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Project: INDUSTRIAL AREA

Municipality: Follonica

Address: Via dell'Industria

Typology: INDUSTRY, TRADE,
MANUFACTURING, WAREHOUSING, SERVICES,
LABORATORY AND TESTING

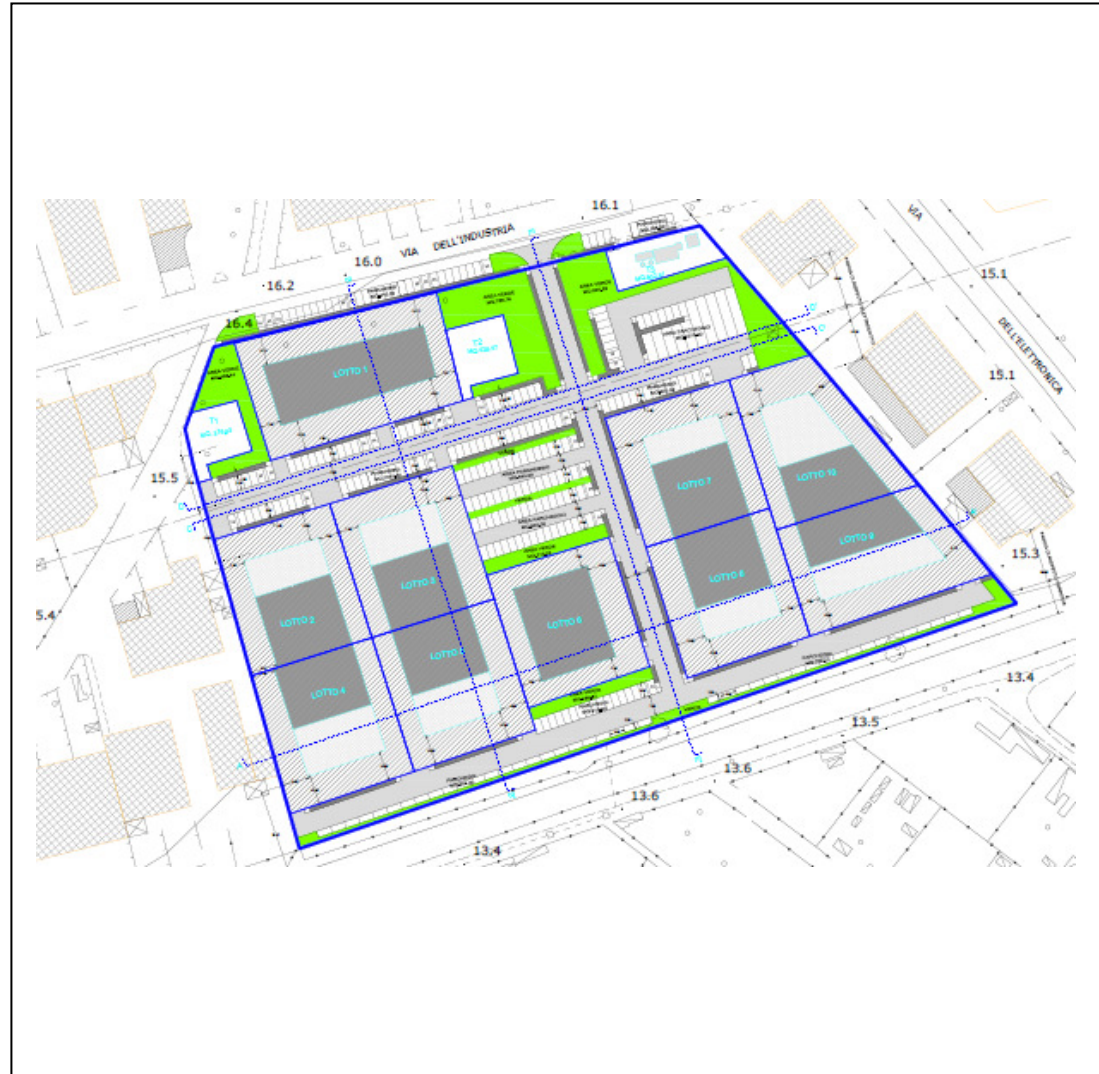
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Le ali alle tue idee

