

18.840 M<sup>2</sup> DIVISIBLE

IN TWO UNITS

AVAILABLE FROM Q4 2026



# P3 TREVIGLIO

**ADDRESS**

via Aldo Moro,  
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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.

**OWNED BY**

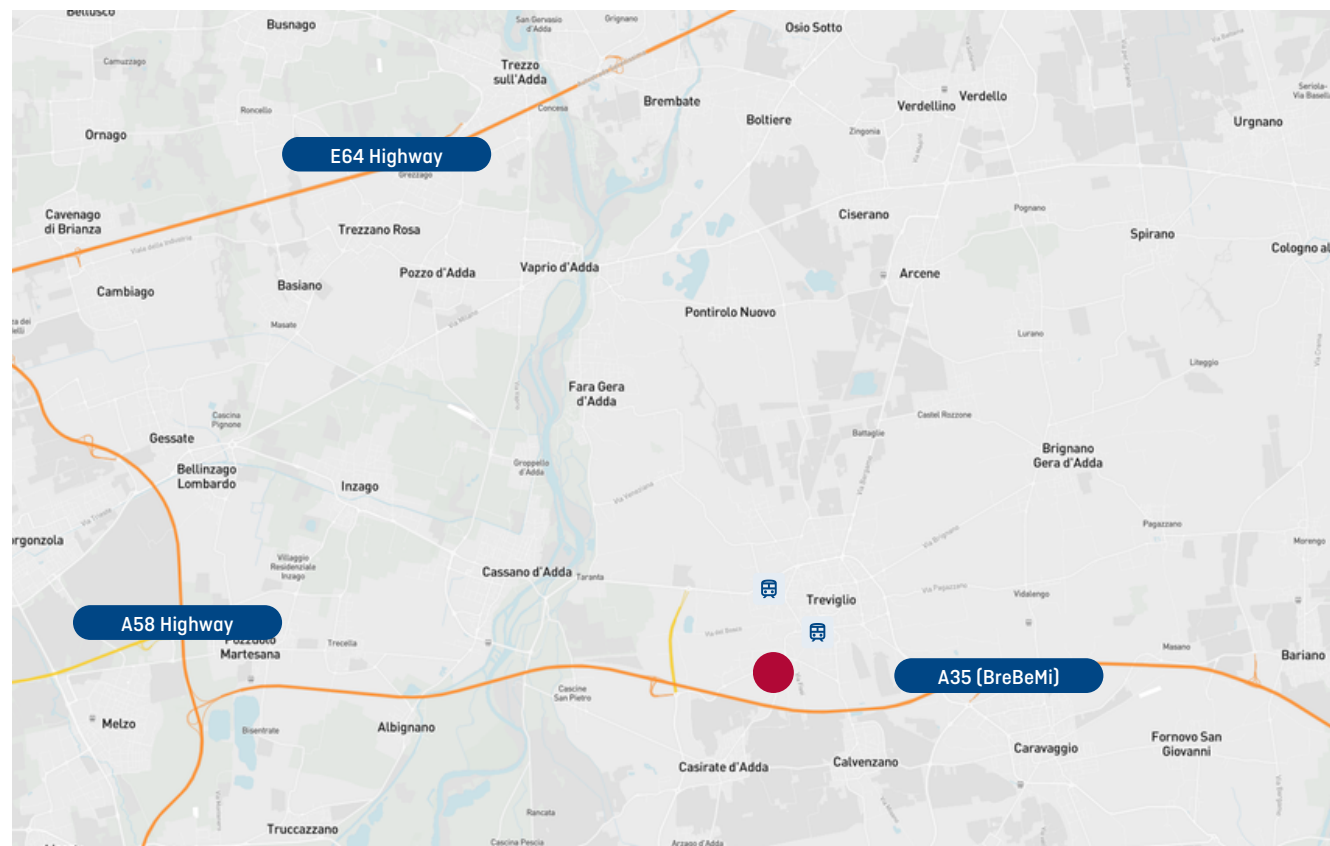
Giano Fund  
managed by Savills Investment  
Management SGR S.p.A

## OVERVIEW

**The project is located in the municipality of Treviglio, in the province of Bergamo, 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 “Treviglio” 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 20 minutes from Milan Linate Airport (20 km) and 25 minutes from Milan (25 km), offering excellent accessibility for logistics and business operations. It is also just 20 minutes from the A4 motorway junction, ensuring seamless regional and national connectivity.



