

22.045 M2 DIVISIBLE

IN TWO UNITS OF 10.000

AVAILABLE FROM Q3 2026



# P3 CASTEL GABBIANO

**ADDRESS**

SP15 Castel Gabbiano  
26010 (CR)

**COMMERCIAL CONTACT**

Christian Motola  
christian.motola@p3parks.com  
+39 348 6814563

Issued: 22. 05. 2025

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

**OWNED BY**

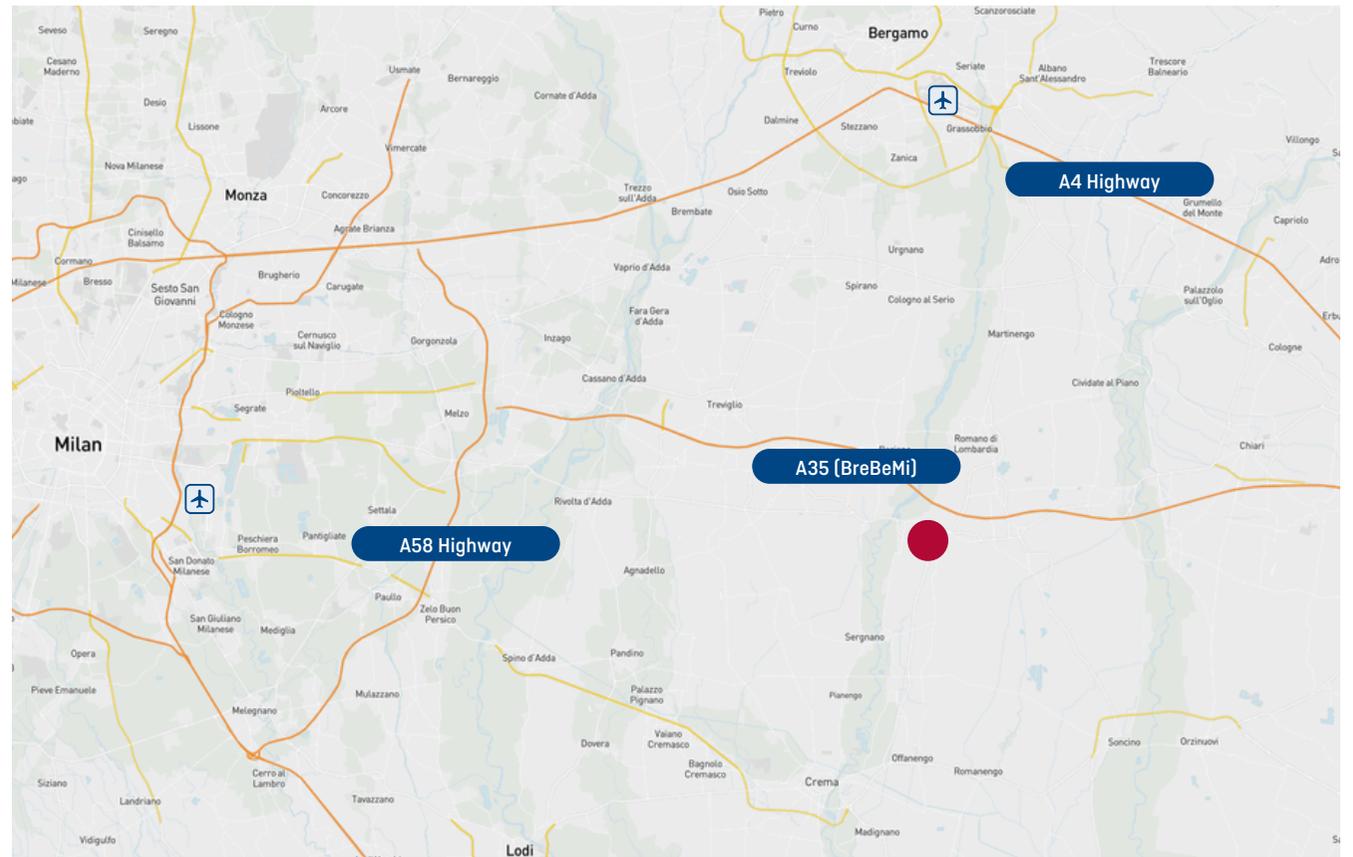
Giano Fund  
managed by Savills Investment  
Management SGR S.p.A

## OVERVIEW

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.