INDUSTRIAL AREA

As part of the strengthening of the economic and industrial fabric of the city, the Municipality of Follonica make available to investors and entrepreneurs, a new infrastructured area dedicated to the localization of entrepreneurial activities in production, trading, service, storage, research and development. The area represents an expansion of the nearby existing industrial area, becoming a natural extension of this and integrating with it, making it ideal for the location of greenfield projects.



MAIN CHARACTERISTICS

Property: public, individual

Availability: for sale

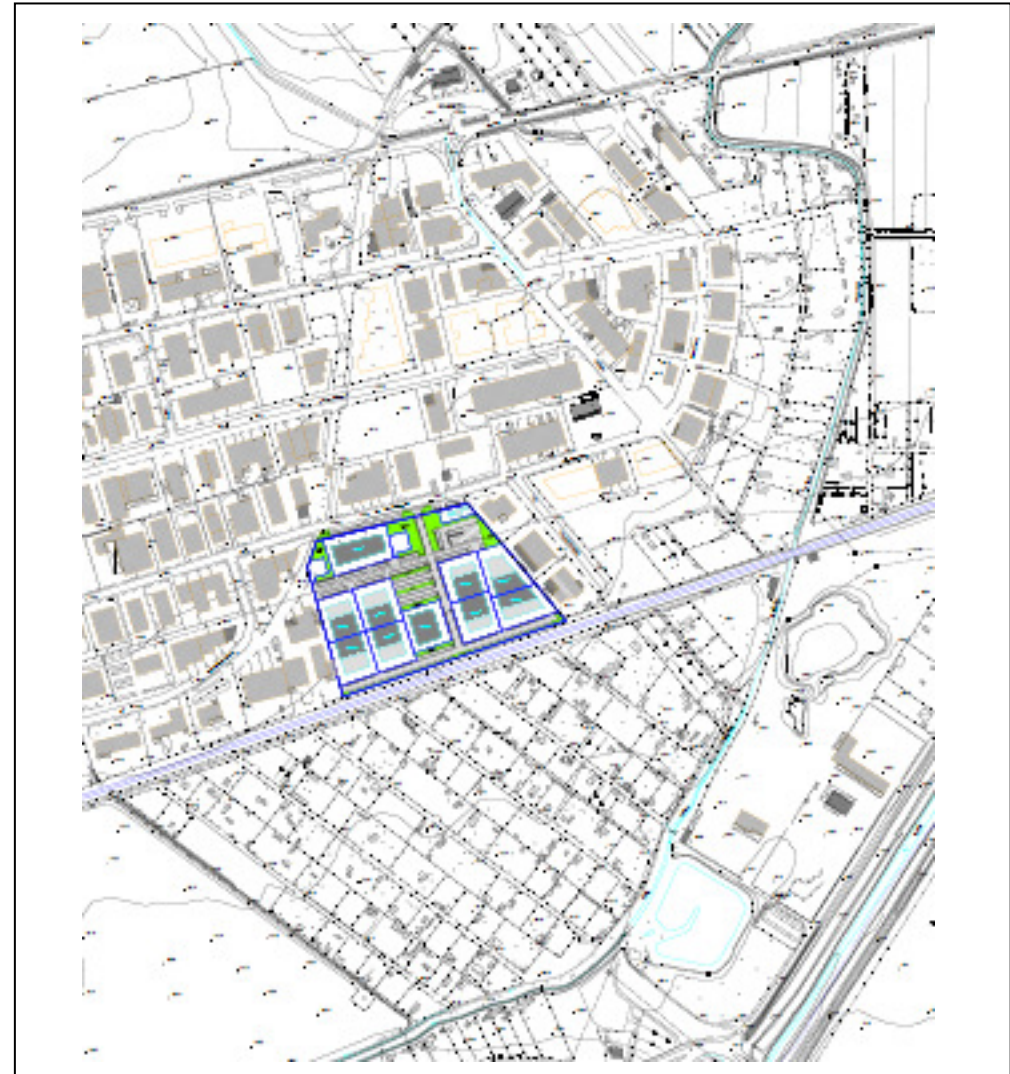
Timing: Available /negotiable

Current use: new area – infrastructured greenfield

Intended use: - Industrial or craft activities, services / directional, research laboratories, trade, outlets, warehousing and storage of goods and / or materials (outdoor or indoor), services to the person, exhibition and marketing of goods and bulky items (cars, motorcycles, boats, agricultural machinery, furniture and garden equipment, etc.), exhibition spaces, showrooms

