

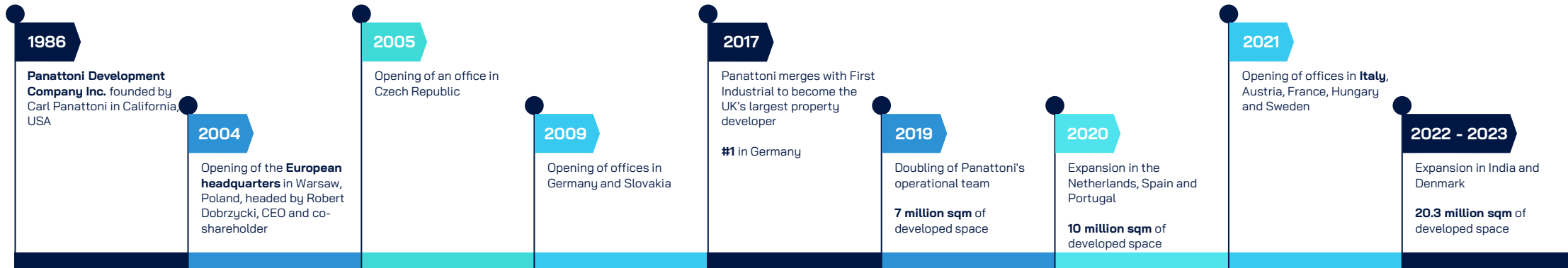
An aerial photograph of a large industrial building with a dark, solar-paneled roof. The building is situated in a green field with a row of trees in front of it. A multi-lane highway runs along the bottom of the frame. In the background, there are rolling hills and a small town with a church spire. The sky is blue with some light clouds.

 PANATTONI

Park Turin North

Letting Opportunity

THE GROUP'S HISTORY AND MILESTONES



INTERNATIONAL VISION,
LOCAL FOCUS



53
OFFICES
WORLDWIDE



54,9
MILLION SQM
DEVELOPED
WORLDWIDE



20,3
MILLION SQM
DEVELOPED IN
EUROPE

ENVIRONMENTAL APPROACH

Go *Earthwise*
with PANATTONI



Panattoni, as the European market leader, pays particular attention to **sustainable and pro-social solutions** in the facilities it builds.

All of Panattoni's new projects are **BREEAM** certified and are characterised by, among other things, **reduced CO2 emissions** (e.g. through increased insulation capacity of walls and roofs), **environmental friendliness and employee well-being**.

Panattoni's responsibility goes beyond the buildings and takes into account the wider environmental impact.

Some **green** examples:

- Conservation of natural habitats, flora and fauna
- Respect for the nature's existing species
- Renewable energy production



SCARMAGNO PROJECT

Prime Location

Nestled in one of **Europe's most industrious areas**, project is located in Scarmagno, 35 km north of Turin within a **dynamic region**, with a population exceeding 10 million.

The site boasts an **excellent connection** to key Italian airports, harbours and extensive motorway networks: located in front of the tollgate, the new development benefits from an efficient connectivity with both **A4 and A5 highways** to the south towards Turin and Genoa, and eastwards towards Milan and Verona.

Furthermore, it enjoys **direct connections** with France (via Mont Blanc Tunnel and Frejus Tunnel) and Switzerland (via Grand-Saint-Bernard Tunnel).

The project's sustainability commitment

The project incorporates reuse of an industrial location, underscoring its sustainability commitment with the obtainment of a **BREEAM Very Good Certification**.

