

35.000 M² DIVISIBLE IN 2 UNITS OF 17,000 M²

AVAILABLE FROM Q3 2026

20 MIN FROM BOLOGNA, CLOSE TO A13

ALTEDO

ADDRESS

Via Ca Bianca,
1 - San Pietro In Casale (BO)

COMMERCIAL CONTACT

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All information in this document is valid on this date.
For current information please contact P3 Team.



OVERVIEW

Strategic location. Proven logistics potential.

Located in the heart of Emilia-Romagna, Altedo offers direct access to the A13 motorway connecting Bologna and Ferrara, and excellent links to Northern Italy's key intermodal hubs. This prime position makes it ideal for time-sensitive logistics and nationwide distribution. The area benefits from a strong, skilled local workforce and a well-established industrial ecosystem.

Already chosen by major players in the sector, Altedo stands out for its connectivity, competitive operating costs, and access to high-quality services. In this growing and business-friendly environment, P3 offers sustainable, modern, and flexible facilities tailored to the highest operational standards.

Altedo is the right choice for companies looking to optimise logistics performance in a high-potential region.



DISTANCES TO POINTS OF INTERESTS

| | | |
|------------------------|---------|--------|
| A13 (Bologna - Padova) | 2 mins | 1 km |
| A1 Highway | 20 mins | 15 km |
| Bologna | 25 min | 20 km |
| Bologna Airport | 30 mins | 25 km |
| Padua | 50 min | 85 km |
| Verona | 1 hour | 110 km |
| Milan | 2 hours | 225 km |



LOCAL ACCESS

Altedo is a logistic park located in Italy, 20 minutes from Bologna Ring Road.

It is conveniently close to the A13 Highway tollbooth and offers excellent accessibility.

Ideal for various industries, it has skilled labor availability.

Key distances:

- A13 Highway (2 mins)
- Bus station (6 mins).
- Railway station (6 mins),
- Interporto (10 mins),
- Bologna Airport (20 mins),
- Bologna Center (25 mins),



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance



Main entrance



Get directions

AVAILABLE SPACE

| Unit | Warehouse (m ²) | Office (m ²) | Gatehouse (m ²) |
|--------------|-----------------------------|--------------------------|-----------------------------|
| DC1 | 37,418 | 817 | 37 |
| DC2 | 25,097 | 909 | - |
| DC3 | 33,887 | 1,126 | 25 |
| Total | 96,402 | 2,852 | 62 |



- Warehouse (Development)
- Warehouse (Existing building)
- Office
- Main Entrance

TECHNICAL SPECIFICATIONS

Space specification according to client requirements:

- GLA: 35,038 m²
- Warehouse: 33.887m²
- Office: 1.126 m²
- Gatehouse: 25 m²
- Truck yard depth: 32 m
- Clear height : 12m
- Floor loading capacity 5 t/m²
- Loading door: 43
- LED Lighting
- System Dali
- Bike and pedestrian paths
- Public bike shelters;
- Echarging stations;
- New public transportation service stops



SUSTAINABLE PERFORMANCE

25 kWp

RENEWABLES CAPACITY

YES

EV CHARGING STATIONS

Excellent

BREEAM CERTIFICATION

A

EPC RATING





1

We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing the volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

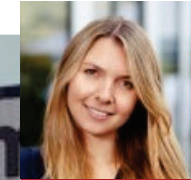
INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers



For further consultation about sustainability and customisation matters please contact:

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1

Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling

ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m² of assets under management and land bank of 3.2 million m² for further development

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services.

For more information, visit www.p3parks.com



10.3 mil. m² 11

GROSS LETTABLE AREA

COUNTRIES

3.2 mil. m² 470 +

LANDBANK FOR DEVELOPMENT

CUSTOMERS

ADVISOR

OWNER — [P3] — INVESTOR
DEVELOPER — [P3] — MANAGER

BUSINESS MODEL

PROJECTS AND AVAILABILITIES



LIVORNO 

GLA 71,000 m² | COMPLETION 18 months after construction start

The project is in Interporto Livorno, Collesalveti, east of Livorno, with direct access to the Fi-Pi-Li freeway (Florence–Pisa–Livorno) and 4 minutes from the A12 Highway (Genova–Rome) via the Collesalveti tollbooth. A road and rail link to the Port of Livorno is under construction. The site is 8 minutes from Livorno, 16 from Pisa, and 45 from Florence.



CASTEL GABBIANO 

GLA 22,045 m² | COMPLETION Q3 2026

The project is located in the municipality of Castel Gabbiano, in the province of Cremona, within the productive heart of northern Italy and adjacent to the Milan metropolitan area. It enjoys direct access to the A35 (BreBeMi) motorway via the “Romano di Lombardia” tollbooth and is conveniently connected to the Rivoltana Sp 14 and the Sp 185, some of the major routes linking key industrial and commercial hubs to Milan.



P3 SALA BOLOGNESE 

GLA 5,700 m² | COMPLETION 12 months after construction start

P3 Sala Bolognese is located in the district of Sala Bolognese in the province of Bologna. Sala Bolognese is approximately 16 km to the northwest of Bologna Centre. It is located approximately 10 km from the G. Marconi airport and 8 km from both the A14 (E45) Bologna-Taranto motorway and the Tangenziale (Bologna ring road).



P3 REUS 

GLA 113,912 m² | COMPLETION 13 months after construction start

Located in Reus, Tarragona, P3 Reus is a unique logistics hub in Spain's Mediterranean Corridor. Situated 5 km from Reus Airport and 10 km from Tarragona Port, the park offers direct connections to major highways, making it an ideal regional, national, and Southern Europe distribution center for blue-chip tenants.



P3 LAON 

GLA 136,000 m²

P3 Laon offers up to 136,000 m² of space for logistics and industrial operations, featuring a 96,000 m² divisible XXL platform and two additional buildings of 19,000 m² and 21,000 m². The complex is designed to accommodate various ICPE classifications, including SEVESO low threshold for specific lots, and is targeting BREEAM Excellent certification, ensuring high environmental and operational standards.



P3 MANRESA 

GLA 50,000 m² | AVAILABLE in 2026

New logistics park consisting in +50,000 sqm of GLA in a 83,000 sqm land plot, to shelter one or two Grade A logistics facilities. Sufficient car parking spaces are available. Some of the car parking spaces will be equipped with e-charging stations. The park can be used for both production and logistics. 24/7 operation is possible.

SPACE TO CREATE

COMMERCIAL CONTACT



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COUNTRY OFFICE



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