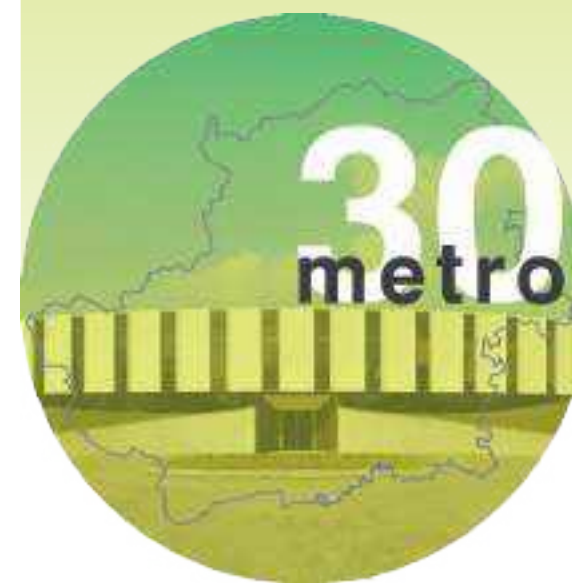


# PROJECT **30METRO**

In cooperation with:  
LINKS Foundation, Confindustria Piemonte,  
Consorzio Insempiamenti produttivi del Canavese



# ATTRACTION OF **INVESTMENTS** IN THE METROPOLITAN AREA



# ATTRACTION OF INVESTMENTS IN THE METROPOLITAN AREA



NOVEMBER 2019

## DOSSIER REALIZED BY

Città metropolitana di Torino  
Economic Development Department  
Corso Inghilterra 7 - 10138 Torino  
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## IN COLLABORATION WITH

LINKS Foundation  
[www.linksfoundation.com](http://www.linksfoundation.com)

Confindustria Piemonte  
[www.confindustria.piemonte.it](http://www.confindustria.piemonte.it)

CIP Canavese  
[www.insiediamentiproduttivicanavese.it](http://www.insiediamentiproduttivicanavese.it)



# PROJECT 30 METRO

## FOR METROPOLITAN DEVELOPMENT

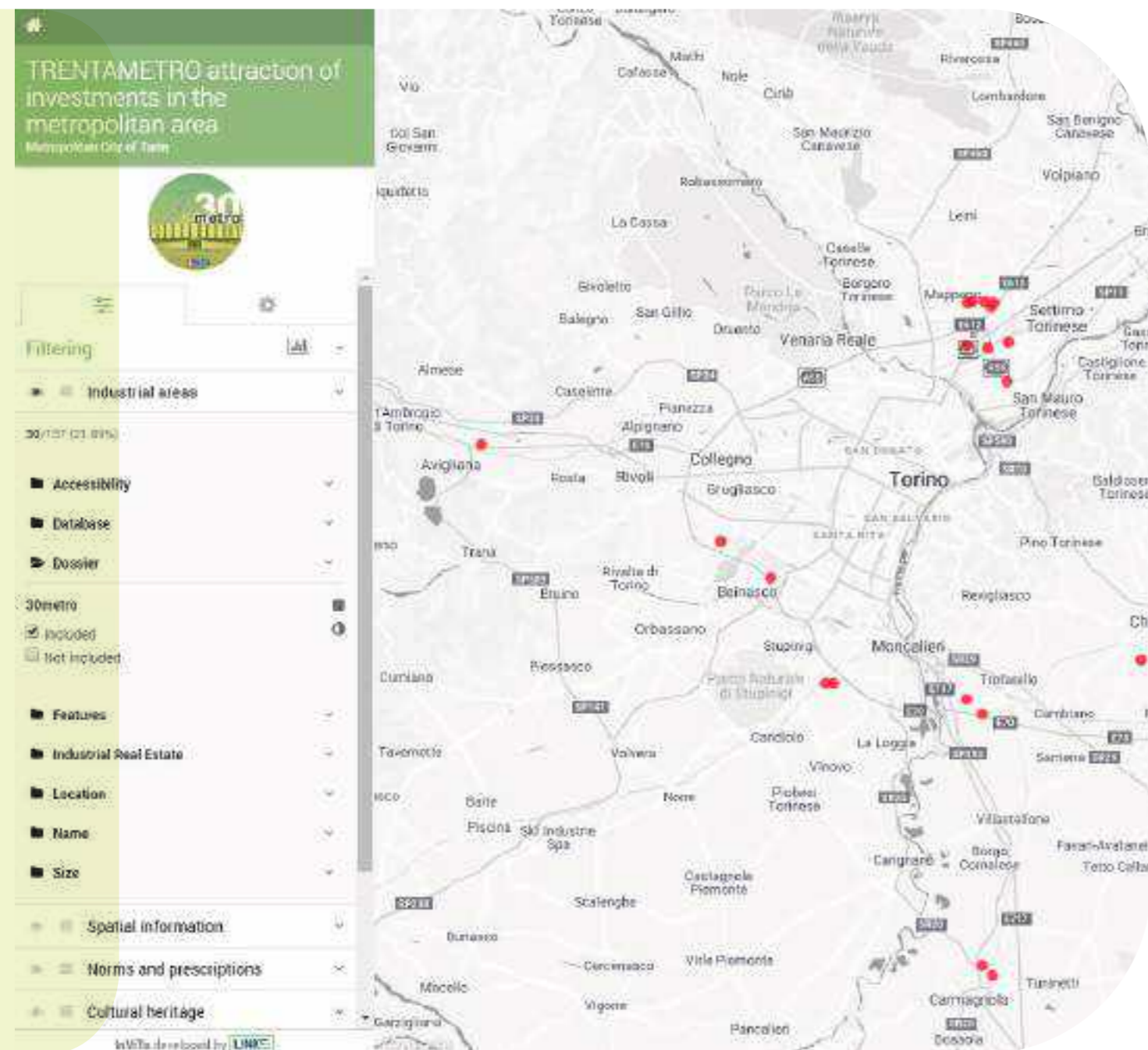


### INTERACTIVE PLATFORM

MAP-BASED WEB PLATFORM INCLUDING INFORMATION ABOUT ALL THE ABANDONED INDUSTRIAL AREAS AND ABOUT THE TERRITORIAL CONTEXT.

[WWW.URBANTOOLBOX.IT/PROJECT/TRENTAMETRO](http://WWW.URBANTOOLBOX.IT/PROJECT/TRENTAMETRO)

(DEVELOPED BY LINKS FOUNDATION BY INVITO TOOL)



DR. DIMITRIDE VITA

### COUNCILLOR

MOUNTAIN DEVELOPMENT, EUROPEAN AND INTERNATIONAL RELATIONS AND PROJECTS, STRATEGIC PLANNING, ECONOMIC DEVELOPMENT, PRODUCTIVE ACTIVITIES, TRANSPORTATION, PROFESSIONAL TRAINING.

The TRENTAMETRO project, promoted by the **Città metropolitana di Torino**, in partnership with **LINKS Foundation**, **Confindustria Piemonte** and **Consorzio per gli Insediamenti Produttivi del Canavese**, aims to achieve the maximum potential on the territorial and urban level, in order to boost new productive activities and to promote the reuse of many abandoned areas of our territory.

Through the attraction of productive foreign investments and the development of synergies between public and private investors, the initiative aims to **revitalize** marginal or peripheral areas, to contain soil consumption and to kick-start environmental regeneration and urban redevelopment processes.

As a first step, the project has **mapped** all the abandoned industrial areas of the metropolitan territory measuring more than 5,000 square meters. Then, a selection among the over 130 mapped areas allowed identification of the **30 most attractive sites**, through a process that took into consideration the services and the surroundings of every site: its accessibility, the presence of an industrial area and the broadband connection.

Once the most competitive areas were defined, a dialogue with the

owners was initiated to check the actual interest in selling their areas and to obtain the authorization to include them in the dossier.

This document hopes to be a catalogue capable of promoting the selected areas at a national and international level, in order to transform abandoned places into opportunities for economic development.

For these reasons, the TRENTAMETRO dossier is available in Italian, English, Chinese and Russian.

Within the project, a **geo-referenced web platform\*** has been created and made available to the business world, which contains information about the localization of all the mapped abandoned areas, including those not included in the dossier. Moreover, the platform allows interaction with information about the territorial context in which the different areas are located.

\*The platform is available at the following link:  
[www.urbantoolbox.it/project/trentametro](http://www.urbantoolbox.it/project/trentametro)

# CITTÀ METROPOLITANA DI TORINO

312

MUNICIPALITIES

6.827

SQUARE KILOMETRES

2.300.000

INHABITANTS

## LOCATION AND ENVIRONMENTAL QUALITY

The Metropolitan City of Turin, with its 186 km border with France (Savoie and Hautes-Alpes) and a dense and efficient network of road and rail infrastructure, is one of the main national connections with Western Europe (Frejus, Mont Blanc and Moncenisio tunnels, Ventimiglia, Sempione and Colle di Tenda passes).

Its capital was defined by Le Corbusier as “the city with the most beautiful natural location in the world” for its proximity to the Alpine the hills, the major lakes and the sea.

The Metropolitan City of Turin is also **one of the richest metropolitan areas** in Europe from an **environmental, landscape and historic-cultural** point of view.

The **mountain areas**, characterized by the presence of natural parks and extensive wooded areas, are known above all for winter tourism and internationally famous for having hosted the **XX Winter Olympic Games in 2006**, and are a true paradise for nature lovers in every season, offering numerous alternatives in terms of outdoor activities.

The Po River, the largest in Italy, rises on the Monviso at the Piano del Re and crosses the entire Metropolitan City of Turin, collecting

the waters of the extensive network of secondary tributaries. Hundreds of lake basins enrich the territory, from the Germanasca Valley, to the Gran Paradiso massif, to the Locana and Lanzo Valleys; in the lowland areas, the Viverone Lake, the Lakes of Avigliana, the Lake of Candia, and the Lake Sirio stand out for their environmental and touristic value.



EXTRAORDINARY NATURE, HISTORY, TRADITION, CULTURE, TECHNOLOGICAL INNOVATION,  
TOP QUALITY FOOD AND WINE, SPORT AND RELAXATION.

LONELY PLANET

## ATTRACTION AND TOURISTIC HOSPITALITY

The Metropolitan City of Turin offers a dynamic and varied tourist experience. There are countless cultural and landscape assets of artistic, historical and archaeological interest, such as the Fenestrelle Fortress which, due to its size and its development along the entire left side of the Chisone Valley, has been called “the Great Piedmontese Wall”.

Sites and areas recognized as **World Heritage by UNESCO** are widespread within the Metropolitan City of Turin: the system of Savoy Residences includes over a dozen sites in the Capital City (Palazzo Reale, Turin State Archives, the Madama and Carignano Palaces, Villa della Regina, Valentino Castle...) and numerous castles spread out across the metropolitan area. These include the hunting lodge of Stupinigi, the Reggia di Venaria Reale and the castles of La Mandria, Rivoli and Agliè.

It is also worth mentioning the recent recognition by UNESCO of the Collina del Po Torinese as a Biosphere Reserve (MAB), and Ivrea, an industrial city of the twentieth century, as the 54th Italian site registered as a World Heritage Site.

There are many **historical and cultural routes** in the Metropolitan City area (the Via Francigena, an important route of communication and pilgrimage between Central Europe and Rome; the historic-cultural itinerary of the “Glorious Repatriation of the Waldenses”; the Great Crossing of the Alps , ...), as well as the hundreds of “minor” assets that testify to the culture and traditions of the places.

More tourist areas of great interest are the: Poirino Plateau; the Turin Hill; the Serra moraine of Ivrea,

Novalesa and Moncenisio; the Olympic mountains of Valle di Susa, Val Soana and Ceresole Reale; the Argentera Valley; the Vineyards of Carema; the Alte Valli di Lanzo; the Val Germanasca; the intermorainic Hill of Avigliana; Pian Cervetto and the Morena of Mazzè.

Turin is also home to many attractive **museums**, testaments to the history, culture, industrial presence and internationality of the city. In particular, those that stand out are the Egyptian Museum, the National Cinema Museum, followed by the Textile Museum in Chieri, the Museum of Forte Bramafam in Bardonecchia, the Historical Museum of the Cavalry of Pinerolo and the Historical Museum of Sacred Art in Susa. The Metropolitan City of Turin is now actively one of the main European centers for contemporary art thanks to the Museum of **Contemporary Art** of the CasPhonelo di Rivoli, the Gallery of Modern Art, the Sandretto Rebaudengo Foundation, Palazzo Bricherasio, the Pinacoteca Agnelli, and the Merz Foundation.

Of further interest are the extra-urban museums (Museums of railway transport through the Bussoleno Alps, the Museum of Rural Life at the Pool, the museum of viticulture in Prarostino, the Valdese Museum of Rorà, ...). Furthermore to be considered are the “eco museums”, places of cultural diffusion and knowledge of local realities: Freidano (Settimo Torinese); Morainic Amphitheater (Ivrea); Feltrificio Crumière (Villar Pellice); Ecomuseo dell'Argilla (Cambiano) and Prali Mines (Prali).

The great **cultural liveliness** that animates the Metropolitan City of Turin is demonstrated by the

numerous first-rate literary, musical and theatrical events hosted throughout the territory.

Amongst all these elements of attraction, the **enogastronomic heritage** stands out, representing an extremely valuable resource for the metropolitan area, and there are many options offered to those interested in low-impact and environmentally friendly forms of tourism. There are also numerous opportunities for taste itineraries that combine the discovery of local products of excellence, with cultural

and hiking experiences through routes that involve local farms and winegrowers, cellars, educational farms, museums and castles (Colours and flavours route, Royal Route of Turin wines, ...).

Confirming the capacity of **attraction** exercised by the artistic and cultural heritage of the territory, and by its **tourist accommodation**, Piedmont has obtained the Lonely Planet "Best in Travel" award that brands it as the Best Region to Visit in the World for 2019.



## PRODUCTION SECTOR AND INNOVATION

From an economic standpoint the Metropolitan City of Turin is characterized by the presence of a **productive fabric** with strong specialization in the manufacturing sector.

The territory can also count on companies' high investment capacity and propensity for innovation, and on a specialized tertiary sector. The internationalization of companies is confirmed by a trade balance that has increased significantly in the last 10 years (equal to € 15bn in 2017), and above all characterized by the dynamism of the enterprises belonging to the districts: 7 districts out of 11 have registered an increase in their exports in 2017.

The industrial production system is of a high calibre with a strong productive specialization in the following sectors:

- > automotive and transportation
- > metallurgy
- > electronic
- > advanced mechanics and mechatronics
- > food industries
- > production of rubber and plastic articles.

Local industrial realities belonging to national and international networks have strong connections with regional districts: aerospace; goldsmith; textiles; wine; appliances and household goods; taps; and fittings and valves.

Piedmont ranks first in Italy for spending on **research and development** (2.2% of regional GDP), of which 80% comes from businesses.

The Metropolitan City of Turin is among the first in Italy due to the presence of start-ups (3.42%) and, in 2016, it ranked second after Amsterdam in the prestigious "European Capital of Innovation Awards" competition organized by the European Commission.

The new identity of the Metropolitan City of Turin is emerging, with strong potential and future prospects, characterized by a lively system dedicated to **innovation**, which includes:

- > 2 universities
- > 3 business incubators
- > 4 innovation poles
- > 2 science and technology parks
- > 2 technological districts
- > 1 Bio park (Colleretto Giacosa)

The above-mentioned structures host students, researchers, startups and companies and promote cultural amalgamation and offer high standards and versatility from the point of view of the labor market.

The metropolitan dimension of Turin is also reinforced by its ability to network with other Italian and European cities and metropolitan areas (Metrex, Metropolis, Tecla, ArcoLatino ...).



## INFRASTRUCTURAL EQUIPMENT

The development model of the advanced economies is based on the increase in competitiveness of territories able to create employment, thanks to the ability to guarantee efficient, sustainable and free movement for people and goods. Europe has identified and supported the creation of the Trans European Network-Transport (TEN-T). One of the corridors involving Italy, the "Mediterranean" Corridor (the main East-West connection axis of an area that includes 18% of the population of Europe and produces 17% of its GDP), crosses the territory of the Metropolitan City of Turin.

Of extreme importance is the proximity to the **ports** of Genoa and Savona and to the **passes and tunnels** towards Europe (Ventimiglia, Montgenèvre, Fréjus, Mont Blanc, Simplon, Gotthard).

Important infrastructural endowment guarantees the Metropolitan City of Turin high performance in terms of mobility and logistics.

The **railway network** is the most extensive of those in Northern Italy, with 77 stations that are located along approximately 2,000 km of lines that innervate the entire metropolitan area.

The **motorway network** (compared to the number of registered cars) is in third place, while the road network, with a radial conformation on Turin, extends for over 3,000 km connecting the totality of the 312 Municipalities and a large part of their fractional centers.

Of these particular infrastructures, it is worth mentioning:

- > the **Sandro Pertini International Airport**, connected through the motorway network to strategic logistics hubs and important industrial and knowledge poles, such as Aosta, Milan, Piacenza,

Savona and Bardonecchia;  
> and the connection with France, through the **Fréjus Tunnel**, the SS25 of Moncenisio and the SS24 of Montgenèvre;

To support the **mobility of goods** there are two important intermodal **logistics hubs**:

- > the **S.I.TO freight village** - which is strongly interconnected with the Orbassano railway yard - endowed with innovative and technologically advanced infrastructures and facilities at the service of companies;
- > and the **Ambrogio gateway** located in Candiolo, specialized in intermodal transport.

S.I.TO represents a fundamental junction of the Piedmontese logistics system. Located near the capital of Turin and thanks to the connection with the railway line to France, it offers excellent services for logistics companies and shippers and is suitable for city logistic activities.