### DISTANCES TO POINTS OF INTERESTS

|                |         |        |
|----------------|---------|--------|
| A35 (BreBeMi)  | 1 mins  | 0,5 km |
| A58 Highway    | 10 mins | 5 km   |
| A4 Highway     | 20 mins | 15 km  |
| Linate Airport | 20 mins | 20 km  |
| Milano         | 25 mins | 25 km  |
| Bergamo        | 30 mins | 40 km  |



## LOCAL ACCESS

**P3, on behalf of the Giano Fund managed by Savills Investment Management Sgr S.p.A, is developing a new logistics warehouse in Treviglio (BG) with a total GLA of 18.840 sqm, divisible into two independent units.**

The warehouse will feature a clear internal height of 12 meters.

The building will be equipped with 20 dock doors and 2 level loading doors. The floor load capacity will be 50 kN/sqm, and there will be an NFPA-compliant sprinkler system. Additional features include LED lighting, 156 car parking spaces, 15 truck parking spaces, and a 32-meter-deep truck court.



Airport



Parking



Train station



EV charging station



Bus stop



Truck entrance

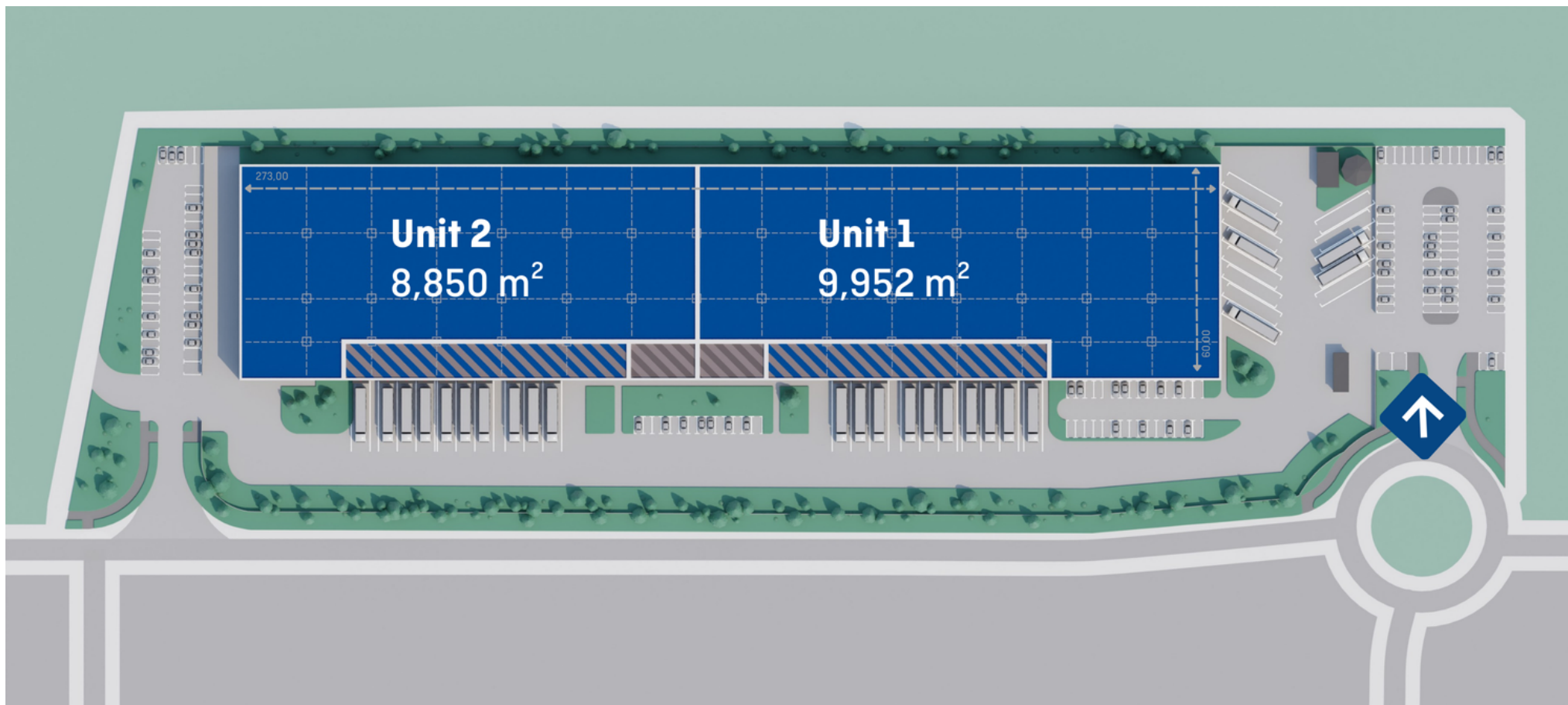


Main entrance



Get directions

## AVAILABLE SPACE



| Unit         | Warehouse (m²) | Office (m²)  | Mezzanine (m²) | Gatehouse (m²) |
|--------------|----------------|--------------|----------------|----------------|
| 1            | 8,482          | 518          | 952            | 38             |
| 2            | 7,380          | 518          | 952            |                |
| <b>Total</b> | <b>15,862</b>  | <b>1,036</b> | <b>1,904</b>   | <b>38</b>      |

