

# logisticpark

ROMA CENTRO

**Via Renato Birolli - 00015 - Roma:**  
**Only new, available urban warehouse in central Rome - 7,800m<sup>2</sup> on a plot of 33,140m<sup>2</sup>**



## Strategic Location

- Situated inside the Rome ring road (Grande Raccordo Anulare - GRA)
- 4km from the A24 Motorway
- Just 10km from Rome city centre with 3.5 million inhabitants within a 45 minute drive-time



## Ideal for high flow logistics

- Low density site (23.5% density) with large yard and parking for 198 vans
- Perfectly suited for urban and last-mile logistics
- Located within a well serviced, existing industrial zone



## Eco-friendly design

- BREEAM VERY GOOD certification
- Photovoltaic roofing (117 KWp)
- High charging capacity for Electrical vehicles - 4 MVA and 200 charging points



# Location benefits



## Logisticpark Roma Centro

- 10km from Rome city centre
- 3.5 million inhabitants and a pool of 500,000 unemployed workforce within 45 minute drive time



## Well-established industrial zone

- The location just within the GRA allows for efficient inbound flows and access to the services of the city
- Good local amenities can be reached on foot in a few minutes

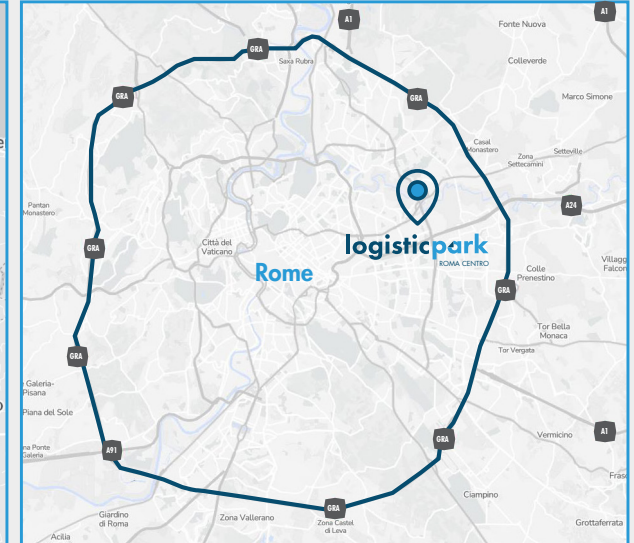


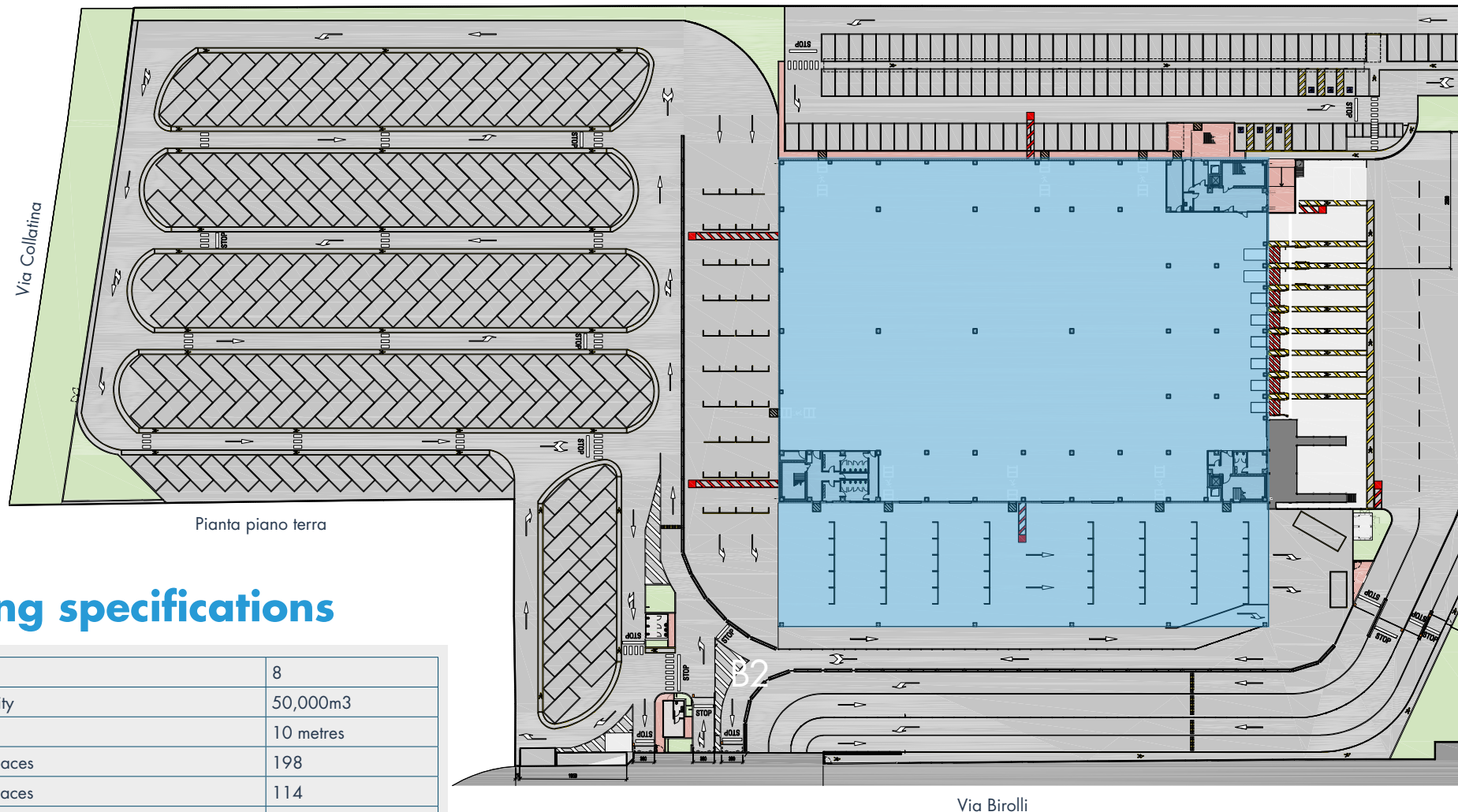
## Public transport links

- Wide range of local bus services in the immediate vicinity of the site

## Distances and drive times

	Distance	Drive time
A90 – GRA	2km	6 minutes
Motorway A24 Roma Teramo	4km	8 minutes
Rome city centre	10km	19 minutes
International airport – Roma Ciampino	16km	21 minutes



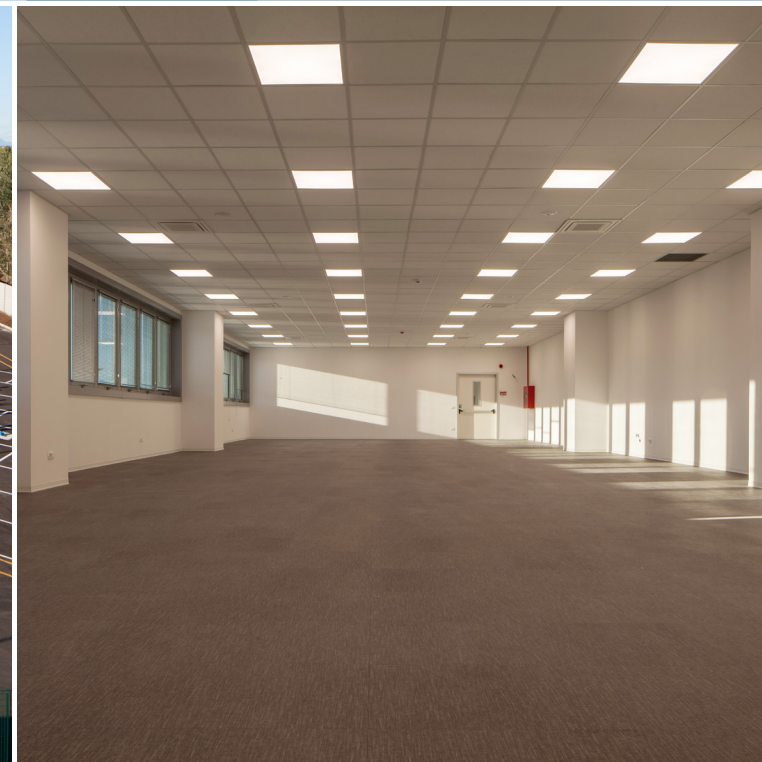


## Building specifications

Dock doors	8
Storage capacity	50,000m <sup>3</sup>
Clear height	10 metres
Van parking spaces	198