Easily accessible from the rest of the territory is also the urban axis called the **Innovation Mile**, along which the headquarters of the organizations that make up the Turin innovation ecosystem are distributed. The corridor is served by 2 railway stations, a metro line, and a boulevard that lies above the railway tunnel and connects the axis directly to the motorway network.

It is on this axis that the **Metropolitan Railway Service** is established, which, thanks to its 8 lines that extend for around 500km, serves over 300 daily connections and 93 stations, allowing for a capillary and rhythmic connection with the main poles of the metropolitan territory, including the territories outside the Turin conurbation.

# LIST OF THE 30 SITES

- ZONE 2 **01** FORMER TEKSID - AREA IR1 | BUTTIGLIERA ALTA
- 02** PN2 AREA | BEINASCO
- 03** S.I.TO AREA | ORBASSANO
- ZONE 3 **04** FORMER ILTE | MONCALIERI
- 05** PIP4 AREA | NICHELINO
- 06** FORMER LIRI | NICHELINO **(SOLD)**
- 07** MONTEPO AREA | TROFARELLO
- 08** FORMER BURGO | SAN MAURO T.SE
- 09** PI12BORSETTO | SETTIMO T.SE
- 10** PI13B CPT | SETTIMO T.SE
- 11** MF24 ECOALPI DUE | SETTIMO T.SE
- ZONE 4 **12** FORMER BRONDI | SETTIMO T.SE
- 13** FORMER TRECI SPA | SETTIMO T.SE **(SOLD)**
- 14** FORMER SIDAUTO/SPARCO | SETTIMO T.SE
- 15** AERFERRISI BUILDING | SETTIMO T.SE
- 16** FORMER PIRELLI | SETTIMO T.SE
- 17** FORMER EATON | RIVAROLO C.SE
- ZONE 8 **18** PR14 AREA | RIVAROLO C.SE
- 19** FORMER PINIFARINA | SAN GIORGIO C.SE
- ZONE 9 **20** BUSINESS PARK | IVREA
- 21** FORMER TECSINTER | IVREA
- 22** FORMER BULL | CALUSO **(SOLD)**
- 23** CHIND NORTH | CHIVASSO
- ZONE 10 **24** CHIND SOUTH | CHIVASSO
- 25** FORMER WIERER | RONDISSONE
- 26** FURNACE GHIGGIA | TORRAZZA PIEMONTE
- 27** FORMER ALPESTRE | CARMAGNOLA
- ZONE 11 **28** FORMER TEKSID | CARMAGNOLA
- 29** FONTANETO2 | CHIERI
- 30** FORMER EMBRACO | RIVA C/O CHIERI

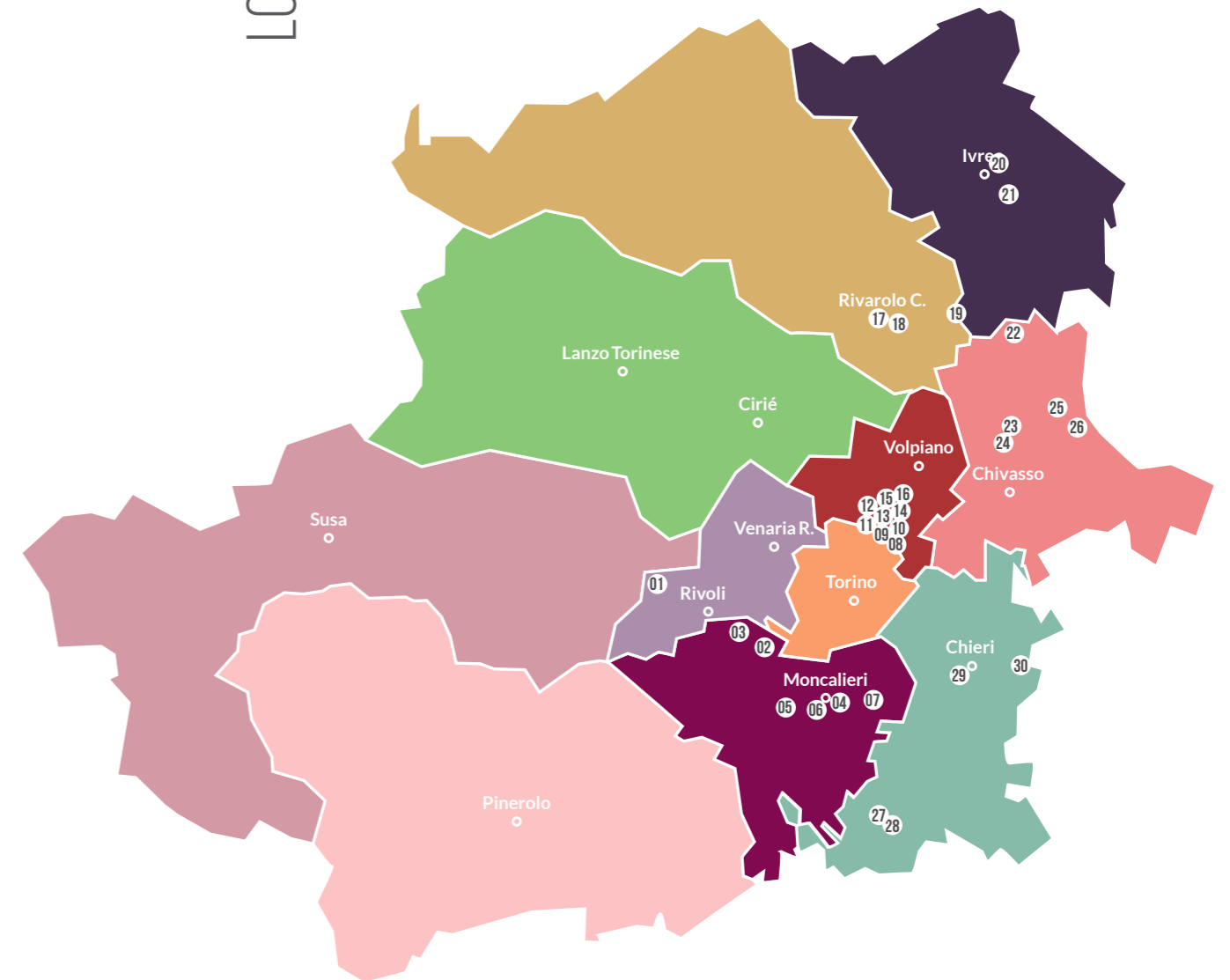
## LOCATION OF THE 30 SELECTED SITES, DIVIDED BY HOMOGENEOUS ZONES

The Homogeneous Zones, identified by the Metropolitan City of Turin are the operational structure of the Conferenza Metropolitana (Metropolitan Conference). Territorial contiguity and a population of at least

80,000 inhabitants characterize them. These can become the optimal setting for the organization of associated municipal services and for the functions of metropolitan competence (Statute, art. 27).

### HOMOGENEOUS ZONES

- ZONE 1 ● TORINO
- ZONE 2 ● AM TORINO OVEST
- ZONE 3 ● AM TORINO SUD
- ZONE 4 ● AM TORINO NORD
- ZONE 5 ● PINEROLESE
- ZONE 6 ● VALLI DI SUSÀ E SANGONE
- ZONE 7 ● CIRIACESE-VALLI DI LANZO
- ZONE 8 ● CANAVESE OCCIDENTALE
- ZONE 9 ● EPOREDIESE
- ZONE 10 ● CHIVASSESE
- ZONE 11 ● CHERESE - CARMAGNOLESE



MUNICIPALITY OF BUTTIGLIERA ALTA

# FORMER TEKSID-AREA IR1

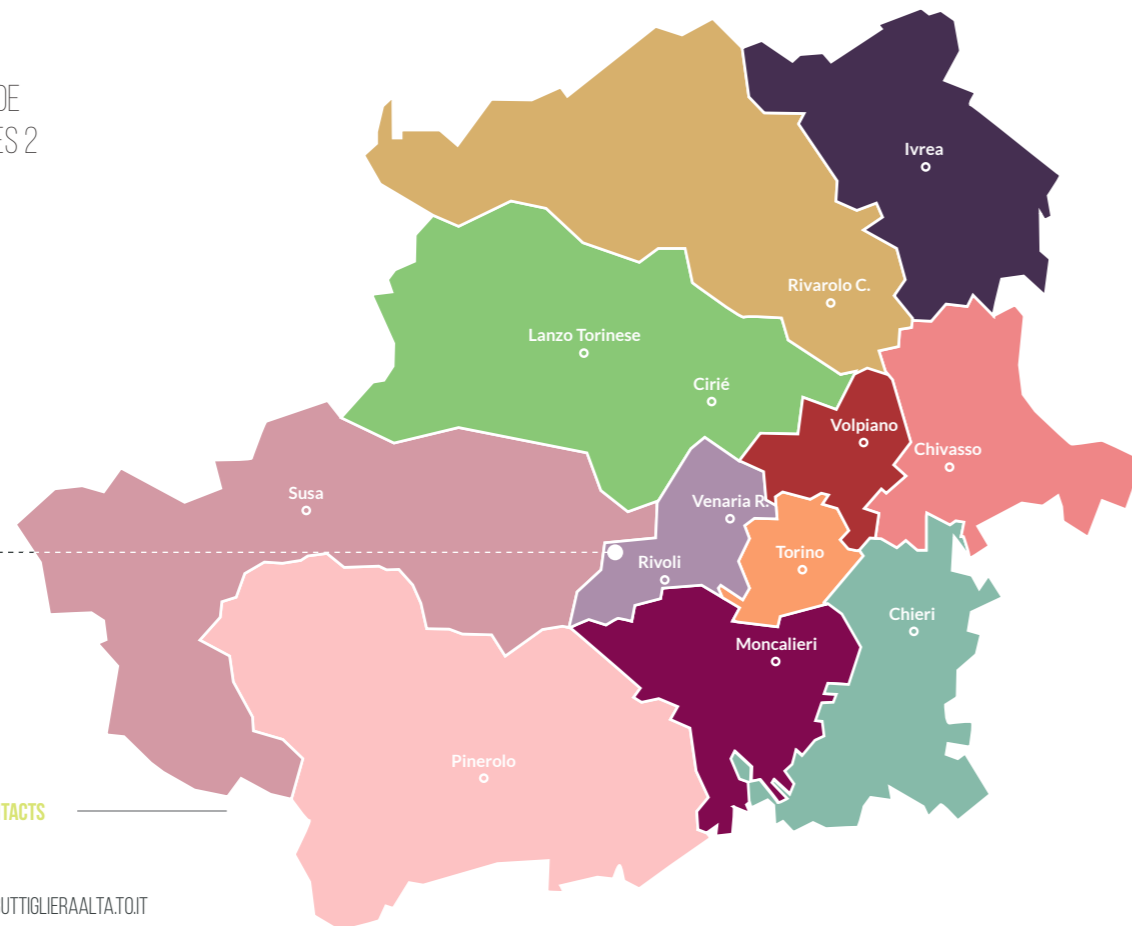
CORSO SUSA 4 - FERRIERA

DESCRIPTION

In 1891, the French group Ferriere-sous-Jougne transferred the facilities for the construction of shoe nails and wire to Avigliana; in 1896, after having installed ovens and rolling mills, the company began processing steel and wire rod laminates. Three years later, to coincide with the expansion of the plant, the company Ferriere di Buttigliera Alta and of Avigliana was born, then integrated in 1978 into TEKSID. Following the global steel crisis, the plant was abandoned by FIAT and leased to other smaller industries.

The factory is located along the route that joins the Metropolitan City of Turin, through the Frejus Tunnel with France, and is connected to the E70 motorway by the Avigliana junction. For 2021 the construction of the new Ferriera di Buttigliera Alta railway station is expected in the area immediately facing the plant; the station will be directly connected to the new stop of Line 3 of the Metropolitan Railway Service, which will directly connect the site with the City of Turin and, subsequently, with the Sandro Pertini Airport.

**01**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 2



**BUTTIGLIERA ALTA**  
FORMER TEKSID-AREA IR1

CONTACTS

GILBERTO ALICE  
PHONE: (+39) 011.9329306  
MAIL: URBANISTICA@COMUNE.BUTTIGLIERAALTA.TO.IT

**35,0km**  
FROM TURIN AIRPORT

**30,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**17,0km**  
FROM S.I.TO  
FREIGHT VILLAGE

**2,5km**  
FROM AVIGLIANA  
RAILWAY STATION

**1,5km**  
FROM THE  
TORINO-BARDONECCHIA  
MOTORWAY JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
28,000 sqm
- > Built-up area allowed  
17,800 sqm
- > Existing gross floor area  
17,800 sqm
- > Gross floor area allowed  
17,800 sqm
- > Production area  
17,000 sqm
- > Offices  
800 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.

NOTES

The current intended use is industrial but an on-going variant to the PRG (current Urban Masterplan) foresees the commercial destination.





MUNICIPALITY OF BEINASCO

# PN2 AREA

VIA BOLOGNA/VIA VENEZIA

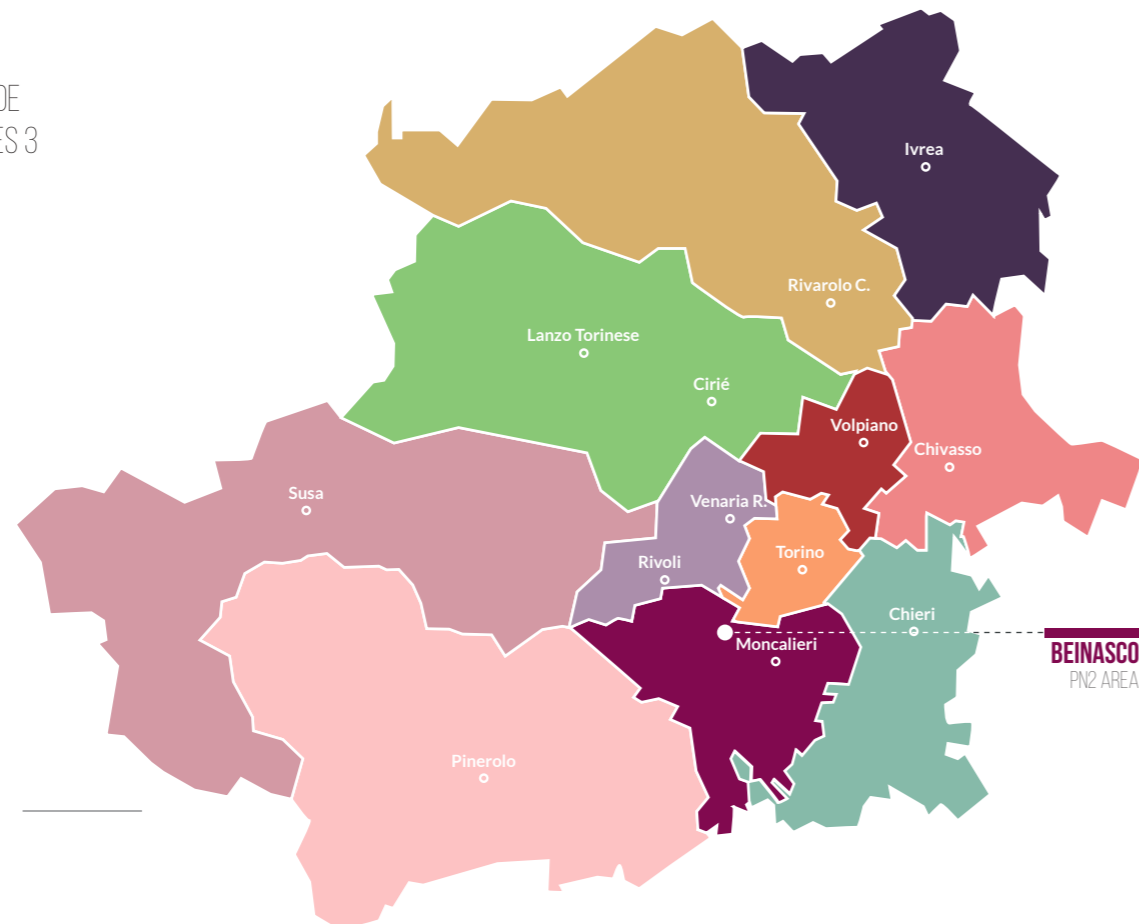
## DESCRIPTION

The area owned by the Company ATIVA SpA is a greenfield for which the intended use is artisanal and industrial, and is located in the industrial area, near the FCA Mirafiori Sud facilities. The position is extremely favourable

as it is immediately adjacent to the junction of the Turin ring road junction; the new line of the Turin metro, which is currently being studied, would implement its connection with the capital.

