

35.000 M<sup>2</sup> DIVISIBLE IN 2 UNITS OF 17,000 M<sup>2</sup>

AVAILABLE FROM Q3 2026

20 MIN FROM BOLOGNA, CLOSE TO A13



# P3 ALTEDO

## ADDRESS

Via Ca Bianca,  
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## 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.

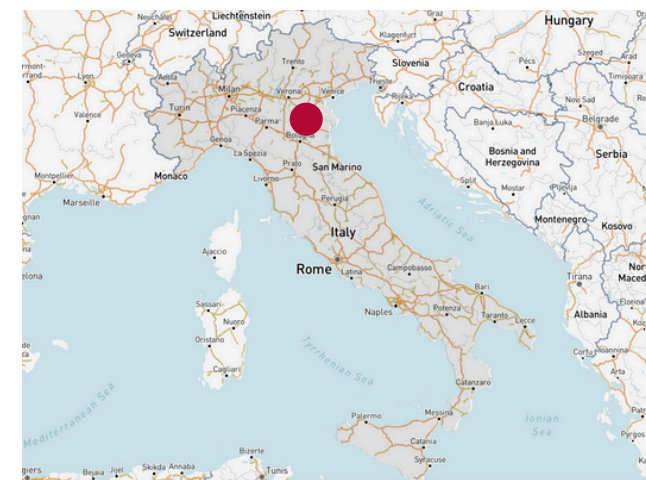
Already chosen by major players in the sector, Altedo stands out for its connectivity, competitive operating costs, and access to high-quality services. In this growing and business-friendly environment, P3 offers sustainable, modern, and flexible facilities tailored to the highest operational standards.

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

### P3 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 <sup>2</sup> ) | Office (m <sup>2</sup> ) | Gatehouse (m <sup>2</sup> ) |
|--------------|-----------------------------|--------------------------|-----------------------------|
| DC1          | 37,418                      | 817                      | 37                          |
| DC2          | 25,097                      | 909                      | -                           |
| DC3          | 33,887                      | 1,126                    | 25                          |
| <b>Total</b> | <b>96,402</b>               | <b>2,852</b>             | <b>62</b>                   |

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





## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- Warehouse of 35,038 m<sup>2</sup>
- Warehouse: 33.887m<sup>2</sup>
- Office: 1.126 m<sup>2</sup>
- Gatehouse: 25 m<sup>2</sup>
- Truck yard depth: 32 m
- Clear height : 12m
- Floor loading capacity 5 t/m<sup>2</sup>
- 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 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

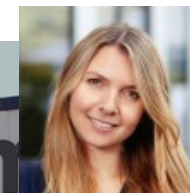
- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or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

1

#### 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, real estate logistic advisor, manager and developer of European warehouse properties with more than 9.7 million m<sup>2</sup> of assets under management and land bank of 3.5 million m<sup>2</sup> for further development.**

P3 has commercial activities in 10 countries and has been investing and developing in European markets for more almost two decades. Headquartered in Prague, P3 employs more than 250 people across 11 offices in key European cities, offering integrated development, asset and property management services.

# 9.7 mil. m<sup>2</sup>

GROSS LETTABLE AREA

# 10

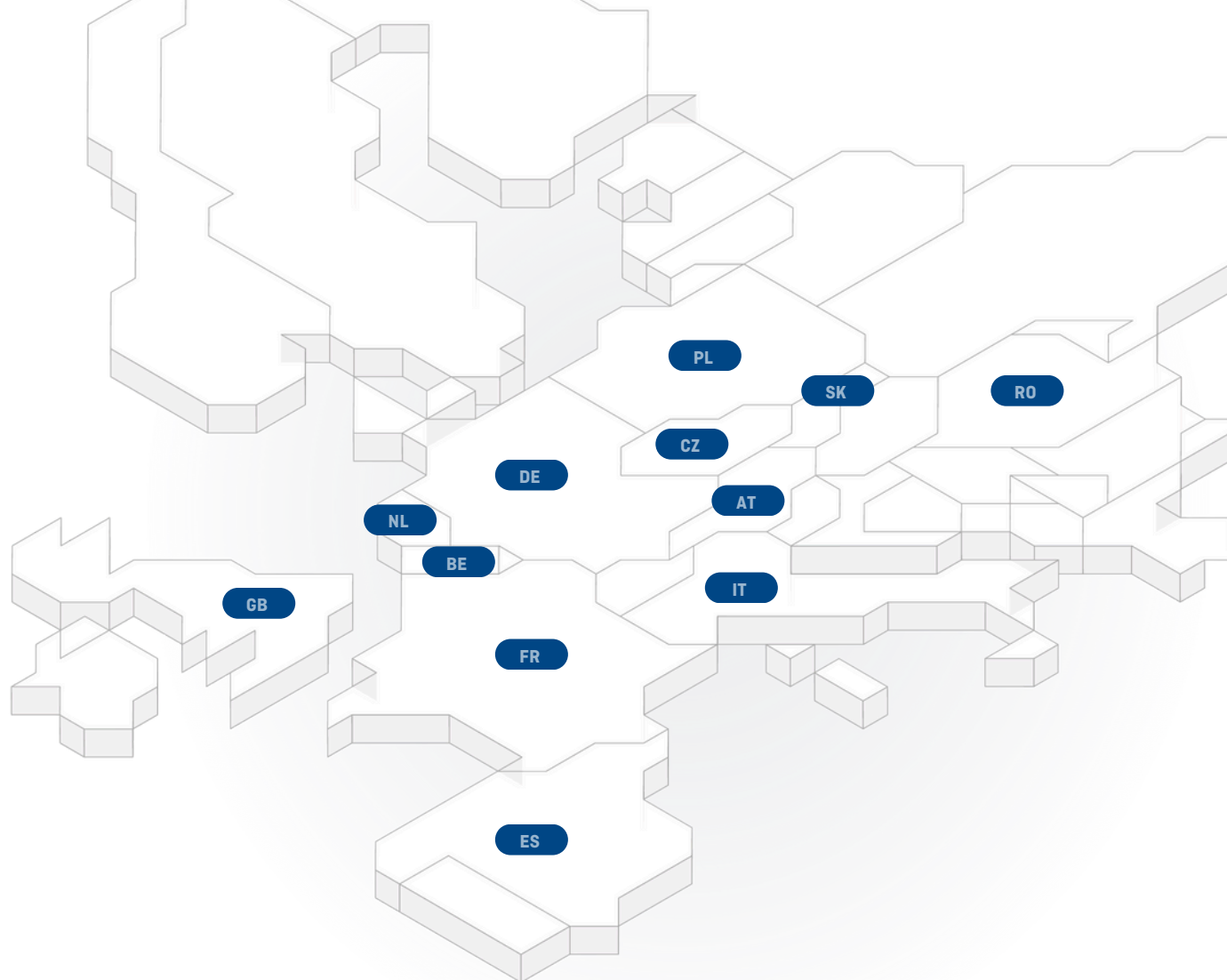
COUNTRIES

# 3.5 mil. m<sup>2</sup>

LANDBANK FOR DEVELOPMENT

# 490

CUSTOMERS



ADVISOR

OWNER —  — INVESTOR  
DEVELOPER —  — MANAGER

BUSINESS MODEL



## PROJECTS AND AVAILABILITIES



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.



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 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).



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 offers up to 136,000 m<sup>2</sup> of space for logistics and industrial operations, featuring a 96,000 m<sup>2</sup> divisible XXL platform and two additional buildings of 19,000 m<sup>2</sup> and 21,000 m<sup>2</sup>. 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.



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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