Car parking spaces	114
Warehouse space	5,687m <sup>2</sup>
Office and welfare space	2,100m <sup>2</sup>
Gross lettable area	7,798m <sup>2</sup>
Parking and green areas	25,415m <sup>2</sup>

- ▲ Completely independent warehouse
- ▲ High capacity of EV charging - 4MVa
- ▲ 200 EV charging points
- ▲ Ample manoeuvring space
- ▲ Offices and welfare spaces
- ▲ LED lighting throughout
- ▲ Rooftop photovoltaic system (117 KWp)
- ▲ BREEAM VERY GOOD certification









## About Scannell Properties

A privately owned developer and investor with 32 years' experience developing large scale and complex logistics real estate projects. We create more than just warehouses for our customers we build solutions that matter.

## BUILDING SOLUTIONS THAT MATTER

**2018**

Scannell Properties launches in Europe

**1991**

First project starts in the US

**12 million**

m<sup>2</sup> developed across 473 projects

**2019**

offices open in Rome, Milan, Paris and Düsseldorf

**\$4 billion**

new developments in 2021

**81%**

volume of business from repeat clients

Data at May 2022

# Contact



Tel: 02 80 29 21

Email: [logistics@dils.com](mailto:logistics@dils.com)



## Scannell Properties

Via Nino Bixio 31  
20129 Milano, Italia

## Mauro Zanaga

Mobile: 335 7941919

Email: [mauro.zanaga@scannellproperties.com](mailto:mauro.zanaga@scannellproperties.com)

## Francesco Nappo

Mobile: 345 8061745

Email: [francesco@scannellproperties.com](mailto:francesco@scannellproperties.com)

## For more information visit:

[www.scannellproperties.com/romacentro](http://www.scannellproperties.com/romacentro)



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**logisticpark**  
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