02

IDENTIFICATION CODE  
HOMOGENEOUS ZONES 3



## CONTACTS

DAVIDE FINELLO  
PHONE: (+39) 011.3814100  
MAIL: FINELLO@ATIVA.IT

**33,0km**  
FROM TURIN AIRPORT

**10,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**5,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**5,5km**  
FROM TORINO LINGOTTO  
RAILWAY STATION

**0,5km**  
FROM THE RING ROAD  
JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
17,386 sqm
- > Built-up area allowed  
max 8,693 sqm
- > Existing gross floor area  
0 sqm
- > Gross floor area allowed  
8,693 sqm

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TYPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

### RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.



MUNICIPALITY OF ORBASSANO

# S.I.T.O AREA

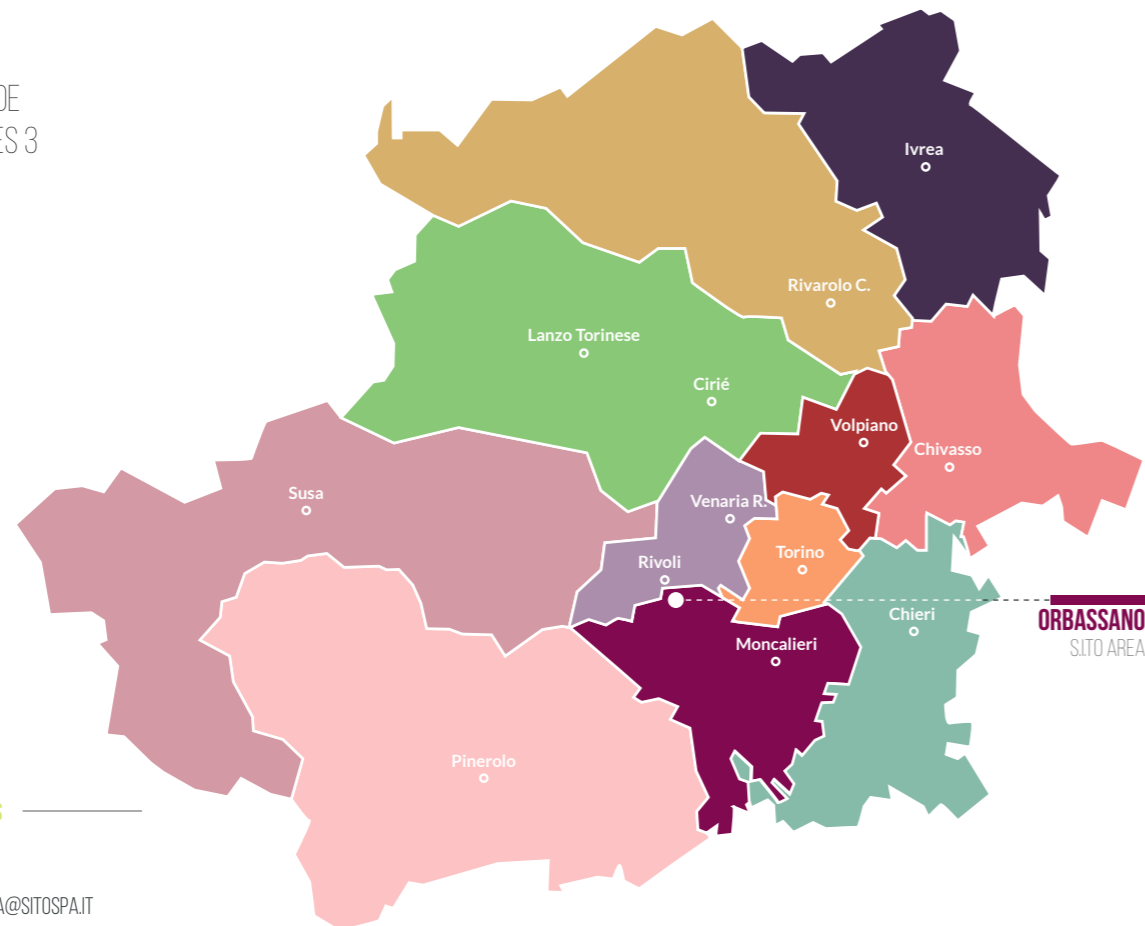
TURIN FREIGHT VILLAGE

DESCRIPTION

The area is composed of 2 free surfaces, for a total of approximately 138,000 square meters, bordering on the CAAT agri-food site of Turin. It is located inside the Turin logistic hub called S.I.T.O (Interporto di Torino Company), one of the best locations in the North West Logistic Area, along the new southern European railway known as Corridor V (representing the privileged "door" of the Alps for goods directed to North-West Europe). S.I.T.O has its own 7-track terminal, connected with the railway line through the Orbassano goods yard

and interconnected to the Turin Orbassano rail freight yard. It is directly accessible from the south Turin ring road through a road junction in the vicinity, which guarantees an excellent connection with the entire motorway network towards France, Lombardy, Liguria and the rest of Italy. S.I.T.O covers approximately 280,000 square meters in the Municipalities of Turin, Grugliasco, Orbassano, Rivalta and Rivoli, and hosts 350,000 square meters of warehouses and 750,000 square meters of yards.

**03**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 3



**CONTACTS**  
DAVIDE GIAQUINTA  
PHONE: (+39) 011.3975975  
MAIL: UFFICIOTECNICO.GIAQUINTA@SITOSPA.IT

**28,0km**  
FROM TURIN AIRPORT

**13,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**0km**  
FROM S.I.T.O FREIGHT  
VILLAGE

**2,0km**  
FROM ORBASSANO  
FREIGHT STATION

**0,5km**  
FROM THE MOTORWAY  
JUNCTION

SPECIFIC INFORMATION

**SURFACE DIMENSIONS AND DETAILS**

- > Land Surface  
138,000 sqm
- > Built-up area allowed  
max 0,5 sqm/sqm
- > Existing gross floor area  
0 sqm
- > Gross floor area allowed  
2 sqm/sqm

**UTILITIES**

- Electric
- Sewerage
- Water
- Phone
- Broadband

**TYPOLGY AND STATE OF PRESERVATION**

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

**RECLAMATIONS REQUIRED**

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.

**NOTES**

Area intended for the storage of goods with or without shipping activities, with a rail link; warehouses for storage and storage of goods, premises for processing goods, packaging, and final assembly; connected or induced administrative, managerial and commercial activity; manager and custodian housing, canteen and social services.

There are service roads to settlements and parking lots.



MUNICIPALITY OF MONCALIERI

# FORMER ILTE

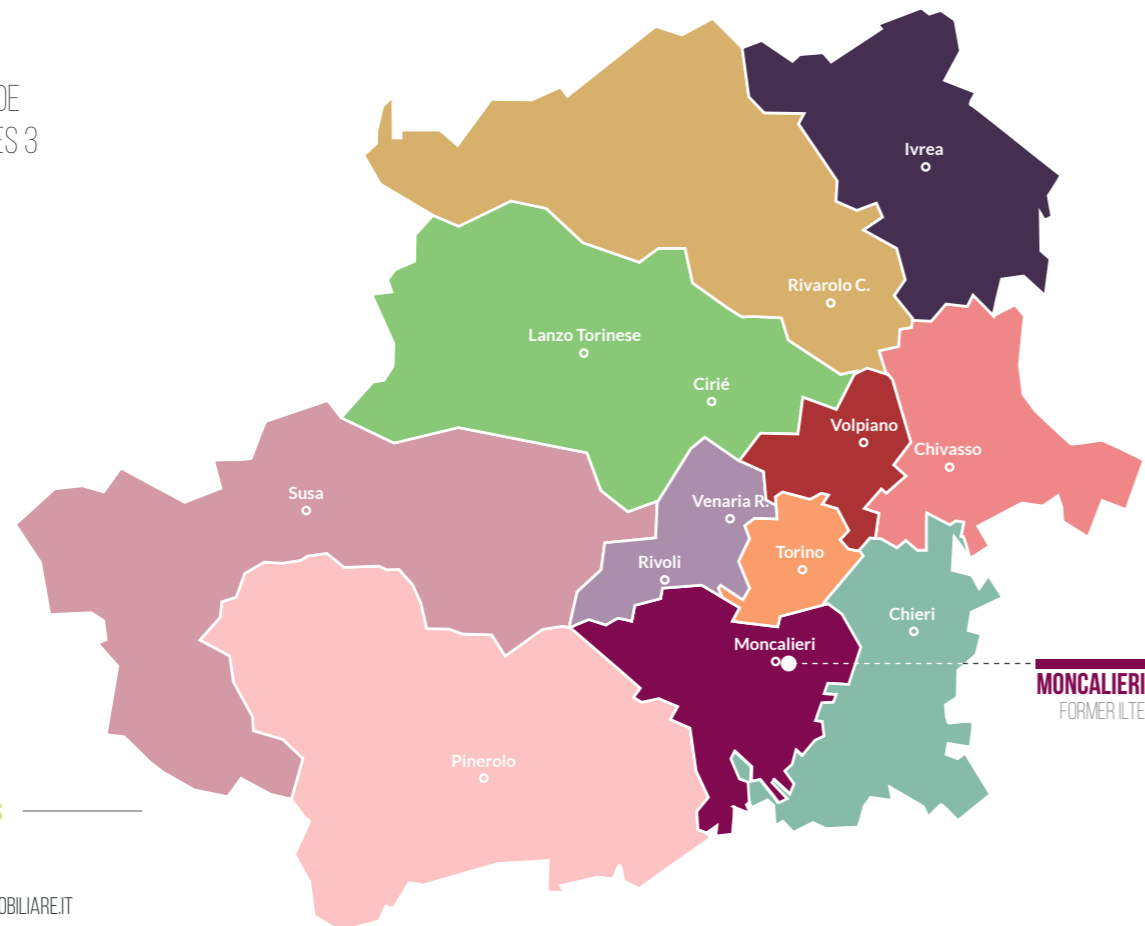
VIA FORTUNATO POSTIGLIONE 14

DESCRIPTION

The former ILTE, decommissioned since 2016, was the headquarters of ILTE (Industry Book Publishing Company), founded in 1947 when the Institute of the Italian book S.r.l. (ILTE since October 1951) decided to dedicate special spaces for a telephone directory printing press. In view of the ever-expanding activity, ILTE in the following decades has moved from its original location in Turin to the more modern Moncalieri plant (characterized by a building with a singular propeller staircase designed by the engineer Nino Rosani), which is able to satisfy

the needs dictated by growing production. The area is located in the Sanda Vadò industrial pole, one of the strategic areas of the Metropolitan City of Turin, consisting of modern industrial buildings, mostly designed by the designer Giorgetto Giugiaro. A hotel, a bank, a shopping and entertainment centre and other services make the area very functional. Logistically, the area is close to the Vadò junction of the Turin Bypass, at the Turin-Genoa motorway exit and the Turin ring road.

**04**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 3



**CONTACTS**  
SILVANO BATTOCCHIO  
(+39) 335 8036867  
BATTOCCHIO@BATTOCCHIOIMMOBILIARE.IT

**48,7km**  
FROM TURIN AIRPORT

**14,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**20,0km**  
FROM S.I.T.O FREIGHT  
VILLAGE

**2,3km**  
FROM TROFARELLO  
RAILWAY STATION

**4,5km**  
FROM THE MOTORWAY  
JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
277,000 sqm
- > Built-up area allowed  
85,045 sqm
- > Existing gross floor area  
92,445 sqm
- > Gross floor area further buildable  
81,995 sqm
- > Production area  
80,575 sqm
- > Offices  
11,870 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

RECLAMATIONS REQUIRED

Reclamations necessary for asbestos roofing. There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.



MUNICIPALITY OF NICHELINO

# PIP4 AREA

CORSO VITTIME DEL LAVORO

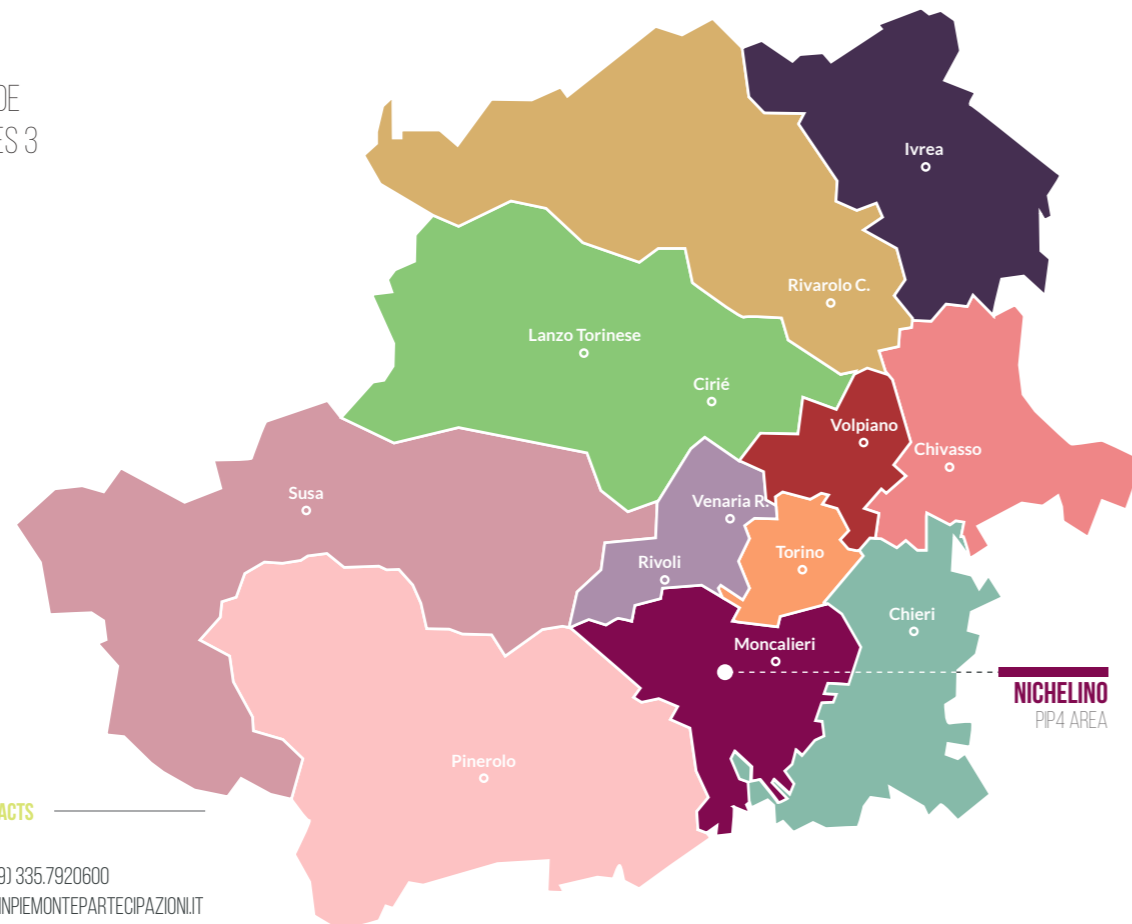
## DESCRIPTION

The PIP4 area is located behind another industrial area (PIP3), developed in the 2000s along the Vernea road.

In the area are foreseen: industrial lots; a commercial lot; a service area composed of a bar / restaurant; a service centre and a hotel. The context is still partially agricultural

with the presence of widespread building interventions, both residential and industrial. The area has good accessibility, as it is connected to the ring road through the Dobouchè junction.

**05**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 3



**CONTACTS**  
SALVATORE CARBONE  
PHONE: (+39) 011.7172304; (+39) 335.7920600  
MAIL: SALVATORE.CARBONE@FINPIEMONTEPARTECIPAZIONI.IT

**39,0KM**  
FROM TURIN AIRPORT

**3,4KM**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**11,0KM**  
FROM S.I.T.O FREIGHT  
VILLAGE

**1,5KM**  
FROM NICHELINO  
RAILWAY STATION

**2,5KM**  
FROM THE MOTORWAY  
JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
60,000 sqm
- > Built-up area allowed  
max 50%
- > As regards the details relating to the work that can be carried out, please refer to the technical standards for implementing the Plan for Productive Settlements (P.I.P.)
- > Land dedicated to production  
45,000 sqm
- > Land dedicated to services  
15,000 sqm

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

### RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.

### NOTES

Primary urbanization: public green areas, equipped green areas, public car parks.

Part of the area is subject to a building constraint due to a power line that crosses it in an east-west direction.



MUNICIPALITY OF NICHELINO

# FORMER LIRI

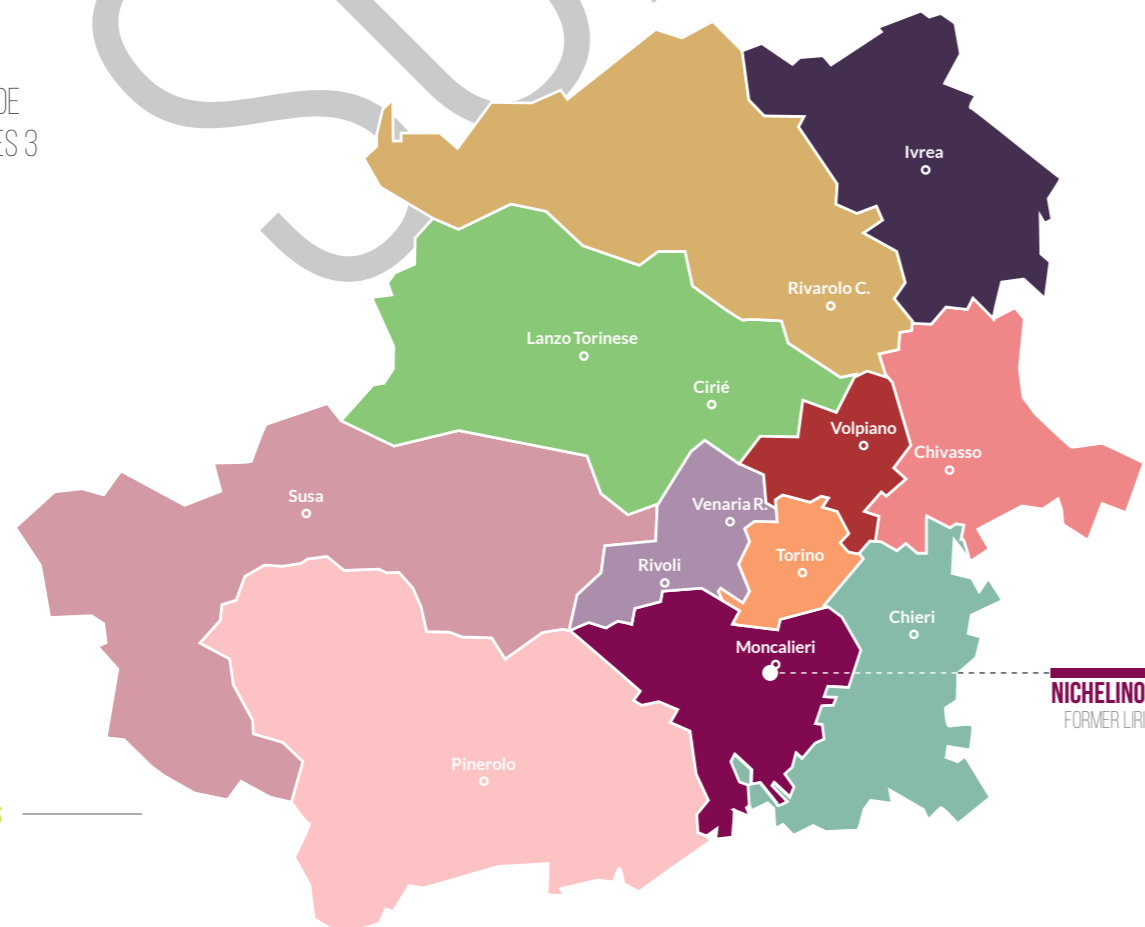
VIA VERNEA 2

## DESCRIPTION

The area is located in an industrial, craft and commercial district hosting both national and international companies, mainly operating in the engineering, chemical-pharmaceutical and design sectors. The complex includes a series of sheds previously dedicated to the production cycle, an office building, a porter's lodge, ancillary rooms and other accessory areas. The plant was decommissioned in 2013.