- Warehouse
- Office mezzanine
- Main Entrance

## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- GLA: 18.836 sqm divisible in two units
- 12m under beam
- Capacity Distributed load:50 kN/sqm;
- Sprinkler system:NFPA
- Dock Doors:20
- Level loading doors:2
- Car parking spaces:156
- Truck parking spaces:15
- Truck court depth:32m
- Lighting LED
- BREEAM Excellent



## SUSTAINABLE PERFORMANCE

# 25 kW

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

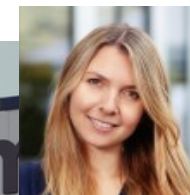
#### INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- 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  
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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, 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

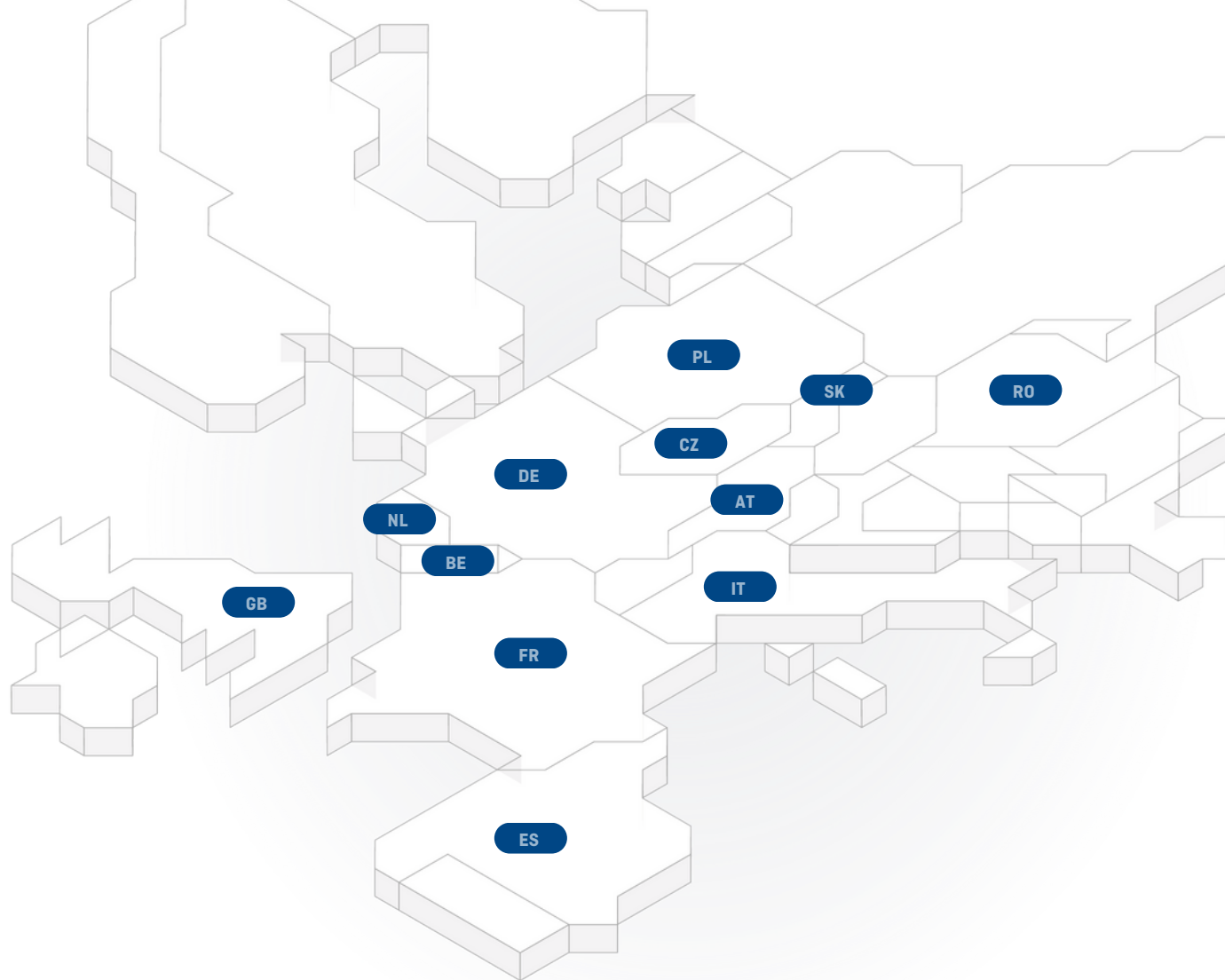
COUNTRIES

# 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.



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 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).



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 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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## OWNER

Giano Fund  
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Management SGR S.p.A

**P3Parks.com**