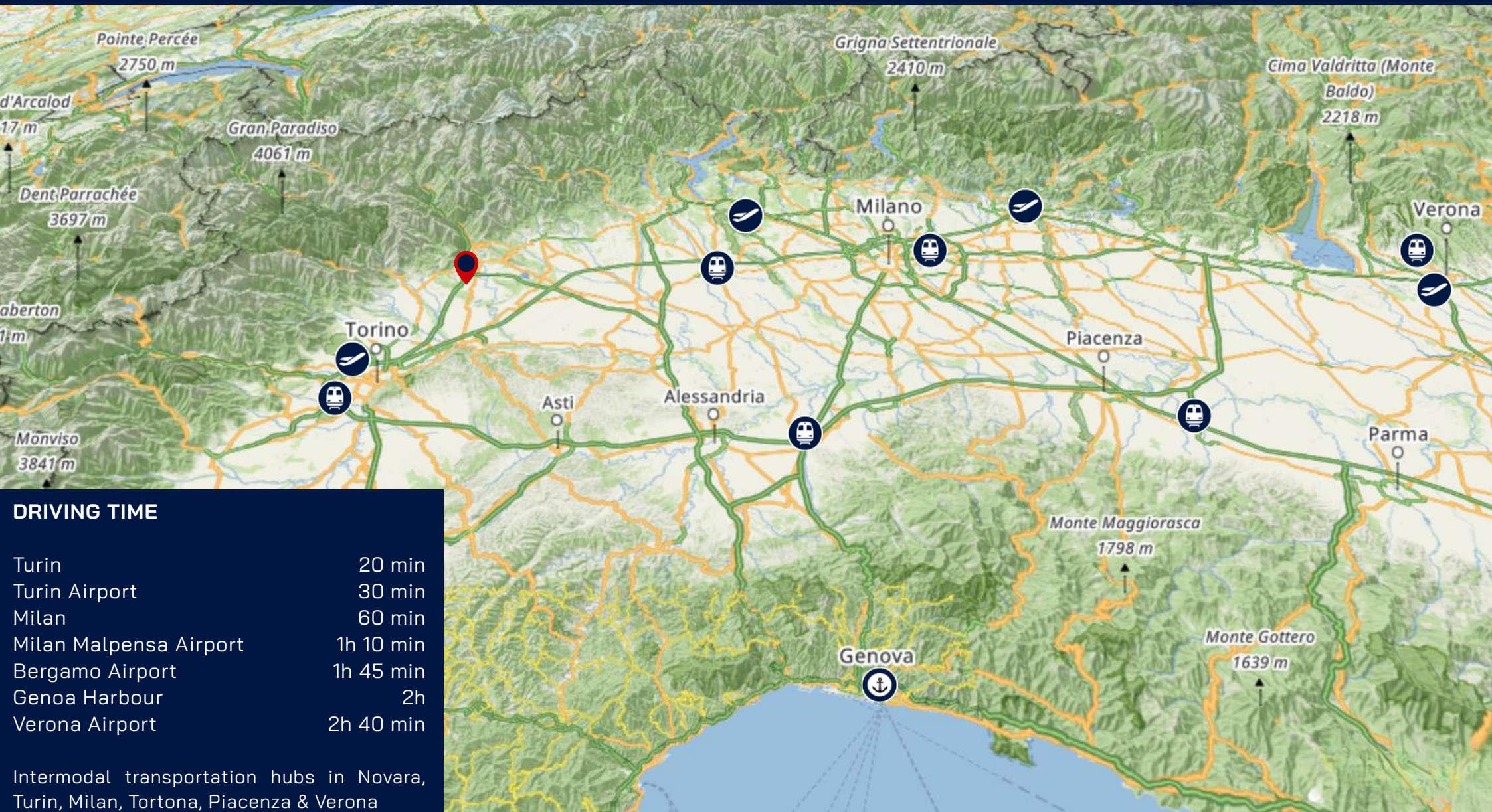
The landscape project

The landscape project of the new logistics hub was accurately studied in order to reduce the building's impact, including a special attention to nature and historical pre-existences, thanks to the design of **new green areas**, cycle paths, spaces for the community and anti-noise barriers.