The Municipal General Master Plan (PRGC) classified the area as "BP2 area - subject to reorganization, urban transformation and completion". The former LIRI, well connected with the transport network, has excellent visibility and accessibility. According to the current Urban Master Plan (PRG) a direct connection to the nearby ring road will be implemented.

**06**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 3



CONTACTS

**38,0km**  
FROM TURIN AIRPORT

**3,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**11,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**1,4km**  
FROM NICHELINO  
RAILWAY STATION

**3,0km**  
FROM THE RING ROAD  
JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
63,961 sqm
- > Built-up area allowed  
22,631.37 sqm
- > Existing gross floor area  
24,164 sqm
- > Gross floor area allowed  
20,000 sqm
- > Production area  
18,944 sqm
- > Offices  
1,831 sqm

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

### RECLAMATIONS REQUIRED

- According to the available documentation:
- > on the site there are still underground (disused) tanks and underground networks of utilities;
  - > operations were carried out to remove materials containing asbestos from buildings;
  - > the hazardous and non-hazardous waste detected by ARPA during the inspection has been removed;
  - > no information is available on the state of the soil, subsoil or groundwater as no investigations have been carried out on the records.



MUNICIPALITY OF TROFARELLO

# MONTEPO AREA

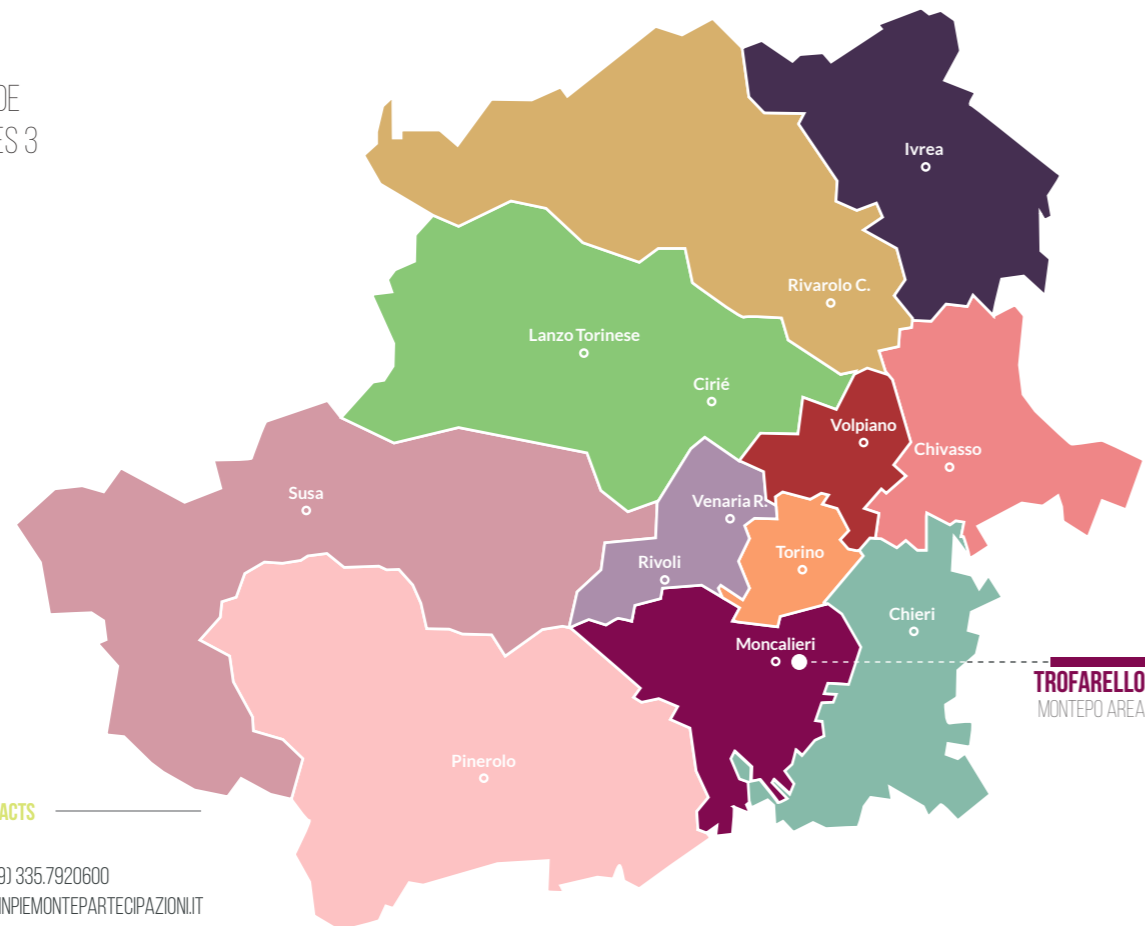
SANDA VADÒ - AREA I1-SA3 DEL P.R.G.C. DI TROFARELLO

DESCRIPTION

The Montepo area is located in the Sanda Vadò industrial area, one of the most strategic areas of the Metropolitan City of Turin which also hosts commercial activities. The functionality of the infrastructures and the quality of the architectural and urban planning project, signed by Giugiaro Design, make the Montepo technological district a unique example of typological homogeneity of the architectural product in the Italian and European panorama, and a European centre of excellence in the field of production facilities and

services. The initiative benefited from contributions for the promotion of Integrated Development Poles - PIS - aimed at production areas, assigned by the European Union, the Italian State and the Piedmont Region to the Cities of Moncalieri and Trofarello. A hotel, a bank, a shopping and entertainment centre and other services make the area very functional. Logistically, the area is close to the Vadò junction of the Turin Bypass, at the Turin-Genoa motorway exit and the Turin ring road.

**07**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 3



**CONTACTS**  
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MAIL: SALVATORE.CARBONE@FINPIEMONTEPARTECIPAZIONI.IT

**45,0km**  
FROM TURIN AIRPORT

**14,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**19,0km**  
FROM S.I.T.O FREIGHT  
VILLAGE

**2,5km**  
FROM TROFARELLO  
RAILWAY STATION

**0,5km**  
FROM THE RING ROAD  
JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land surface  
41,940 sqm
- > Building land area  
26,550 sqm
- > Built-up area allowed  
15,907 sqm (maximum buildable  
area for non commercial  
activities)
- > Existing gross floor area  
n.d.
- > Gross floor area allowed  
max 15,907 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.



MUNICIPALITY OF SAN MAURO TORINESE

# FORMER BURGO

VIA LUIGI BURGO (FORMER OF FREIDANO)

## DESCRIPTION

In the mid-1970s, Cartiere BURGO from Turin decided to build a new location in the industrial area of the municipality of San Mauro Torinese. The building, designed in 1977 by the Brazilian architect Oscar Niemeyer (one of the most famous internationally renowned architects of the 20th century), has a suspended annular structure, spread over 6,000 square meters, and is structured by concentric crowns.

The circular plan develops on three levels: a basement where the technological centre, assembly hall and canteen are located, and two floors for offices and management. From the hall four corridors cross

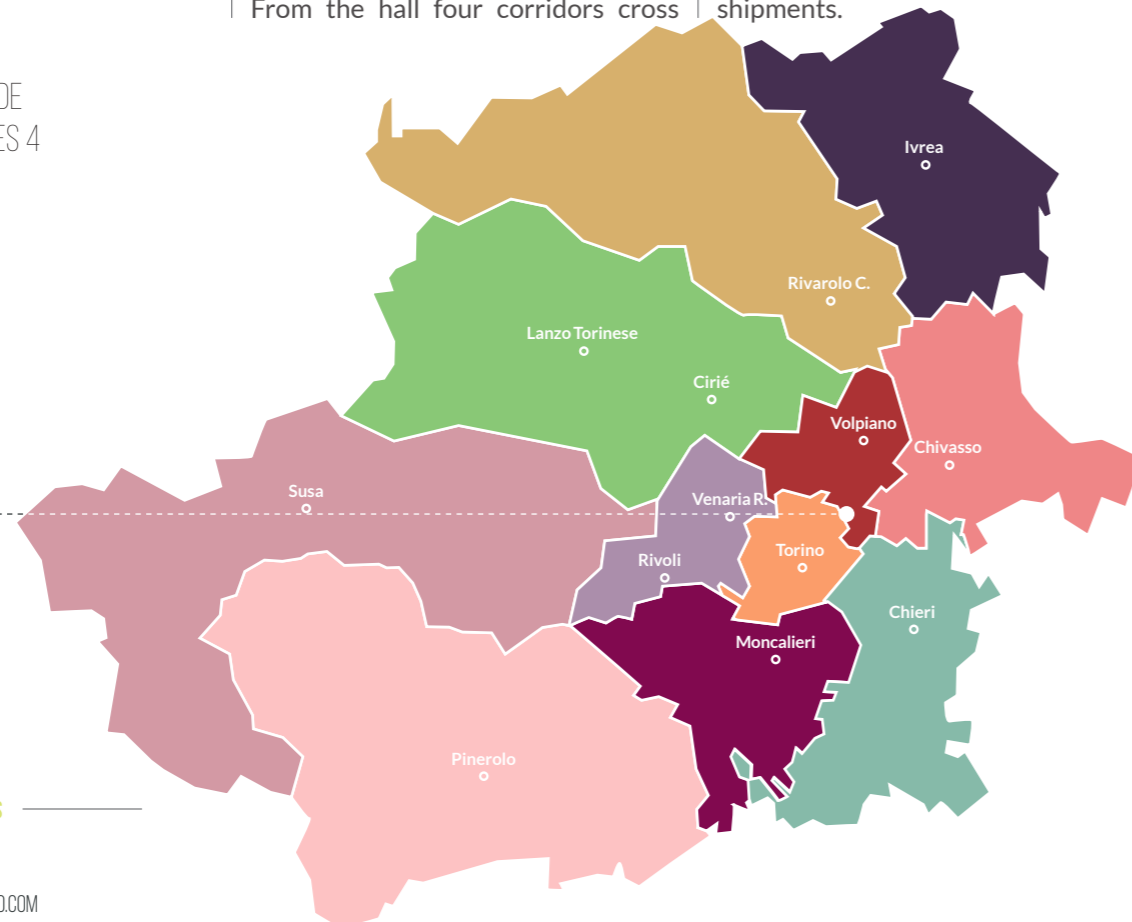
the space-filter used as a garden, and connect to the outer crown with offices, pierced by vertical windows. The lobby is surrounded by oval decorated glass windows overlooking the garden. The truncated conical volume of the management offices is suspended on the upper floor.

The building was dismissed in 2013 due to the transfer of the Burgo group to Altavilla Vicentina.

The area is located near the industrial area of San Mauro Torinese, close to the A4 and A5 motorways junctions. In the surroundings, there are services such as a sports hall, hotel facilities and logistics centres for shipments.

**08**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 4

**SAN MAURO TORINESE**  
FORMER BURGO



## CONTACTS

GIANLUCA COZZA  
PHONE: (+39) 044.4227217  
MAIL: COZZA.GIANLUCA@BURGO.COM

**18,0km**  
FROM TURIN AIRPORT

**38,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**27,0km**  
FROM S.I.T.O FREIGHT  
VILLAGE

**5,0km**  
FROM TORINO STURA  
RAILWAY STATION

**3,0km**  
FROM THE MOTORWAY  
JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
58,382 sqm
- > Built-up area allowed  
6,216 sqm
- > Existing gross floor area  
13,578 sqm
- > Gross floor area allowed  
0 sqm
- > Production area  
0 sqm
- > Offices  
13,578 sqm

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

### RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.

### NOTES

The building is subject to architectural constraints.



MUNICIPALITY OF SETTIMO TORINESE

# PI12 BORSETTO

VIA KENNEDY

DESCRIPTION

The area Pi12 BORSETTO is a greenfield located within an industrial area, north of the "Bealera Nuova" Canal, and is part of the industrial fringe portions on the edge of the Municipalities of Settimo Torinese, Leini, Borgaro Torinese and

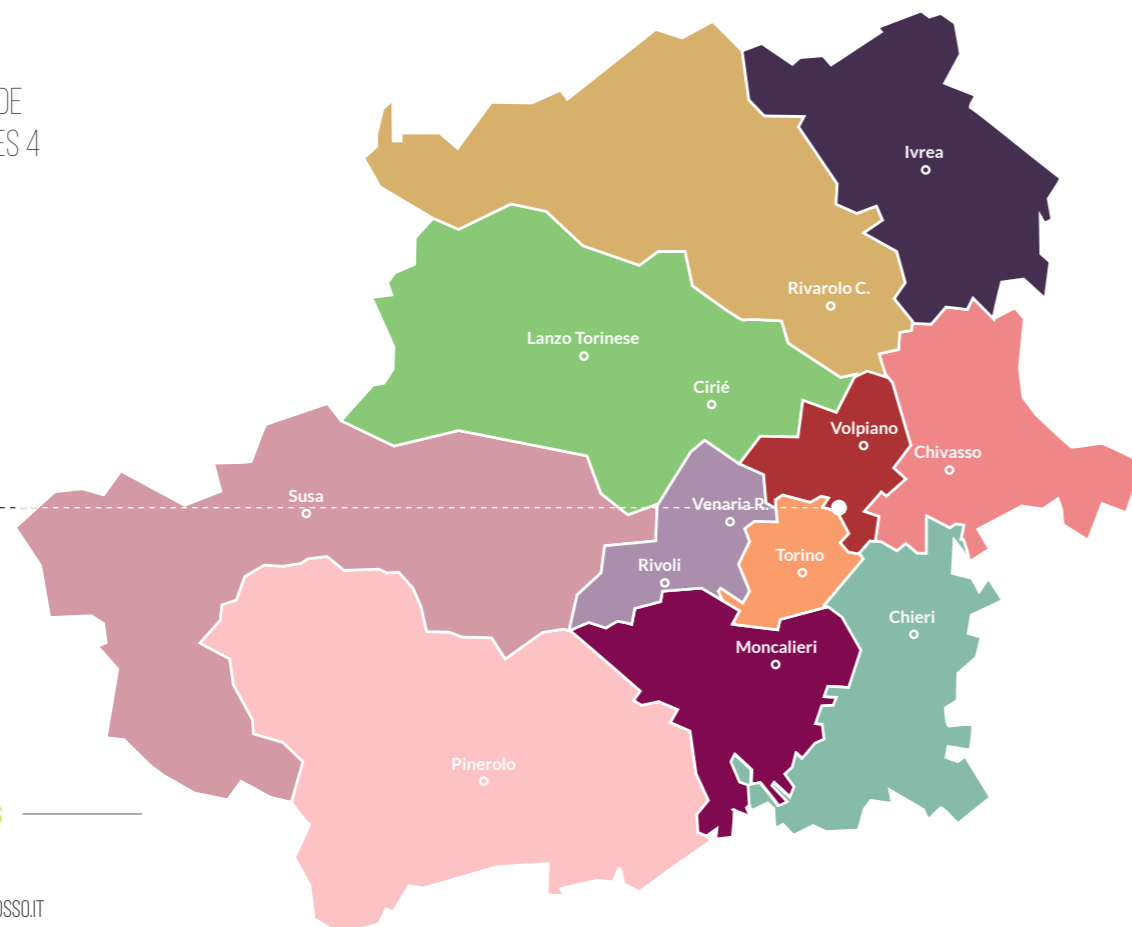
Mappano. The Urban Masterplan anticipates, for this area, the creation of a new road system, enabling a direct connection with the motorway exit of Settimo Torinese.

**09**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 4

SETTIMO TORINESE  
PI12 BORSETTO

CONTACTS

CORRADO GROSSO  
PHONE: (+39) 335.5732548  
MAIL: INFO@STUDIOTECHNICOGROSSO.IT



**10,0km**  
FROM TURIN AIRPORT

**35,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**24,0km**  
FROM S.I.T.O FREIGHT  
VILLAGE

**4,5km**  
FROM TORINO STURA  
RAILWAY STATION

**1,5km**  
FROM THE RING ROAD  
JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
60,000 sqm
- > Built-up area allowed  
n.d.
- > Existing gross floor area  
0 sqm
- > Gross floor area allowed  
30,000 sqm
- > Production area  
n.d.
- > Offices  
n.d.

