



logisticairpark
BOLOGNA

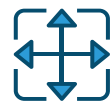
Bologna Airport - New logistics hub development of 71,609 m²

Available for lease from Q3 2021



Strategic location

- Adjacent to Bologna's airport and 8 km from the city centre
- Direct access to the A1, A13, A14 and Bologna's ring road



Flexible design

- Modular and flexible spaces from 7,300 to 25,000 m²
- 3 individual buildings with private yards and vehicle parking



High flow building design

- Superior delivery door ratio
- Fully fenced park with 24/7 guard

Park Location



Logistic Airpark Bologna

is 3.5 hour drive time from 23.7m consumers (39% of Italian population)



Within the region

Emilia Romagna, which is home of the best food, automotive and technology industries in Italy



Direct access

- 2 km from Bologna ring road
- 2 km from A14 highway
- 7 km from A1 highway
- 8 km from A13 highway



Bus 81/91 links the site

directly to Bologna Stazione Centrale in 25 minutes



Local amenities,

including restaurants, are within walking distance



Map Key

— = Access roads — = Bus line 81, 91

● = Bus stop

Address:

Via Papa Giovanni XXIII,
40012 Calderara di Reno (BO)

GPS coordinates:

44°32'21.4"N 11°18'00.7"E



Layout & Features

Building	A	B	C
Warehouse area	20,274 m ²	26,646 m ²	19,351 m ²
Units available from	8,489 m ²	10,295 m ²	7,285 m ²
Office area	1,375 m ²	1,413 m ²	1,413 m ²
Charging room	418 m ²	360 m ²	359 m ²
Total building area	22,067 m ²	28,419 m ²	21,123 m ²
Dock doors	24	37	27
Truck parking	25	6	18
Car parking	25	22	54
Total land plot area: 159,928 m ²			
Private parking: 204			
Gatehouse car parking spaces: 6			
Gatehouse truck parking spaces: 10			

- ▲ Fully fenced park with optional 24/7 guard at the entrance
- ▲ Individual employees and visitors car parking
- ▲ Fully flexible internal office layout
- ▲ LEED Silver Certification
- ▲ Floor load capacity: 5t/m²
- ▲ Dock door ratio 1/850 m²
- ▲ Average clear height of 10.85 m
- ▲ Column grid allowing wide and normal aisle storage
- ▲ Sprinkler system: NFPA Standard
- ▲ LED lighting

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Park has been designed to meet the needs of high flow, storage and air freight logistic processes.



Bologna Airport



About Scannell Properties

A privately owned U.S. investment and development company with 30 years of experience developing large scale industrial and logistic projects. We pride ourselves on creating more than buildings for our clients.

BUILDING SOLUTIONS THAT MATTER

1990
First U.S. project starts

2018
European headquarters opens

5.9 million
m² developed in 29 years

2019
Italian office opens in Milan

328
projects completed

70%
volume is a result of repeat business

120 years
European team's experience

€1.5+ billion
2019 new developments

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Download full presentation and building plans on:
www.scannellproperties.com/bologna