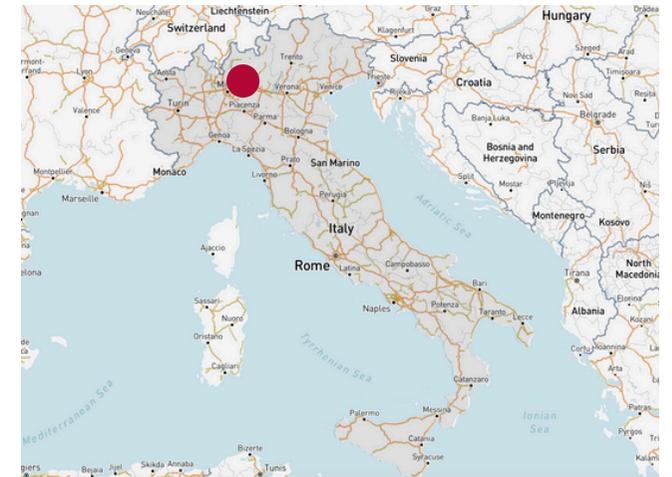
It enjoys direct access to the A35 (BreBeMi) motorway via the "Romano di Lombardia" tollbooth and is conveniently connected to the Rivoltana Sp 14 and the Sp 185, some of the major routes linking key industrial and commercial hubs to Milan.

The site is approximately 30 minutes from Milan Linate Airport (45 km) and 35 minutes from Milan (50 km), offering excellent accessibility for logistics and business operations. It is also just 15 minutes from the A4 motorway junction, ensuring seamless regional and national connectivity.



### DISTANCES TO POINTS OF INTERESTS

A35 (BreBeMi)	3 mins	2 km
A4 Highway	15 mins	12 km
A58 Highway	20 mins	22 km
Bergamo	20 mins	25 km
Linate Airport	30 mins	45 km
Milan	30 mins	50 km



LOCAL ACCESS

P3, as advisor of Giano Fund, is developing a new logistics warehouse in Castel Gabbiano (CR) with a total GLA of 22,045 sqm, divisible into two independent units. The warehouse will feature a clear internal height of 12 meters.

-  Airport: 45km
-  Train station: 8km
-  Bus stop: 200m
-  Parking
-  EV charging station
-  Truck entrance
-  Main entrance



A35 (BreBeMi)



Get directions

AVAILABLE SPACE

22.045 sqm GLA, divisible in two units of 10.000 sqm

Unit	Warehouse (m <sup>2</sup> )	Office (m <sup>2</sup> )
A	10,670	330
B	10,670	330
Gatehouse	45	
<b>Total</b>	<b>22,045</b>	<b>660</b>

- Logistic space development opportunity
- Offices



## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- GLA: 22.045 divisible in two units
- 12m under beam
- Capacity Distributed load:50 kN/sqm;
- Sprinkler system:NFPA
- Dock Doors:26
- Level loading doors:2
- Car parking spaces:58
- Truck parking spaces:12
- Truck court depth:32m
- Lighting LED