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure





MUNICIPALITY OF SETTIMO TORINESE

# PI13B CPT

VIA KENNEDY

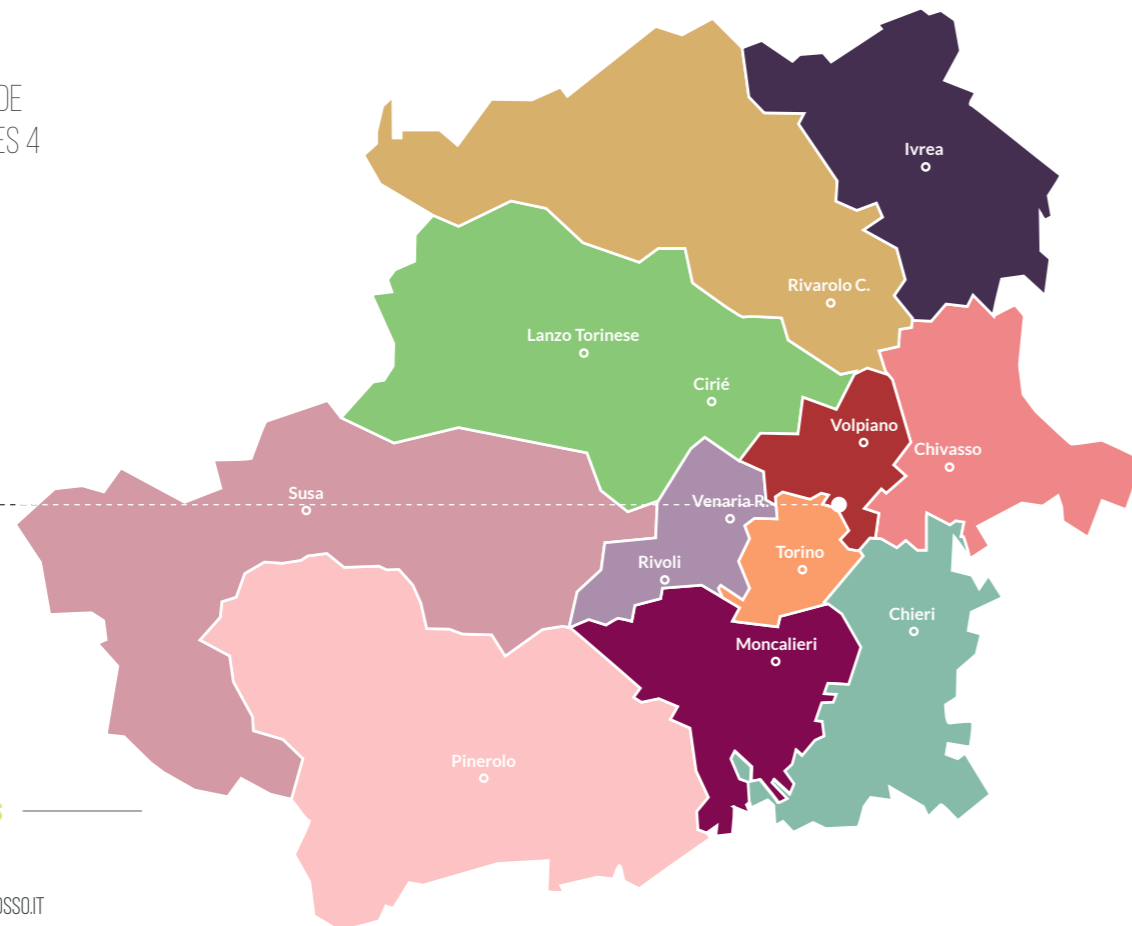
## DESCRIPTION

The area identified as Pi13b CPT is a greenfield located in an industrial area, north of the “Bealera Nuova” canal, which in Settimo T.se constitutes the morphological-environmental limit of the Green Corridor named “Tangenziale verde”, and is part of the industrial fringe portions on the edges of the Municipalities of Settimo T.se, Leini, Borgaro T.se and Mappano. The area is located between the

industrial intervention unit in the “Bor.Set.To” area and the Pi13a area for the completion of the Leini industrial Contracted executive plan PEC. The PRGC (General Urban Master Plan) foresees an adaptation of the road network for this area, with the creation of a new road infrastructure that would create a direct connection with the Settimo Torinese motorway junction.

**10**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 4

SETTIMO TORINESE  
PI13B CPT



### CONTACTS

CORRADO GROSSO  
PHONE: (+39) 335.5732548  
MAIL: INFO@STUDIOTECHNICOGROSSO.IT

**11,6km**  
FROM TURIN AIRPORT

**35,5km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**23,9km**  
FROM S.I.TO FREIGHT  
VILLAGE

**7,0 km**  
FROM SETTIMO  
TORINESE RAILWAY  
STATION

**1,5km**  
FROM THE RING ROAD  
JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
15,000 sqm
- > Covered area allowed  
10,000 sqm
- > Existing gross floor area  
0 sqm
- > Gross floor area allowed  
10.000 sqm
- > Production area  
n.d.
- > Offices  
n.d.

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

### RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.

### NOTES

This is a transit area located between the industrial intervention unit in the Bor.Set.To area and the Pi13a area for the completion of the Leini PEC (Industrial Construction Agreement). Its transformation is subject to an Executive Urban Planning Tool.



MUNICIPALITY OF SETTIMO TORINESE

# MF 24 ECOALPI DUE

MF24 - VIA CASCINA BORMIOLA

## DESCRIPTION

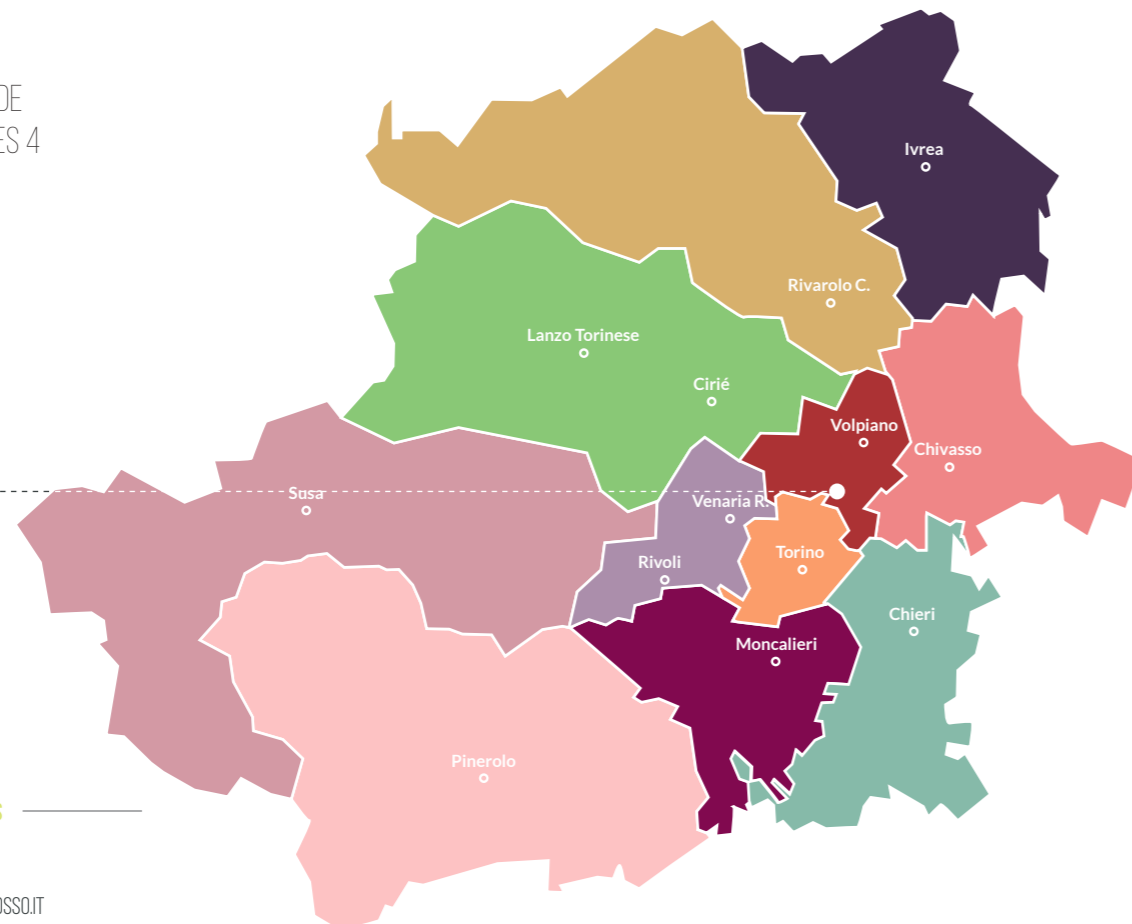
ECOALPI DUE is a greenfield that can be transformed through a private Urban Plan (SUE) focused on three areas (Pi13a, Pi13b and Mf24), coordinated by an Intervention Program approved by the Municipality. The area is close to the Turin-Aosta motorway, and the Urban Masterplan provides an adaptation of the road network with the construction of

a new road and a roundabout for connecting the planned industrial area with the Settimo Torinese motorway junction. A short distance away is the industrial and commercial centre of Settimo Torinese, which includes the largest Italian Retail Park, a logistics hub for shipments, IT companies, textiles and engineering plants.

# 11

IDENTIFICATION CODE  
HOMOGENEOUS ZONES 4

SETTIMO TORINESE  
MF 24 ECOALPI DUE



## CONTACTS

CORRADO GROSSO  
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MAIL: INFO@STUDIOTECHNICOGROSSO.IT

**10,4km**  
FROM TURIN AIRPORT

**34,7km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**23,0km**  
FROM S.I.T.O FREIGHT  
VILLAGE

**6,0km**  
FROM TORINO STURA  
RAILWAY STATION

**0,6km**  
FROM THE TORINO RING  
ROAD JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
15,000 sqm
- > Maximum built-up area  
6.000 sqm
- > Existing gross floor area  
n.d.
- > Gross floor area allowed  
10,200 sqm
- > Production area  
n.d.
- > Offices  
n.d.

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

### RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.



MUNICIPALITY OF SETTIMO TORINESE

# FORMER BRONDI

VIA MAPPANO

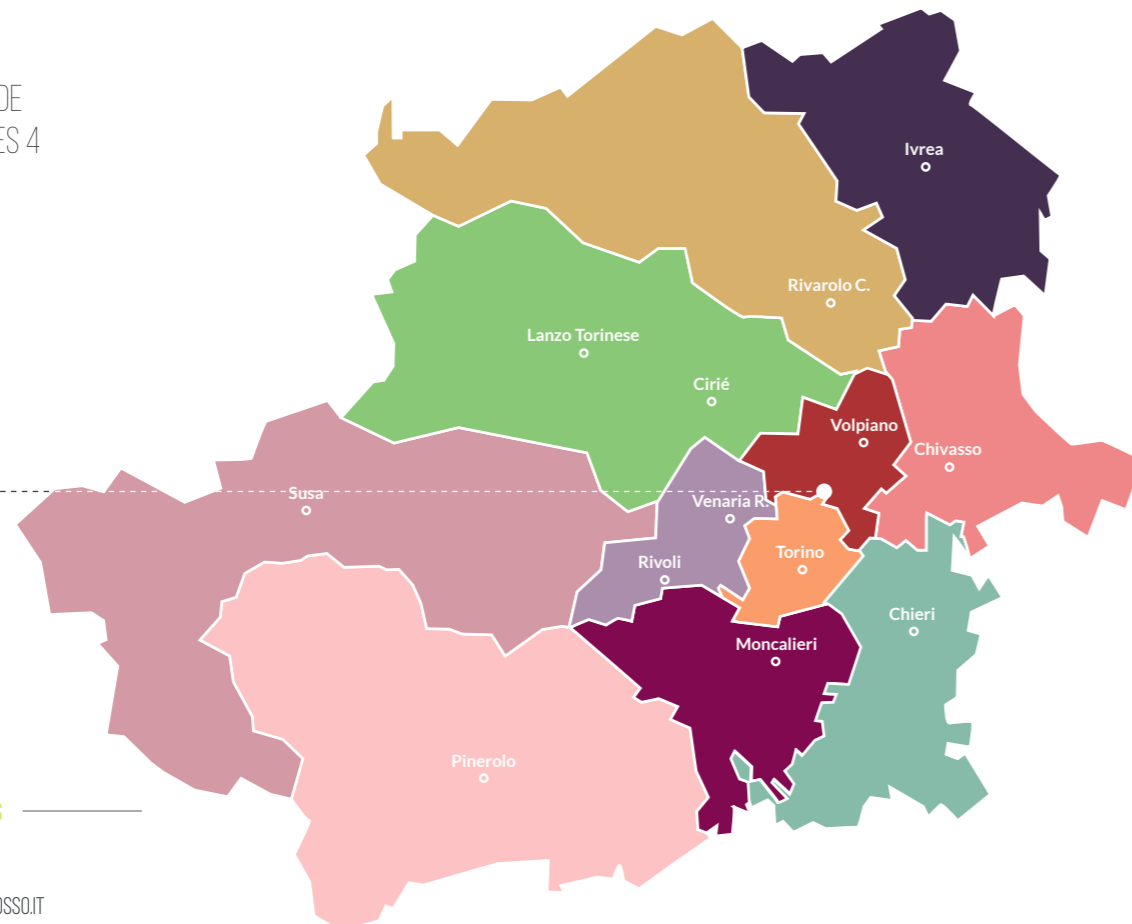
DESCRIPTION

The former BRONDI building was, from the 70s until 2002, the headquarters of the Brondi company (founded in Turin in 1935) which specialized in the production and distribution of fixed telephone equipment. The complex, which includes the plant and the surrounding land, is located

near the entrance to the Turin-Aosta motorway (towards France), and to the Turin North Ring Road. A short distance away is the industrial and commercial centre of Settimo Torinese, which includes the largest Italian Retail Park, a logistics hub for shipments, IT companies, textiles and engineering plants.

**12**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 4

SETTIMO TORINESE  
FORMER BRONDI



CONTACTS

CORRADO GROSSO  
PHONE: (+39) 335.5732548  
MAIL: INFO@STUDIOTECHNICOGROSSO.IT

**13,0km**  
FROM TURIN AIRPORT

**34,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**24,0km**  
FROM S.I.T.O FREIGHT  
VILLAGE

**6,0km**  
FROM SETTIMO  
TORINESE RAILWAY  
STATION

**0,2km**  
FROM THE RING ROAD  
JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
25.000 sqm
- > Built-up area allowed  
max 50%
- > Existing gross floor area  
9.784 sqm
- > Gross floor area allowed  
25.000 sqm
- > Production area  
100%
- > Offices  
0 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.



MUNICIPALITY OF SETTIMO TORINESE

# FORMER TRECI SPA

STRADA CAFFADIO 24

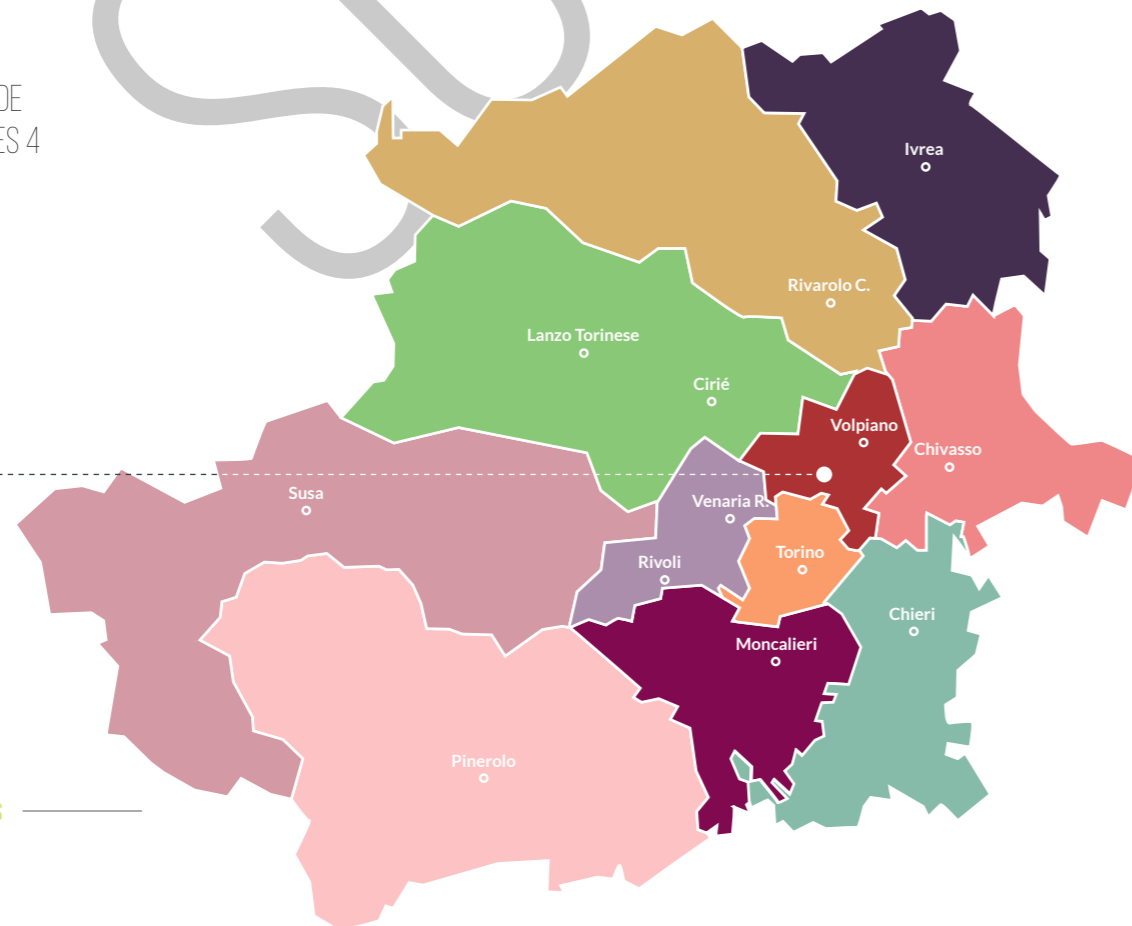
DESCRIPTION

The former TRECI is a compendium dating back to the early 1960s, consisting of industrial buildings, now used as a sales area and offices. Recently, a photovoltaic system was built on roofs for energy production. The structure of the compendium is rectangular and includes an office building, located at the entrance, and a building intended for storage and operational offices located on the opposite side.

