



SPACE TO
CREATE

P3 ARDEA

LOGISTIC PARK

Via di Valle Caia
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Italy

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All information in this document is valid on this date.
For current information please contact Giuliano Casale.

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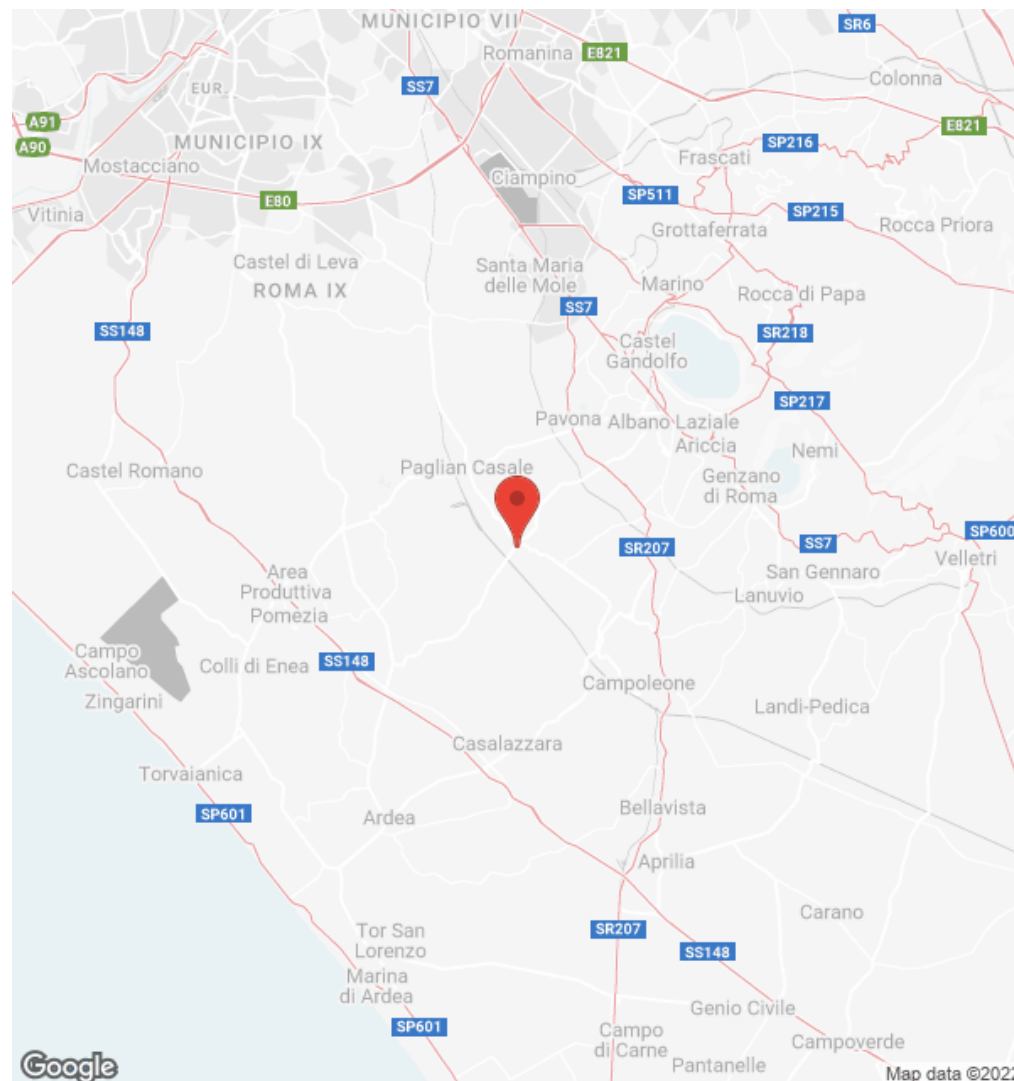
ABOUT THE PARK

P3 Ardea is a logistics park soon to be built, located in the municipality Ardea in the province of Rome, in the district of Santa Palomba, at the intersection of Via Ardeatina and Via di Valle Caia.

The park is located in one of the main logistics hubs of Rome, and is only 14 km from the GRA (Grande Raccordo Anulare), easily reached through Via Ardeatina SP 3.

The location is served by several alternative roads such as Via Nettunense SR207 and Via Pontina SS148, which ensure easy access to the main districts through toll-free roads.

The park is ready to be built on a plot with a territorial extension of about 180,000 m². Possibility of immediate construction of up to 50,000 m² GLA Build-to-Suit



TECHNICAL SPECIFICATIONS

- Potential BTS: 30,000 m²; expandable to 55,000m².
- 2.7 km from the Santa Palomba Intermodal hub
- 37 km from the Fiumicino Airport
- 15.7 km from Ciampino Airport

COMMERCIAL OPPORTUNITY

50,000 m²

Total space in this park

0 m²

Available space - office

0 m²

Available space - warehouse

3,000 m²

Available space - development

Building	Available warehouse space	Available office space	Total space
P3 Ardea			50,000

We help retailers, manufacturers and distribution providers - like you - access key commercial locations via our integrated pan-European platform of high-quality logistics warehouses.

6.5 mil. m²
of lettable A-class space

1.2 mil. m²
of landbank for development



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