Area gross surface: 36,000 sq. mts

Present condition: ready for development





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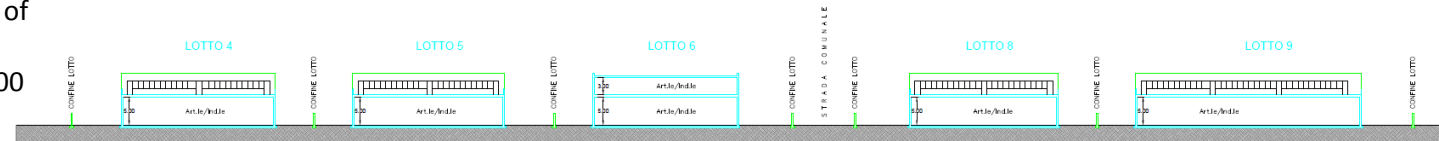
TECHNICAL OVERVIEW

Lots:

- Industrial Craft destination: sqm. 15,000 , maximum height of mt. 9.
- Commercial / Directional: 2,000 sqm on, max. mt. 7, max. 2 floors.
- Services: sqm. 900 on, max. mt. 9
- Minimum distance from the main road mt. 10.
- Minimum distance from the borders mt. 7
- Minimum distance between buildings mt. 14

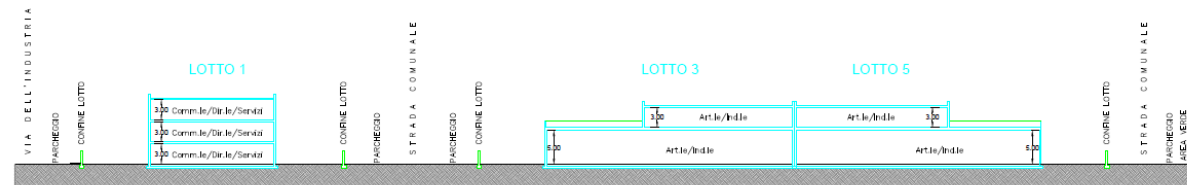
SEZIONE A-A'

SCALA 1:500



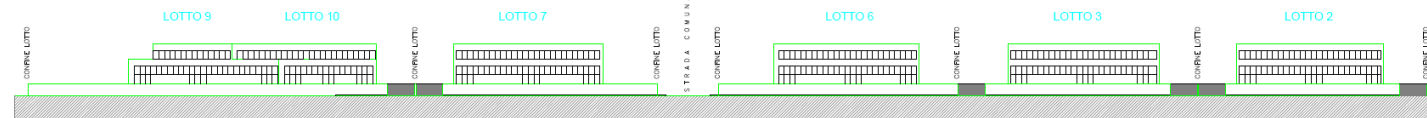
SEZIONE B-B'

SCALA 1:500



SEZIONE C-C'

SCALA 1:500



SEZIONE D-D'

SCALA 1:500





INFRASTRUCTURING AND CONNECTIONS

Main distances:

Grosseto 48 Km

Siena 84 Km

Pisa 114 km,

Florence 145 km

Rome 236 km

Milan 385 km

Main airports:

Pisa International Galileo Galilei: 112 Km

Rome International Leonardo da Vinci: 220 Km

Main logistics platforms

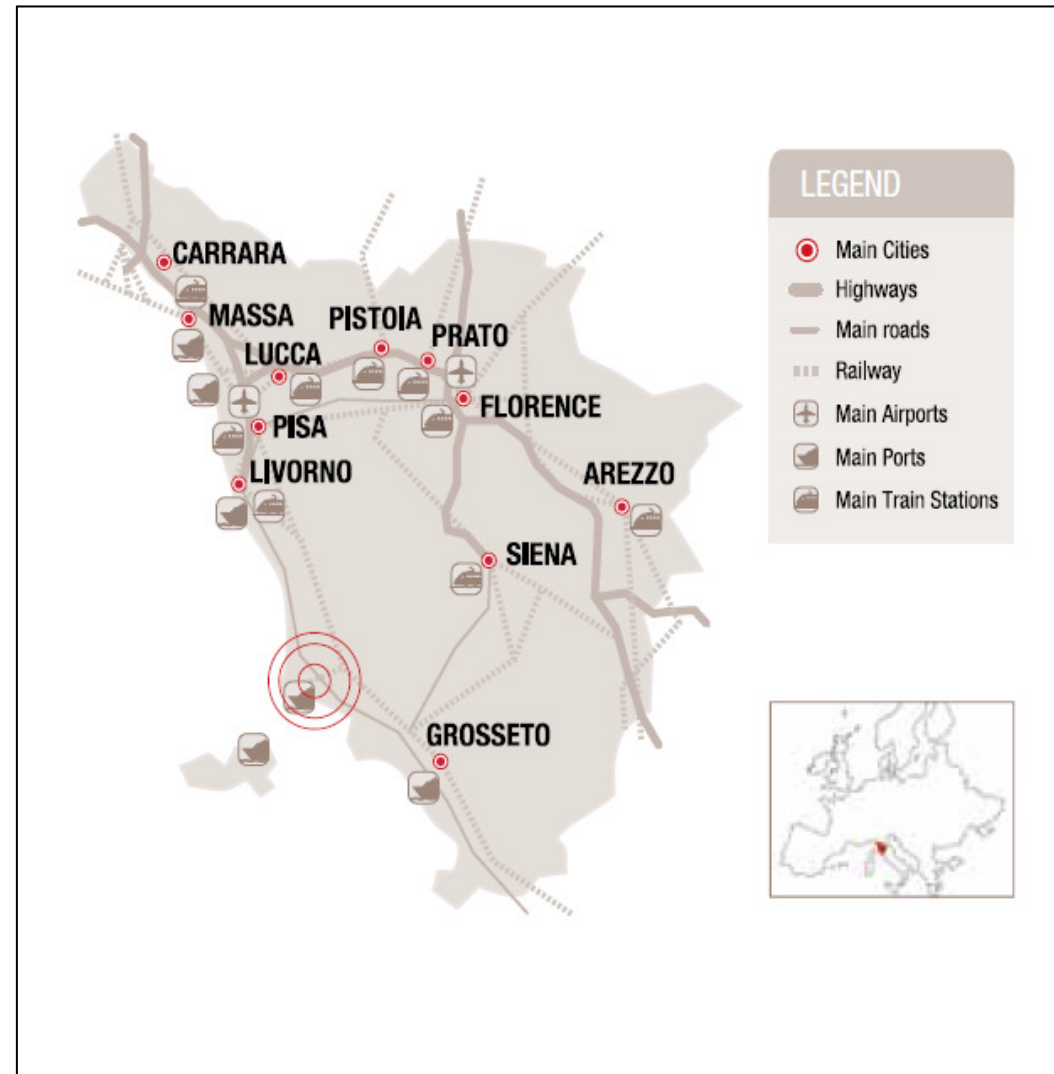
Leghorn (shipping terminal) 94 Km

Leghorn (logistic terminal) 98 Km

Genoa (shipping terminal) 270 Km

Main roads

A12 Genoa Rome (SS1 «Aurelia») E80



Detail contacts:



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