Well connected to the motorway network, the former TRECI is next to the motorway junction of the Turin North Ring Road, of the Turin-Aosta and the Turin-Milan motorways. A short distance away is the industrial and commercial centre of Settimo Torinese, which includes the largest Italian Retail Park, a logistics hub for shipments, IT companies, textiles and engineering plants.

**13**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 4

SETTIMO TORINESE  
FORMER TRECI



CONTACTS

**10,7km**  
FROM TURIN AIRPORT

**34,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**24,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**6,3km**  
FROM SETTIMO  
TORINESE RAILWAY  
STATION

**0,4km**  
FROM THE RING ROAD  
JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
54,700 sqm
- > Built-up area allowed  
12,120 sqm (existing)  
27,350 sqm (maximum build-up  
area allowed)
- > Existing gross floor area  
13,820 sqm
- > Gross floor area allowed  
46,560 sqm
- > Production area  
12,520 sqm
- > Offices  
1,300 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.

NOTES

The area falls under sub-class IIIb2A of the summary map of hydrogeological hazard with preclusion of construction of underground floors.



MUNICIPALITY OF SETTIMO TORINESE

# FORMER SIDAUTO/SPARCO

TORINO-MILANO MOTORWAY - KM 0,500

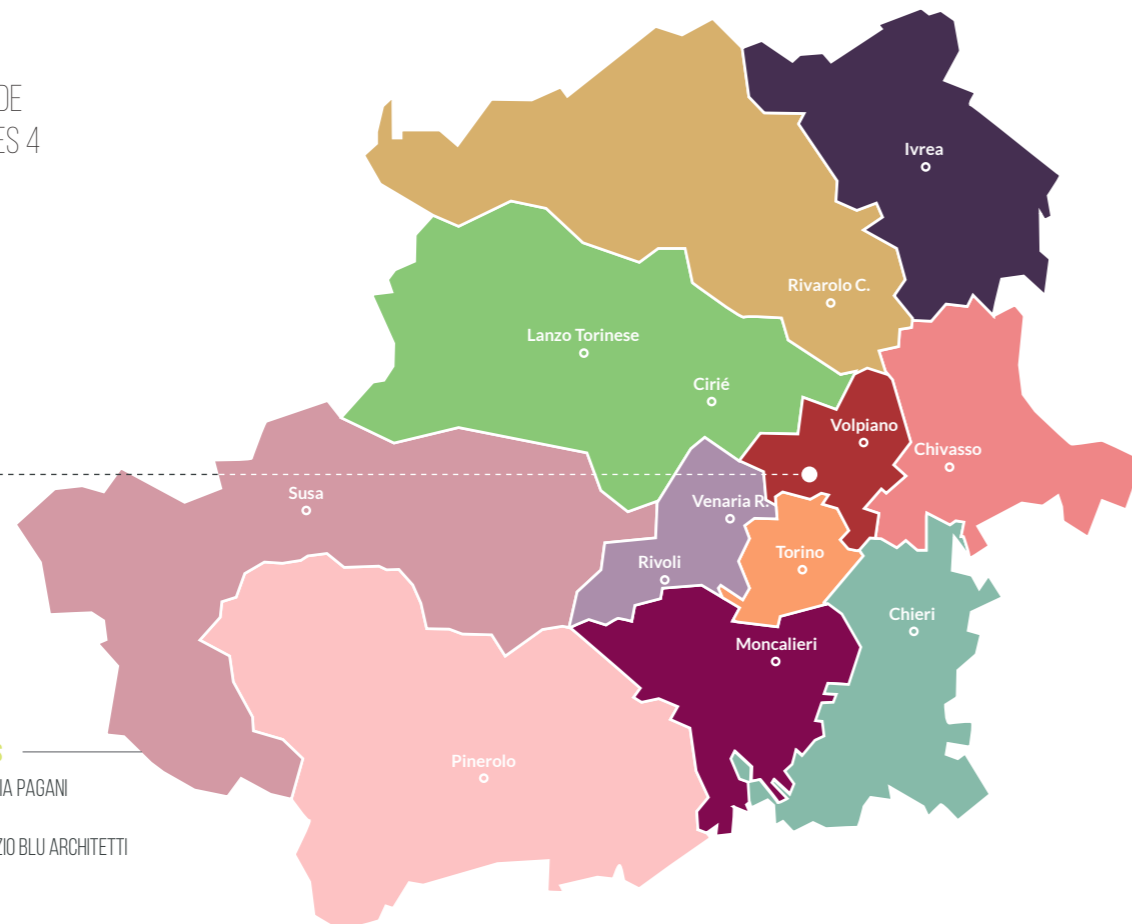
DESCRIPTION

The former SIDAUTO complex, located on the border of the City of Turin, was established as the headquarters of SIDAUTO, the exclusive importer for Italy of the Saab and Mazda car brands. From 2003 to 2010 it hosted SPARCO, an Italian company specialized in components and technical clothing for automotive competitions. Currently the site is occupied by 4 industrial sheds and an office building. The PRGC allows the inclusion of new intended uses for a total of 15,000 square meters divided into artisanal,

industrial, recreational, and tertiary sections, with a part set aside for accommodation and commercial use and a minor part for non-permanent residence.

The area around it is characterized by profound urban planning and road changes taking place, including: the new road link with the Turin-Milan motorway; the construction of the Falchera Park of lakes and the executive arrangement agreement for the construction of new residences and trade in a neighbouring area.

**14**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 4



SETTIMO TORINESE  
FORMER SIDAUTO/SPARCO

CONTACTS

FOR THE PROPERTY: SIG.RA GIULIA PAGANI  
MAIL: GPAGANI@SIDIT.COM  
TECHNICAL REFERENCES: NEGOZIO BLU ARCHITETTI  
PHONE: (+39) 011.19211833  
MAIL: N.BLU@TISCALI.IT

**12,0km**  
FROM TURIN AIRPORT

**37,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**27,0km**  
FROM S.I.T.O FREIGHT  
VILLAGE

**1,8km**  
FROM TORINO STURA  
RAILWAY STATION

**2,0km**  
FROM THE A4  
TORINO-MILAN  
MOTORWAY JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
48,684 sqm
- > Built-up area allowed  
10,403 sqm
- > Existing gross floor area  
11,154 sqm
- > Gross floor area allowed  
15,000 sqm
  - > Industry, offices and craft:  
70%
  - > Accommodation and  
commercial activities: 20%
  - > Temporary housing: 10%

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.

NOTES

The transformation of the area is subject to an Executive Urban Planning Tool, which has the task of defining the distribution of permitted uses.



MUNICIPALITY OF SETTIMO TORINESE

# AERFERRISI BUILDING

VIA CEBROSA 5

## DESCRIPTION

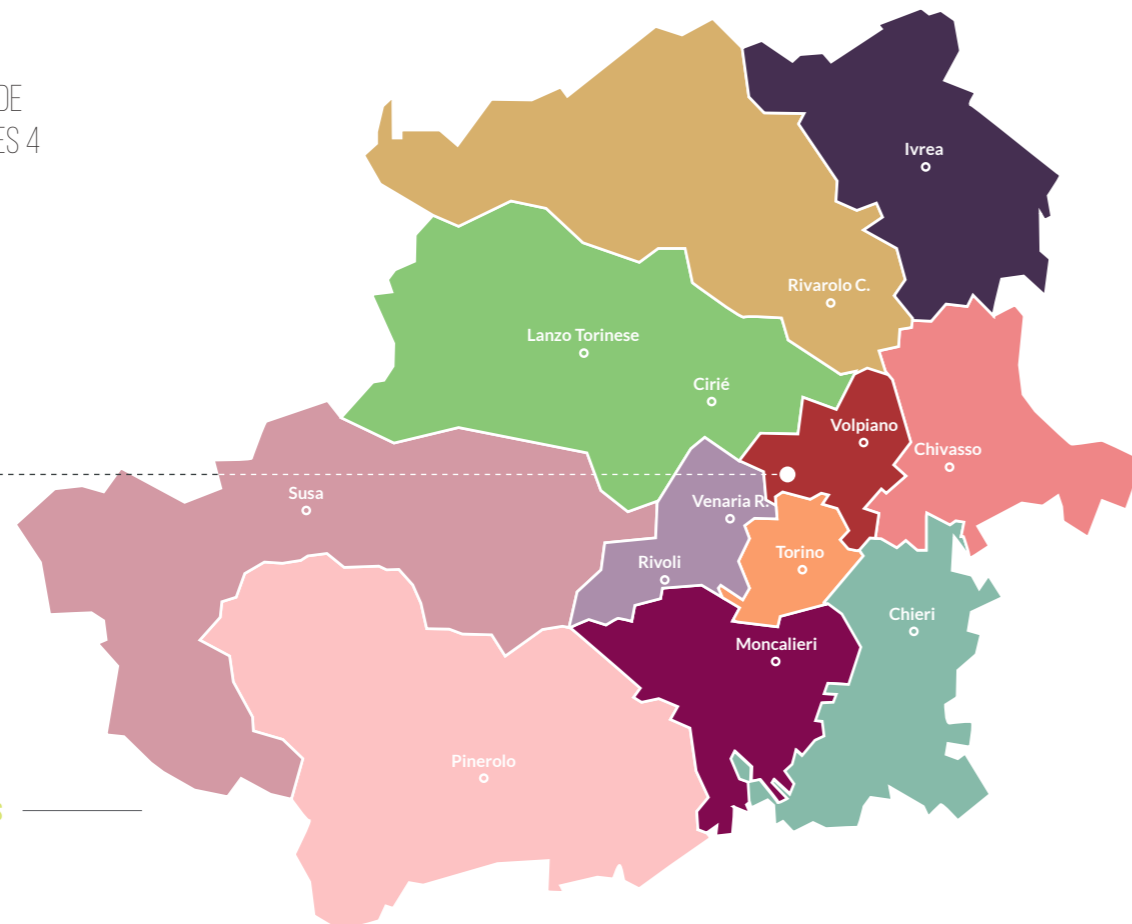
The building, with two floors and a basement, is composed of a part dedicated to offices and a part dedicated to warehouses. The area, with excellent accessibility and visibility, is located close to the

Turin-Milan railway line and the A4-A5 motorway exit. It is also close to the Turin Stura railway station.

## 15

IDENTIFICATION CODE  
HOMOGENEOUS ZONES 4

SETTIMO TORINESE  
AERFERRISI BUILDING



## CONTACTS

PAOLO FERRISI  
PHONE: (+39) 011 2740283  
MAIL: INFO@AERFERRISI.COM

**13,0KM**  
FROM TURIN AIRPORT

**38,0KM**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**26,0KM**  
FROM S.I.T.O FREIGHT  
VILLAGE

**1,8KM**  
FROM TORINO STURA  
RAILWAY STATION

**1,7KM**  
FROM THE A4  
TORINO-MILANO  
MOTORWAY JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
17,000 sqm
- > Built-up area allowed  
5,570 sqm
- > Existing gross floor area  
11,390 sqm
- > Gross floor area allowed  
n.d.
- > Production area  
10,000 sqm
- > Offices  
2,500 sqm

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

### RECLAMATIONS REQUIRED

Presence of asbestos cement roofing. There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.



MUNICIPALITY OF SETTIMO TORINESE

# FORMER PIRELLI

LAGUNA VERDE - VIA TORINO 91

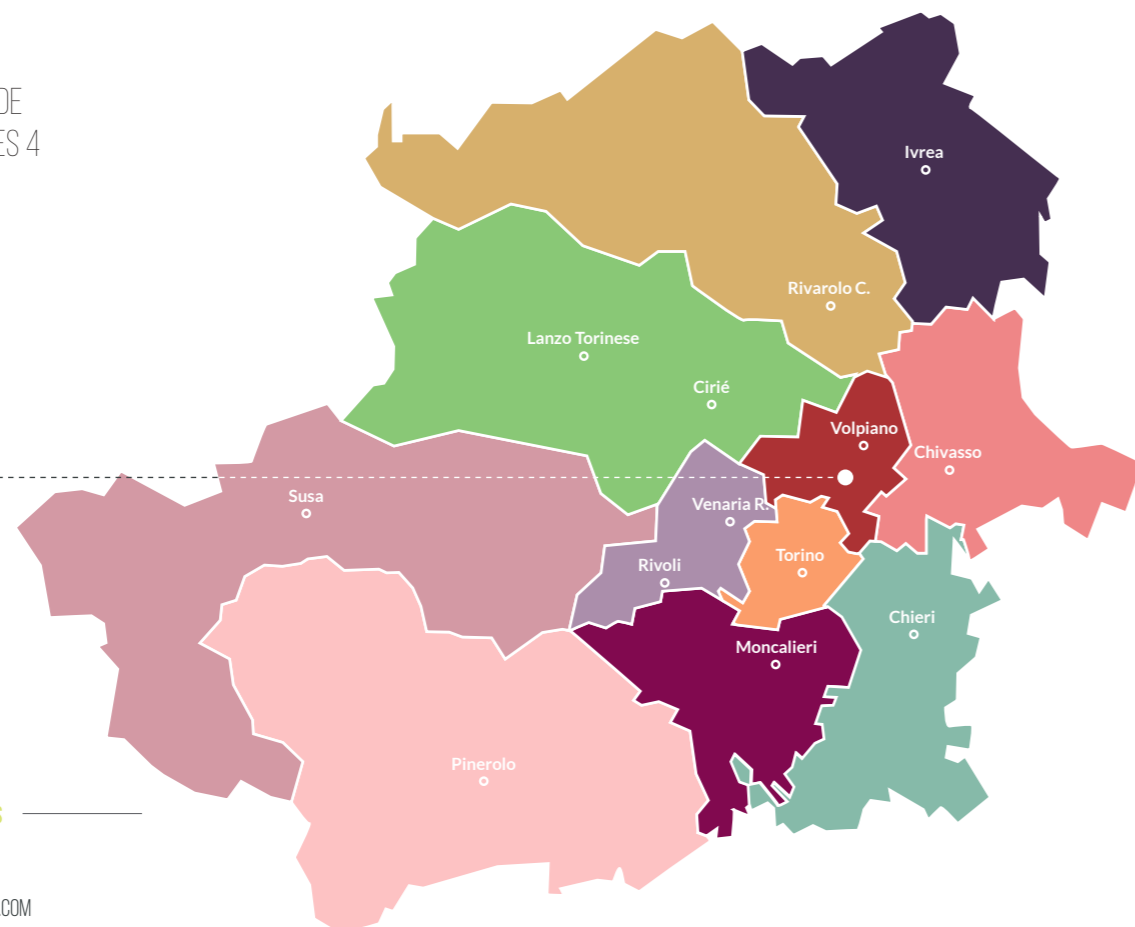
DESCRIPTION

The former PIRELLI is part of the area called "Laguna Verde", one of the largest urban redevelopment projects designed today in Italy, both for the size involved and for the conceptual level of the project.

This portion is located along the axis of via Torino and is characterized by excellent accessibility thanks to the recent construction of a road link that directly connects the area to the Turin ring road system.

**16**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 4

SETTIMO TORINESE  
FORMER PIRELLI



CONTACTS

MARCO LANATA  
PHONE: (+39) 335.8484845  
MAIL: MARCO.LANATA@PIRELLI.COM

**15,0KM**  
FROM TURIN AIRPORT

**38,0KM**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**27,0KM**  
FROM S.I.TO FREIGHT  
VILLAGE

**2,5KM**  
FROM TORINO STURA  
RAILWAY STATION

**2,5KM**  
FROM THE MOTORWAY  
JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
276,517 sqm
- > Index of territorial buildability  
0.8 sqm/sqm
- > Land uses according to the current Urban Masterplan (PRG): mixed residential, advanced tertiary, commercial, research, crafts and services
- > Forecasts for land use and building capacities are under discussion with the Municipality of Settimo Torinese

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

RECLAMATIONS REQUIRED

Reclamation procedure in progress. Part of the area, about 88,000 square meters, is currently empty and partially excavated following land reclamation activities. The reclamation consisted essentially in the excavation, screening and disposal of the thin fraction of contaminated land with a land reclamation target for residential use. The remediation activities were positively tested by the competent bodies and the remaining part of the area was subjected to environmental quality assessment. The Risk Analysis and the Land Remediation Operational Project must be presented. On site there are buildings already completely reclaimed from materials containing asbestos. Monitoring of groundwater is underway.

NOTES

A part of the area is subject to the detailed plan for the area Mf13 of the Urban Masterplan.



