

FIUMICINO 1

VIA CORONA BOREALE 240, FIUMICINO (RM), LAZIO, ITALY

SIZE OF PARK: **62,565 m²**
N° OF BUILDINGS: **1**
AVAILABLE SPACE: **available from the end of 01.2018**
CONSTRUCTION YEAR: **2008 (refurbished in 2017)**

Fully renovated 62,000 m² Class A distribution centre at the gateway of Rome

- Strategic location only 10 km away from Leonardo Da Vinci international airport and Rome's ring road (Grande Raccordo Anulare, GRA) and close to main motorways: A12, A90, A91
- With 62,000 m² of distribution space, Fiumicino 1 is the only Class A logistics building of this size currently available in Rome
- Flexible layout with double-front loading, 10 metre clear eaves height, high dock doors ratio and deep truck court make it an ideal building for distribution in Lazio and southern Italy or for parcel or last-mile delivery in Rome
- The building is going through a full structural refurbishment and will be available from the end of January 2018



CONTACT: Vittoria Bossi
bossi@logicor.eu
+ 39 333 4943884

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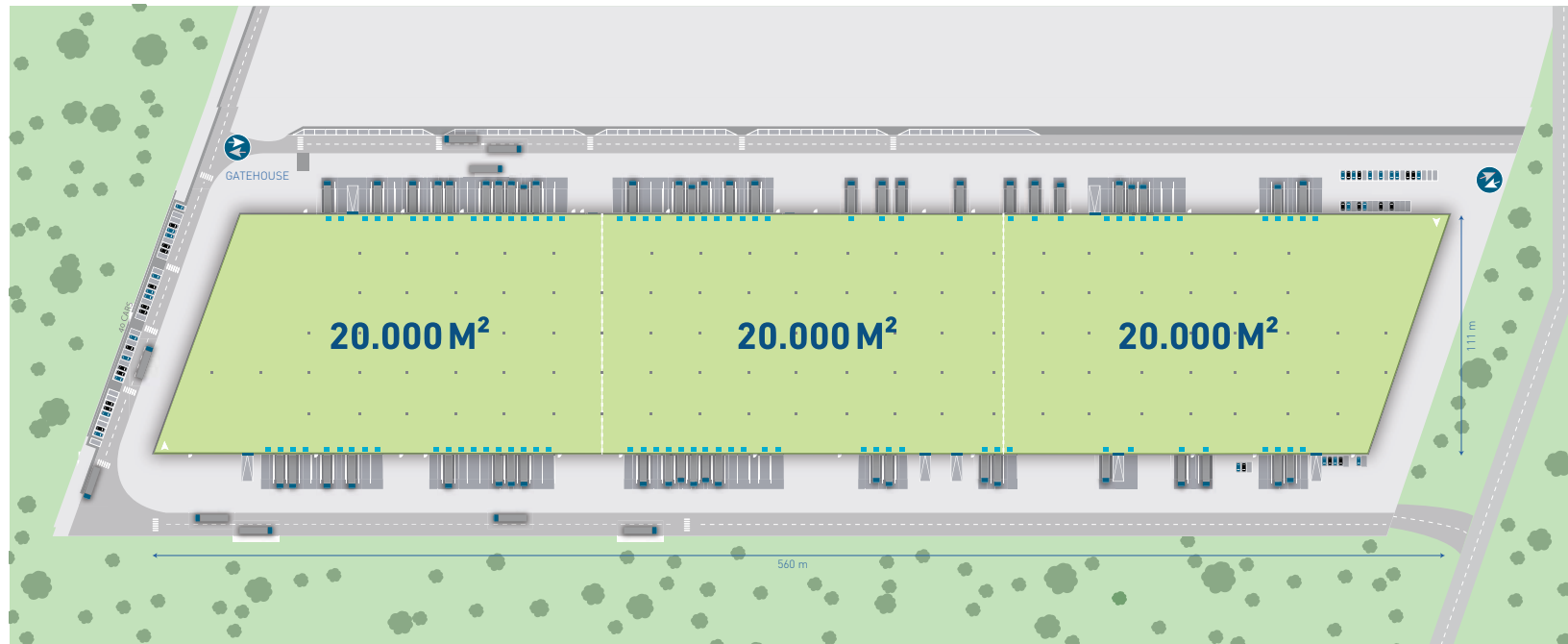
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0 20 40 60m



KEY

Occupied Warehouse	Occupied Offices	Available Warehouse	Available Offices
Dock Doors	Ground Level Door	Entrance Gate	Battery Charging Room

92 Docks 7 Gates	10 m	5 t/m ²	Battery Charging Room
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ENERGY CLASS Asset not subject to energy certification (exclusion cases)

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