## SUSTAINABLE PERFORMANCE

# YES

PV PANEL INSTALLATION

# 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 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:

**Julie Paulson**  
julie.paulson@p3parks.com  
+420 731 435 734

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**

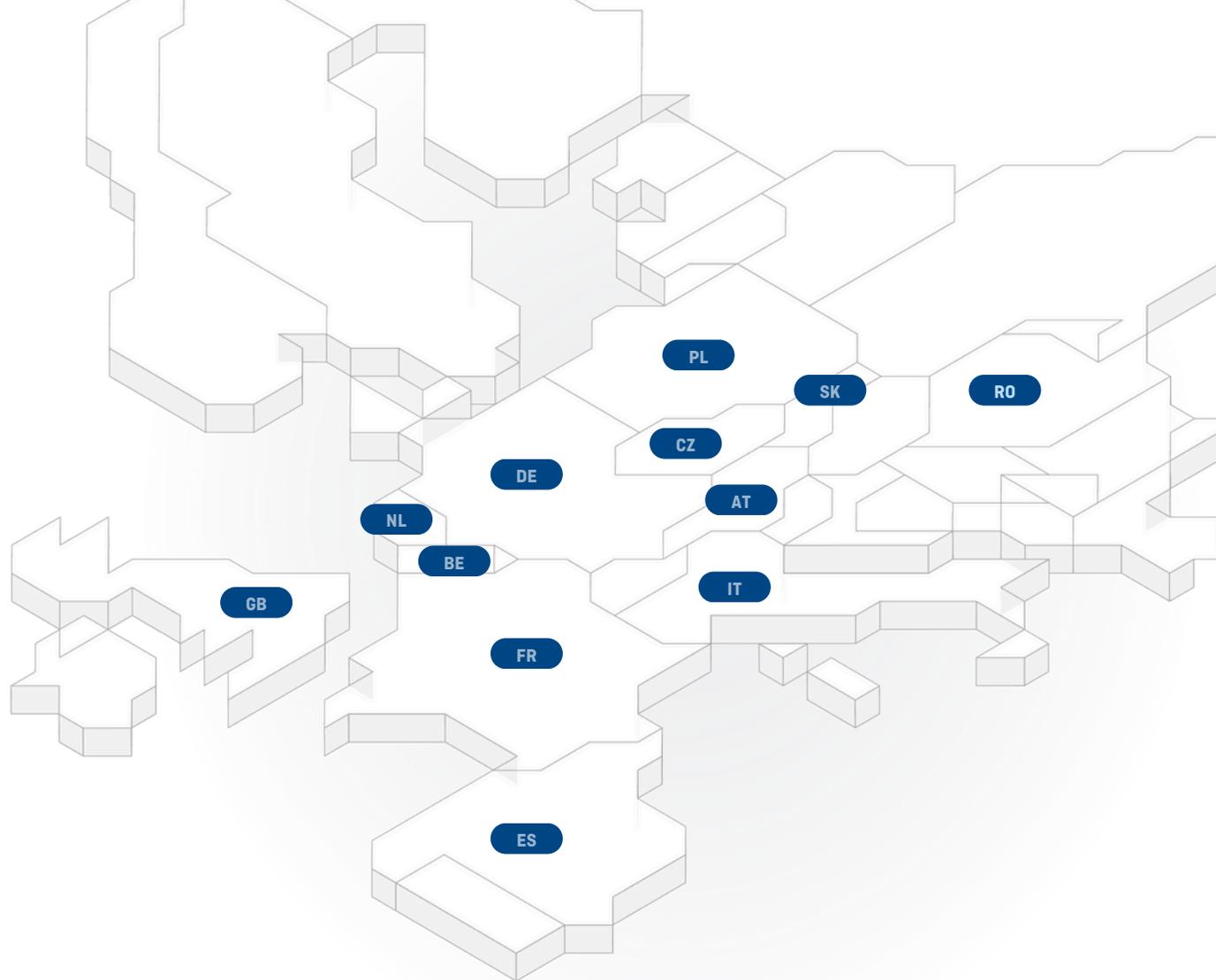
- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage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

## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with more than 10.3 million m<sup>2</sup> of assets under management and land bank of 3.2 million m<sup>2</sup> 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](http://www.p3parks.com)



**10.3 mil. m<sup>2</sup> 11**

GROSS LETTABLE AREA

COUNTRIES

**3.2 mil. m<sup>2</sup> 470 +**

LANDBANK FOR DEVELOPMENT

CUSTOMERS



**PROJECTS AND AVAILABILITIES**



**P3 LIVORNO** 

GLA 71,000 m<sup>2</sup> | 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.



**P3 ALTEDO** 

GLA 35,000 m<sup>2</sup> | COMPLETION Q4 2026

P3 Altedo is a logistics park located in Italy, just 20 minutes from the Bologna Ring Road and 2 minutes from the A13 Highway tollbooth. With excellent accessibility and proximity to Bologna Airport, the park is an ideal hub for various industries, supported by the availability of skilled labor.



**P3 SALA BOLOGNESE** 

GLA 5,700 m<sup>2</sup> | 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 m<sup>2</sup> | 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 ABRERA** 

GLA 21,207 m<sup>2</sup> | COMPLETION Q3 2025

21,207 m<sup>2</sup> logistics warehouse of category "A" in a plot of 45,181 m, located in the First Ring of Barcelona with direct access to A-2 and AP-7 highways. The warehouse is suitable for both production and logistics activities, with 24/7 operational capability.



**P3 MANRESA** 

GLA 50,000 m<sup>2</sup> | 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



**Christian Motola**  
christian.motola@p3parks.com  
+39 348 6814563

## COUNTRY OFFICE



**P3 Logistic Parks S.r.l.**  
Piazza Pio XI, 1  
20123 Milan, Italy  
info@p3parks.com

## OWNER

Giano Fund  
managed by Savills Investment  
Management SGR S.p.A

**P3Parks.com**