MUNICIPALITY OF RIVAROLO CANAVESE

# FORMER EATON

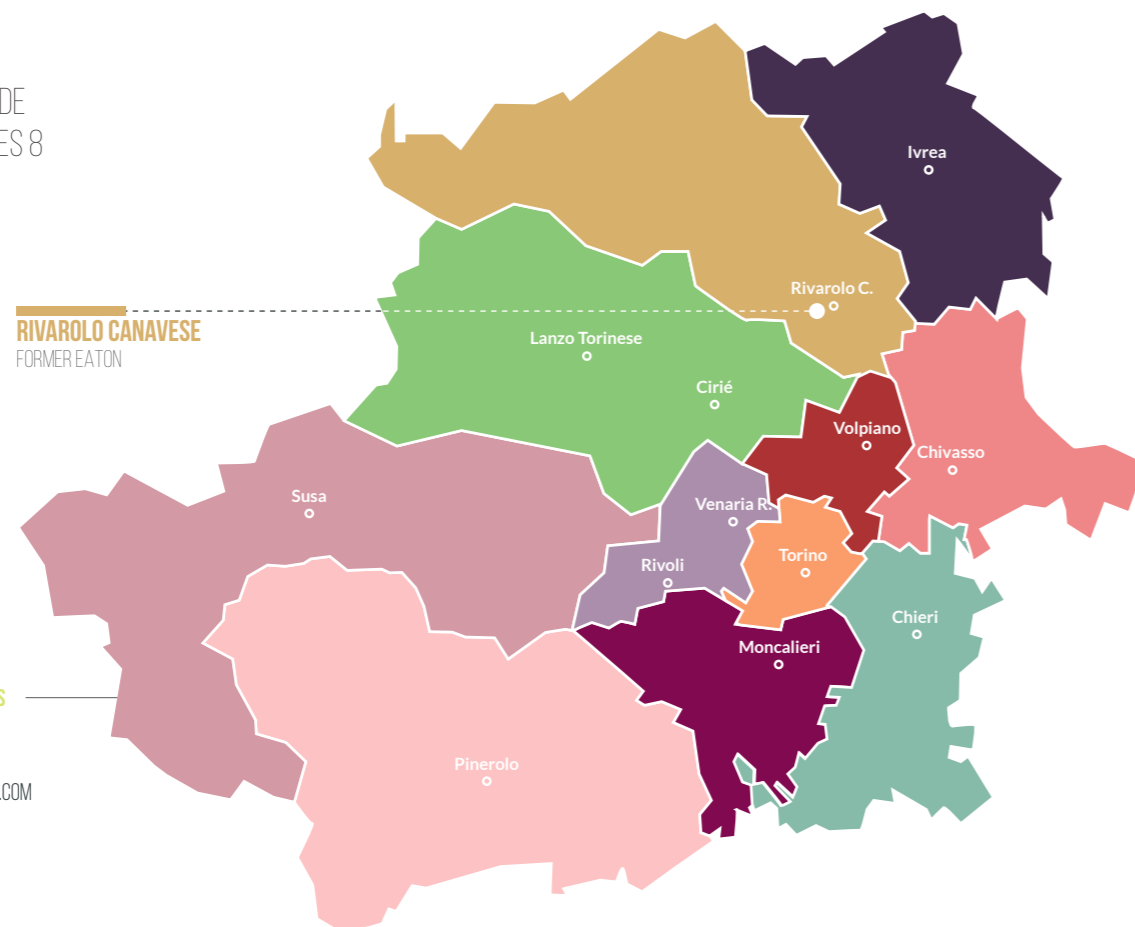
VIA BICOCCA, 28

DESCRIPTION

The former EATON housed one of the two plants of the US multinational EATON in Rivarolo. The company used to produce valves for the automotive sector and closed at the start of 2006. The plant is centrally located in

the Canavese area; accessibility and connection with the rest of the territory are guaranteed by the SP460 and by the Rivarolo Canavese railway station. Around the area, there are commercial activities and houses.

**17**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 8



CONTACTS

PAOLO BARETTA  
PHONE (+39) 011 2208243  
MAIL: PAULOBARETTA@EATON.COM

LUIGI LONGO  
PHONE: (+39) 334.6254606  
MAIL: LUIGILONGO@EATON.COM

**22,0km**  
FROM TURIN AIRPORT

**59,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**45,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**1,5km**  
FROM RIVAROLO  
RAILWAY STATION

**10,0km**  
FROM THE A5  
TORINO-AOSTA  
MOTORWAY JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
57,800 sqm
- > Built-up area allowed  
25,000 sqm
- > Existing gross floor area  
n.d.
- > Gross floor area allowed  
n.d.
- > Production area  
19,800 sqm
- > Offices  
5,400 sqm

UTILITIES

- Electric
- Sewerage
- Idrica
- Phone
- Broadband

TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

RECLAMATIONS REQUIRED

Remediation activities are in progress.





MUNICIPALITY OF RIVAROLO CANAVESE

# PR14 AREA

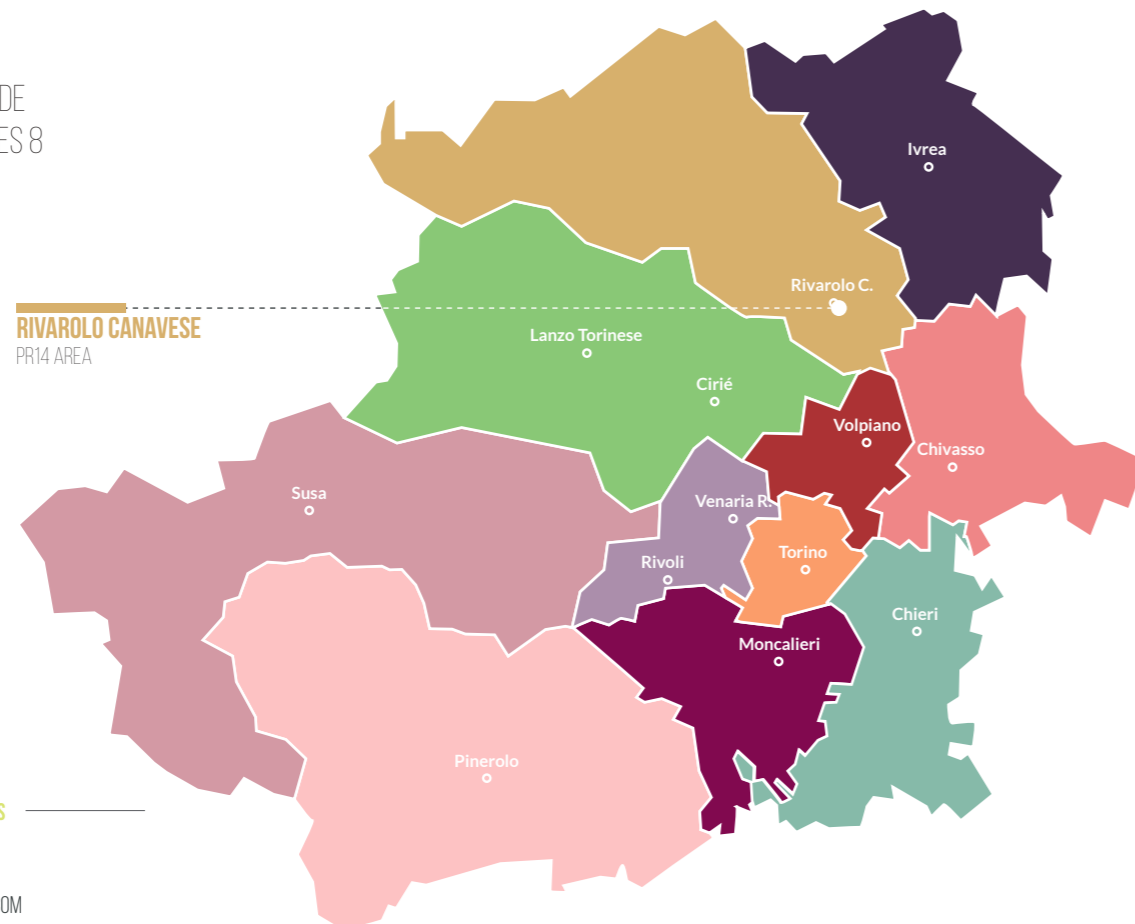
VIA OLIVETTI 3

DESCRIPTION

The PR14 area consists of a disused company within the industrial area of Rivarolo Canavese. In the surrounding area there are industrial and commercial activities, as well as residential fabric. The

facing road SP460 guarantees the accessibility and connection with the rest of the territory.

**18**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 8



**CONTACTS**  
MASSIMILIANO LEONE  
PHONE: (+39) 342.1472151  
MAIL: LEONE.MASSIM@GMAIL.COM

**22,0km**  
FROM TURIN AIRPORT

**56,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**44,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**2,0km**  
FROM RIVAROLO  
CANAVESE RAILWAY  
STATION

**10,0km**  
FROM THE A5  
TORINO-AOSTA  
MOTORWAY JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
20,947 sqm
- > Built-up area allowed  
about 5,000 sqm
- > Existing gross floor area  
4,434 sqm
  - > Production area  
4,205 sqm
  - > Offices  
291 sqm
  - > Housing  
118 sqm
- > Gross floor area allowed  
12,568 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

RECLAMATIONS REQUIRED

The covers of the sheds, in fiber cement, need to be reclaimed. There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.



MUNICIPALITY OF SAN GIORGIO CANAVESE

# FORMER PININFARINA

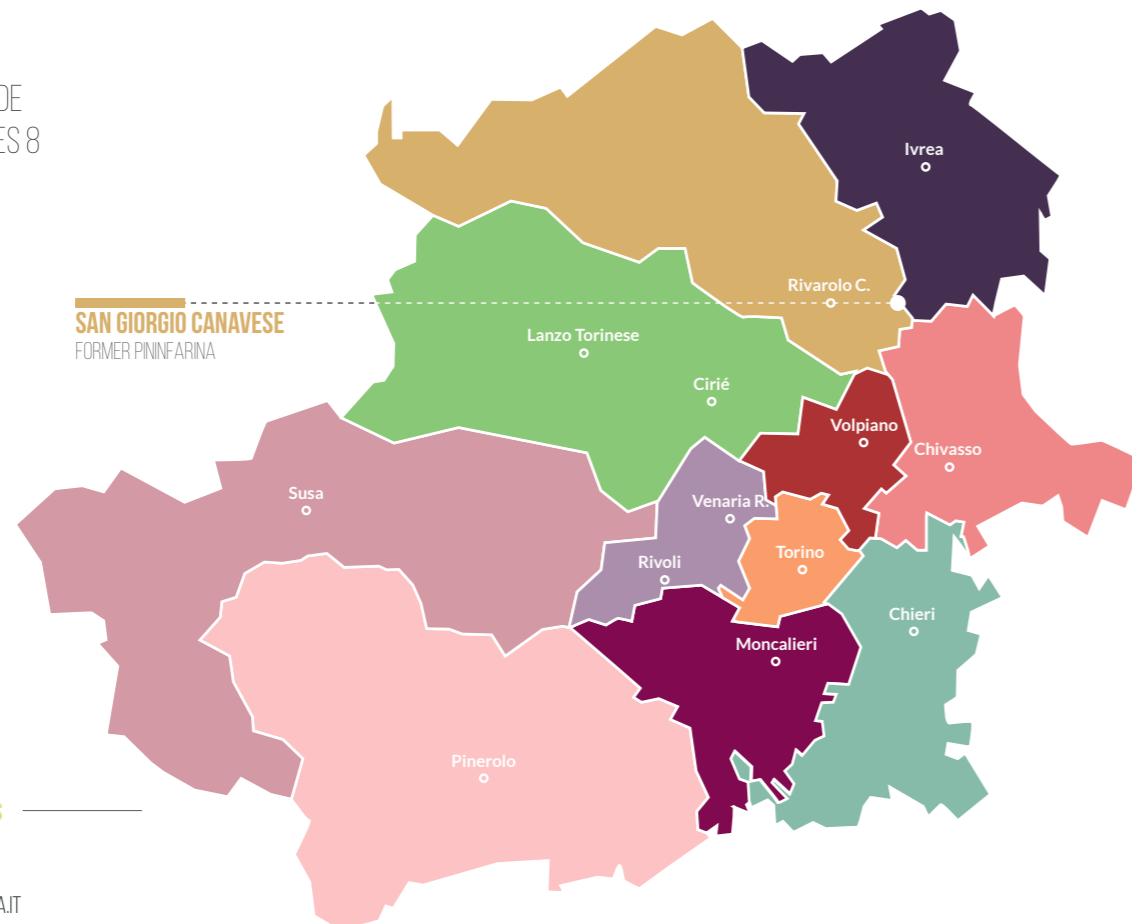
STRADA PROVINCIALE 53

DESCRIPTION

The PININFARINA plant was established in 1987 to produce the Cadillac Allanté. In the following years, it became the production site for other successful models, such as the Fiat Coupé, the Peugeot 406 Coupé and the Lancia K SW.

The plant ceased its activity in 2011, the last of the three Pininfarina plants (the other two were located in Grugliasco and Bairo Canavese). The complex is located near the A5 Valle d'Aosta motorway junction.

**19**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 8



CONTACTS  
GIANFRANCO ALBERTINI  
PHONE: (+39) 335.5774917  
MAIL: G.ALBERTINI@PININFARINA.IT

**30,0km**  
FROM TURIN AIRPORT

**55,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**44,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**9,0km**  
FROM FELETTO  
RAILWAY STATION

**8,0km**  
FROM CALUSO  
RAILWAY STATION

**0,2km**  
FROM THE A5  
TORINO-AOSTA  
MOTORWAY JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
196,000 sqm industrial area  
138,000 sqm agricultural area
- > Built-up area allowed  
37,876 sqm
- > Existing gross floor area  
38,000 sqm
- > Gross floor area allowed  
27,000 sqm
- > Production area  
35,148 sqm
- > Offices  
670 sqm
- > Services  
1,132 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

RECLAMATIONS REQUIRED

Remediation procedure (risk analysis) completed, with the adoption of some constraints and control obligations.



MUNICIPALITY OF IVREA

# BUSINESS PARK

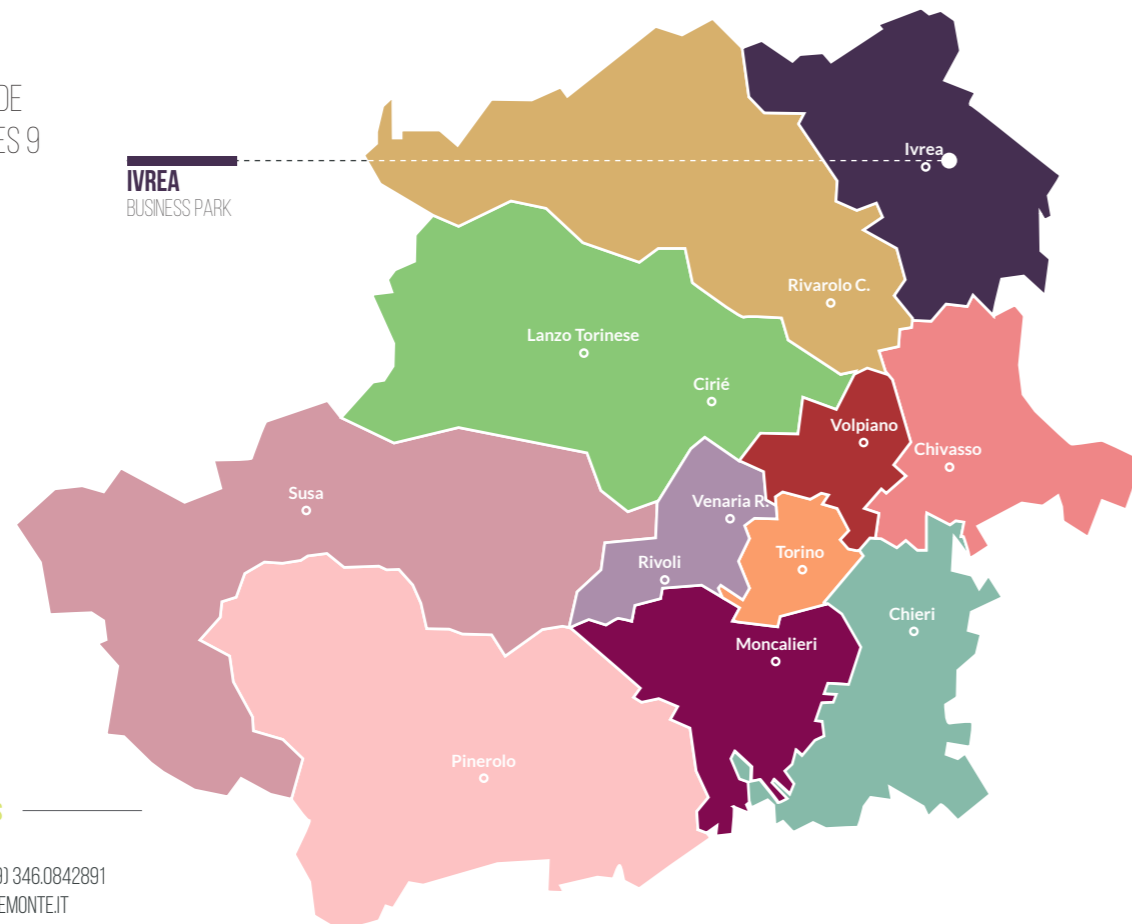
STRADA BERSAGLIO

DESCRIPTION

The BUSINESS PARK, located in an equipped green area, includes three buildings of four floors, equipped with garages and appurtenant parking lots. Inside the complex there are the offices of the public prosecutor, the city court and the Revenue Agency. The available spaces are part of the restoration of a part of the former Montefibre industrial site.

Convenient and easy to access, Ivrea, a large city on the outskirts of the Aosta Valley, is well connected by the motorway to Turin and Milan and in a strategic position with respect to France and Switzerland. The area is located near the Ivrea railway station, and is close to the entrance to the SS26, which connects the city to the Canavese area and the Val d'Aosta.

**20**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 9



**CONTACTS**  
CRISTIANO SUSTA  
PHONE: (+39) 011.7172331; (+39) 346.0842891  
MAIL: CRISTIANO.SUSTA@SIT-PIEMONTE.IT

**54,7km**  
FROM TURIN AIRPORT

**75,6km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**64,0km**  
FROM S.I.T.O FREIGHT  
VILLAGE

**0,6km**  
FROM IVREA  
RAILWAY STATION

**4,8km**  
FROM THE A5  
TORINO AOSTA  
MOTORWAY JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
15,800 sqm
- > Existing gross floor area divided  
over three buildings  
5,000 sqm
- > Production area  
0 sqm
- > Offices  
100%
- > Parking available  
12 garages  
53 parking lots

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

RECLAMATIONS REQUIRED

Remediation procedure (risk analysis) completed with the adoption of some constraints and control obligations.