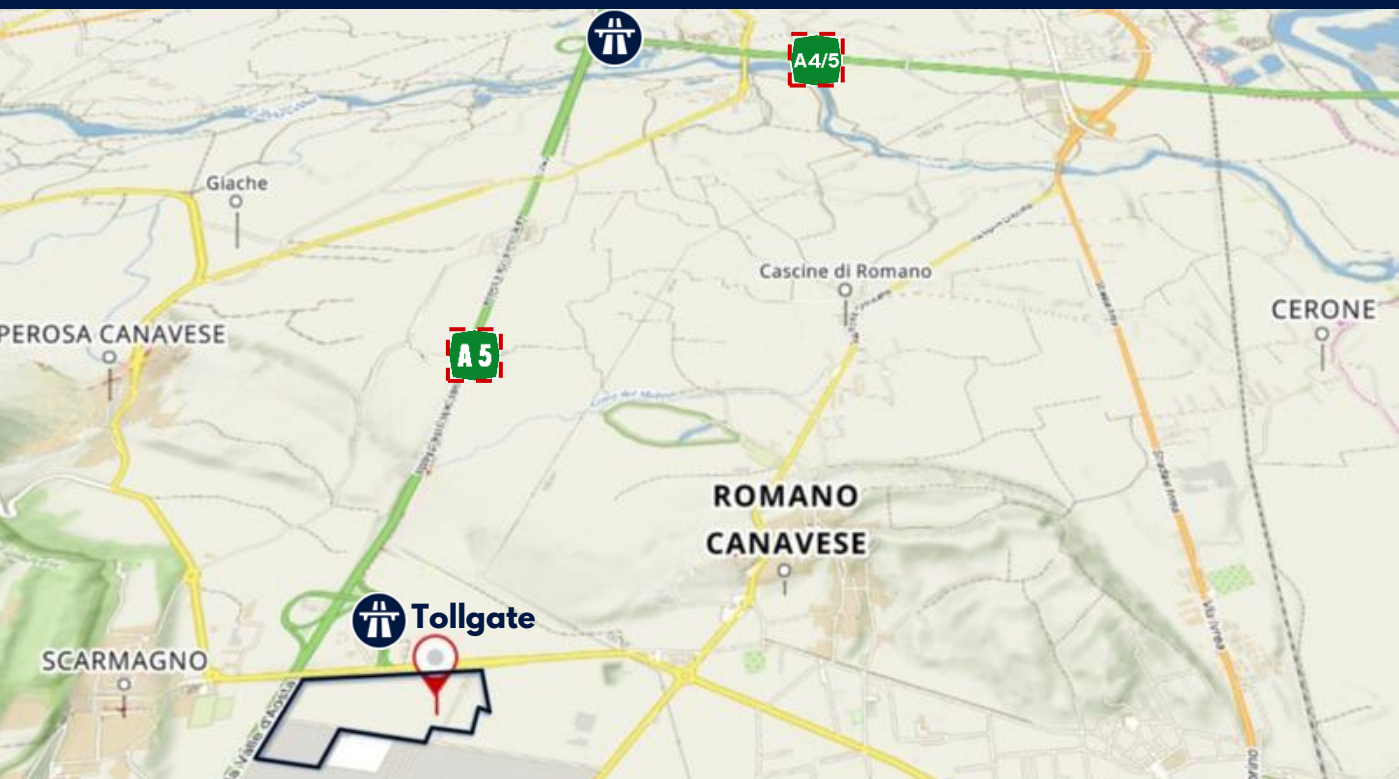
Moreover, it has been envisaged a strategy for the **color blend** of the hub - following a "pixel approach", with a gradual color fading from the brown/green ones of the ground to the blue/grey ones of the sky -, and for the placement of the **photovoltaic roof panels** following a scheme deriving from the study of the original Olivetti architectural grid.

Particular attention was paid to the **restoration of the historical guardhouse** at the entrance of the Olivetti factory, as well as the **original road accessibility**.

STRATEGIC LOCATION



WELL-CONNECTED SITE
AND
EASY HIGHWAY ACCESS



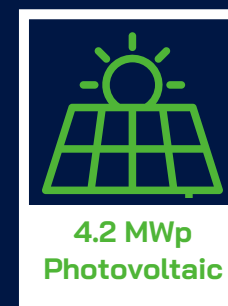
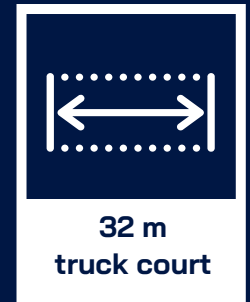
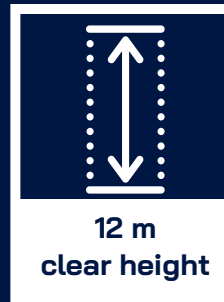
AERIAL VIEW OF THE
PROJECT'S LOCATION

BORDERS ACCESS



THE PROJECT'S NUMBERS

Discover our stand-alone logistic facility, featuring a Grade A
89,831 sqm of Gross Leasable Area (GLA).



PROJECT TIMELINE

	2024												2025											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
PERMITTING																								
Commitment date	*01-Jan-2024																							
PEC approval (logistic building) (*)																								
Landscape authorization for logistic building																								
SCIA (*)																								
Building permit granted																								
CONSTRUCTION BTS building																								
Construction works																								
Hand over																								

- **PEC:** implementation plan
- **SCIA:** declaration of works' commencement





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