buildings for manufacturing and productive purposes at very favourable prices.
- Connections to all the mains, many facilities in the area.
- Only 30 minutes away from Pistoia's motorway toll booth.

- Strengths of Pistoia's economic sector:  
Favourable geographical position and entrepreneurial environment as well as deep-seated and differentiated manufacturing activities. More than 30,000 enterprises working in all sectors, not only in manufacturing, but also in services and agriculture.

Main industrial sectors: textile, fashion, furniture, engineering and construction of means of transportation.

## Area

**Area:** 100,000 sqm approx.

**Built area/Total gross renovated usable area:** 27,000 sqm

**Total volume of buildings:** 200,000 sqm approx.

**Built area/Renovated area on sale:** 13,544 sqm

**Total volume of buildings on sale:** 122,542 cubic meters

**Areas for loading/unloading/parking:** 8,000 sqm

**Internal roads:** 2,000 sqm approx.

**Services:** Drinking water, industrial water, electricity (380 and 15.000v), methane, sewerage, drainage, centralised fire network, telephone network.

**Total area of buildings on sale:** 13,544 sqm.

**Total volume of building on sale:** 122,542 cubic meters.

**Details of buildings (units) on sale:**

Units	Available covered (sqm)	Height (mt)	Volume (cubic m)	Exclusive Yard	Non exclusive Yard
B1	380	8 (two floor building)	3,040	Yes	Yes
B2	94	8 (two floor building)	752	Yes	Yes
D	3,970	13 (three floor building)	51,610	Yes	
G	2,410	8.30 (two floor building)	20,003	Yes	
HA	450	5.60 (one floor building)	2,520		
I	1,095	7.70 (one floor building)	8,432	Yes	Yes
JC	388	4.20 (one floor building)	1,630		Yes
K	920	4.20 (one floor building)	3,864	Yes	Yes
LA	231	4.30 (one floor building)	993		
LB	227	4.30 (one floor building)	976		
NB	3,379	8.50 (one floor building)	28,722	Yes	
<b>Total</b>	<b>13,544</b>		<b>122,542</b>		



## Info:

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**C.I.I. Pistoia Consortium**