MUNICIPALITY OF IVREA

# FORMER TECSINTER

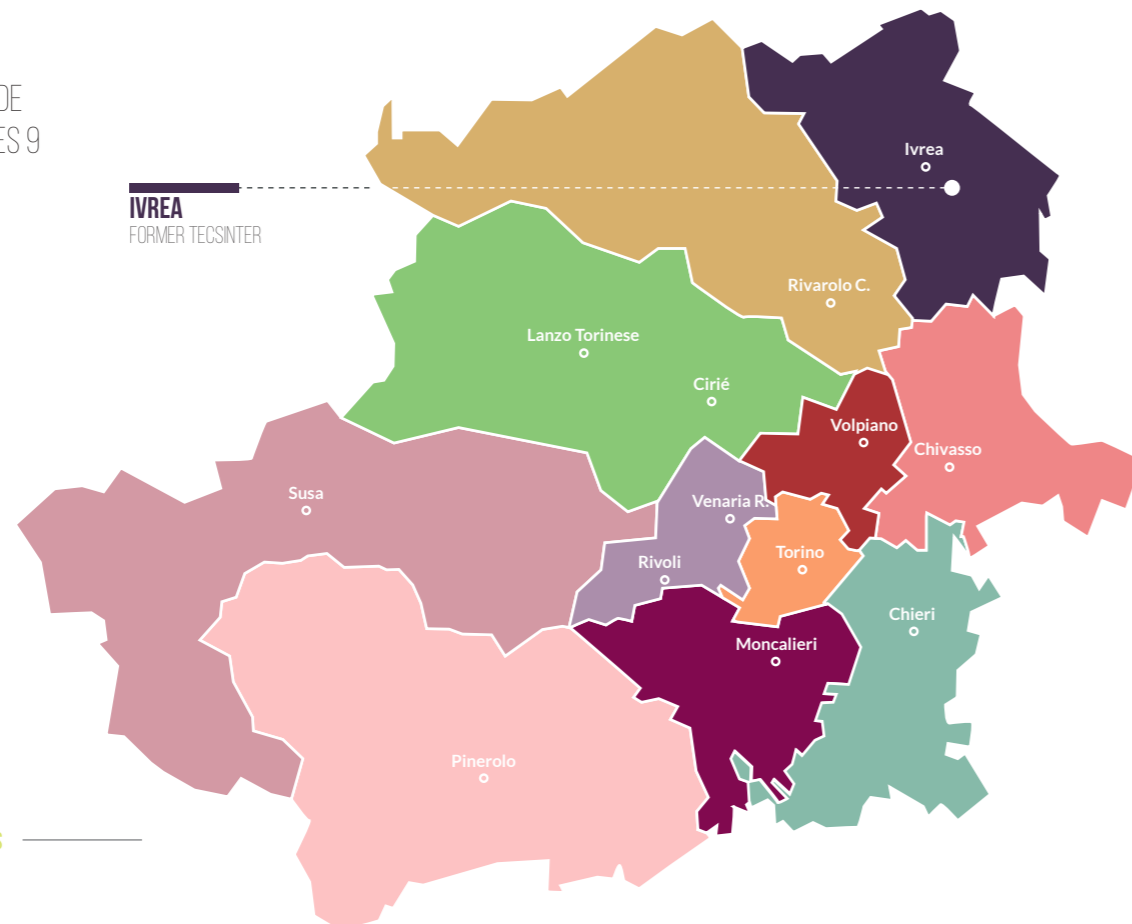
VIA NOVARA

DESCRIPTION

The former TECSINTER, formerly of the Olivetti Group, was specialized in sintered products. It was acquired in 2005 by the GmSinter Group and continued its production activity until closing in 2014.

The complex is located in the production area of the San Bernardo district, south of the city of Ivrea. The area is connected to its surroundings through the national road SS26.

**21**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 9



CONTACTS  
GIUSEPPE MAZZA  
MAIL: GMAZZA@TTK.IT

**50,0km**  
FROM TURIN AIRPORT

**72,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**60,0km**  
FROM S.I.T.O FREIGHT  
VILLAGE

**6,0km**  
FROM IVREA  
RAILWAY STATION

**8,0km**  
FROM THE A5  
TORINO-AOSTA  
MOTORWAY JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
19,245 sqm
- > Built-up area allowed  
10,200 sqm
- > Existing gross floor area  
11,450 sqm
- > Gross floor area allowed  
19,245 sqm
- > Production area  
8,250 sqm
- > Offices  
2,000 sqm
- > Additional rooms  
1,200 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure: presumably, it will be necessary to provide for the reclamation of some trenches of the presses and of the used oil and emulsion water.



MUNICIPALITY OF CALUSO

# FORMER BULL

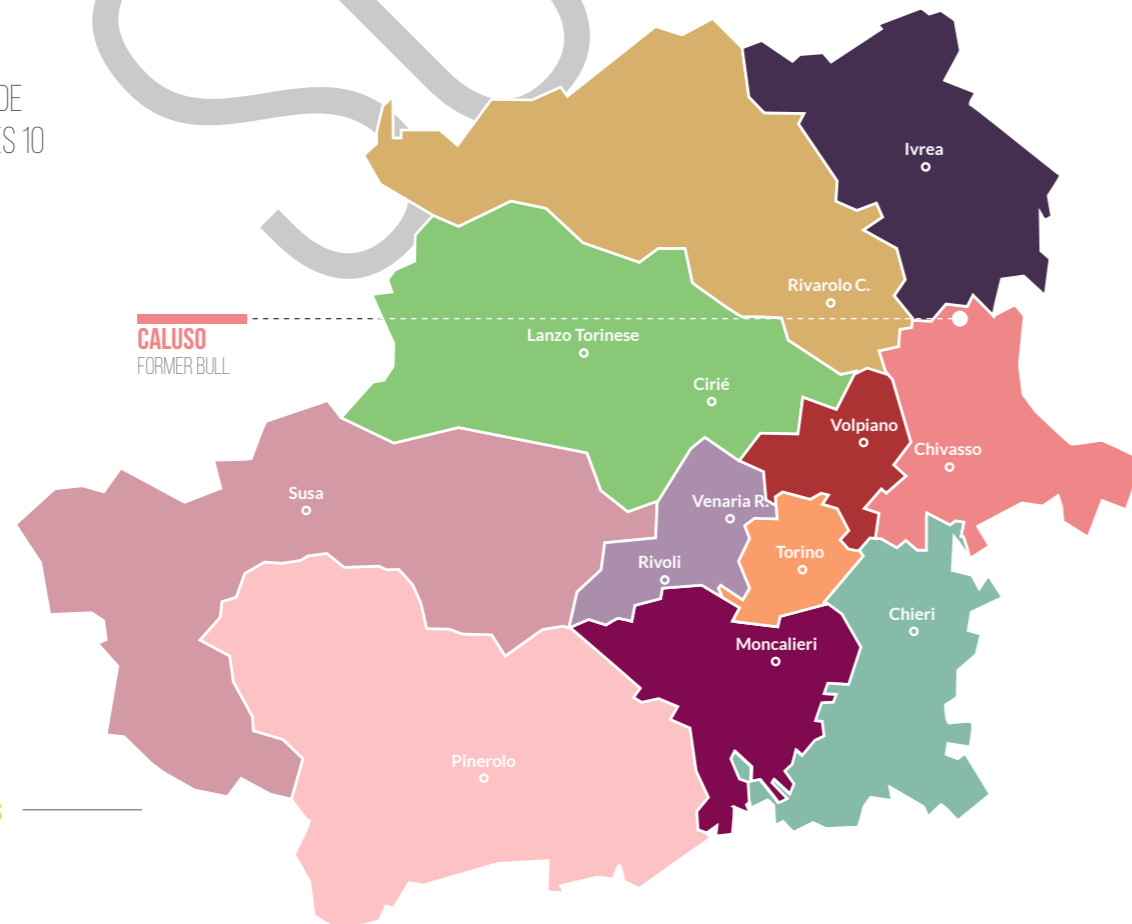
VIA MARTIRI D'ITALIA

DESCRIPTION

For over half a century the BULL factory in Caluso has played a role that has gone far beyond the simple economic aspect. Due to the very nature of its high-tech products and the large number of technicians and graduates from different Italian regions and foreign countries, the factory has guaranteed welfare and personal and cultural growth to its

employees. The plant of about 30,000 square meters is located in the southern portion of the town, in direct contact with the town, in a strategic position for the Canavese area, halfway between Ivrea and Chivasso. The presence of the Caluso railway station allows a daily connection with Novara and Turin.

**22**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 10



CONTACTS

**42,5km**  
FROM TURIN AIRPORT

**63,4km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**51,7km**  
FROM S.I.TO FREIGHT  
VILLAGE

**0,6km**  
FROM CALUSO  
RAILWAY STATION

**8,0km**  
FROM THE A5  
TORINO AOSTA  
MOTORWAY JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
57,094 sqm
- > Built-up area allowed  
30,000 sqm
- > Existing gross floor area  
30,000 sqm
- > Gross floor area allowed  
n.d.
- > Production area  
n.d.
- > Offices  
n.d.

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.



MUNICIPALITY OF CHIVASSO

# CHIND NORD

ZONA FORMER FORNACE

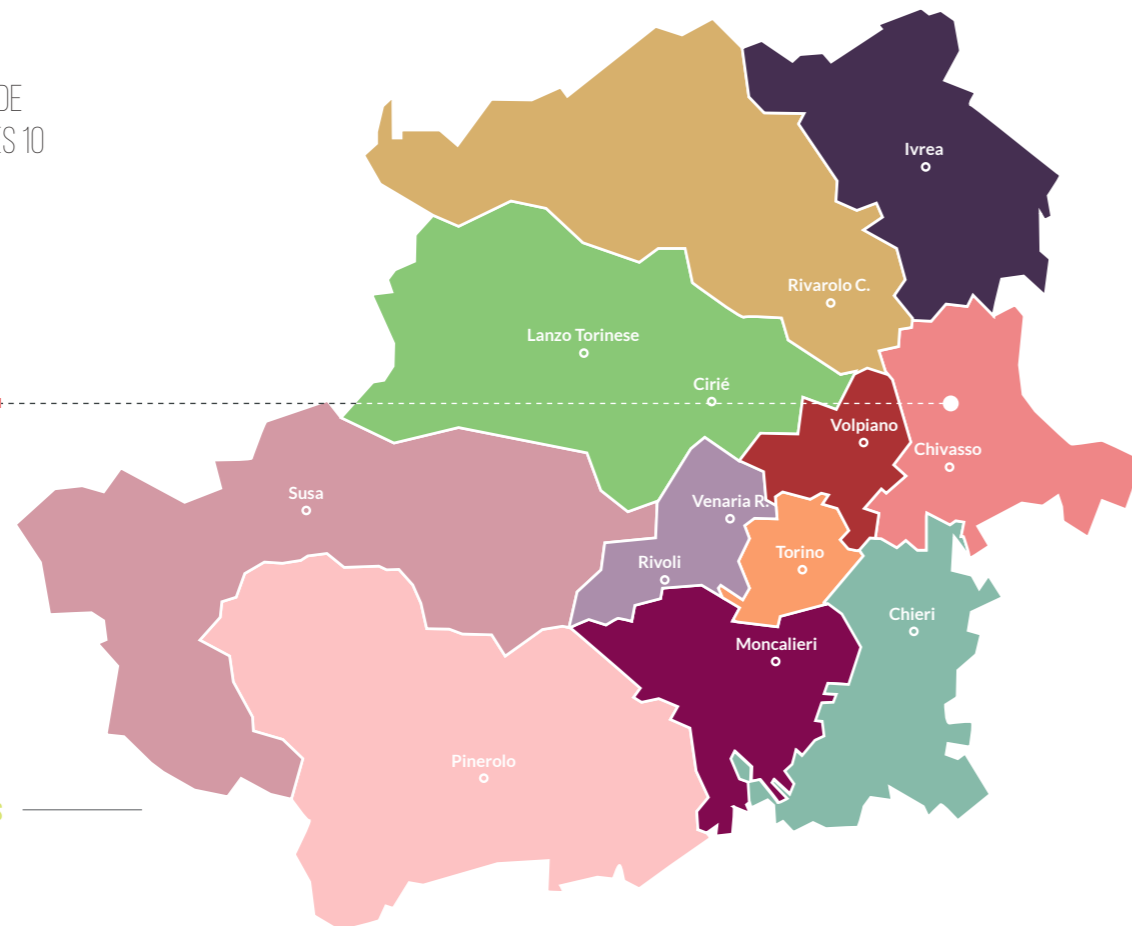
DESCRIPTION

CHIND NORD is part of the "CHIND" industrial complex built in 1996 by the Municipality of Chivasso: the founding members are the City of Chivasso, the Province of Turin, Zoppoli & Pulcher SpA, API Turin, Unione Industriale Turin, Finpiemonte, S.E.C.A.P. SpA and CNA. There are five vacant lots (from

7,200 square meters to 32,000 square meters), to which is added a warehouse of 1,800 square meters. The area, well connected to the City of Chivasso and the Canavese area through the SS26, is located adjacent to the Chivasso junction of the A4 Turin-Milan motorway.

**23**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 10

CHIVASSO  
CHIND NORD



CONTACTS

GIUSEPPE COPPA  
PHONE: (+39) 335.6365680  
MAIL: COPPA@ADVISA.IT

**30,0km**  
FROM TURIN AIRPORT

**50,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**39,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**4,5km**  
FROM CHIVASSO  
RAILWAY STATION

**0,8km**  
FROM THE A4  
TORINO-MILANO  
MOTORWAY JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
93,200 sqm
- > Built-up area allowed  
46,600 sqm
- > Gross floor area allowed  
46,600 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.

NOTES

Hydrogeological restrictions: necessary distance from watercourses.



MUNICIPALITY OF CHIVASSO

# CHIND SUD

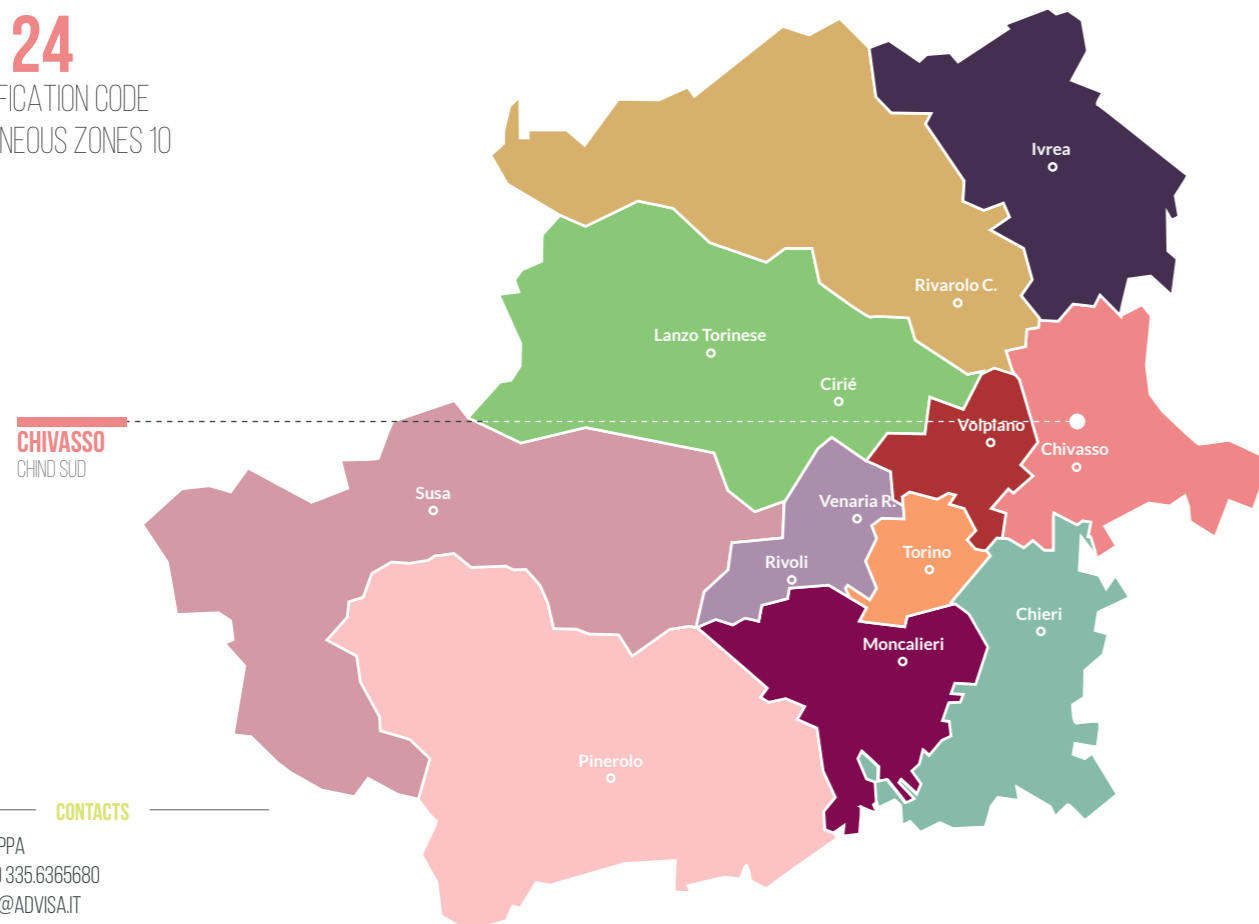
ZONA POZZO

DESCRIPTION

CHIND SUD is part of the "CHIND" industrial complex built in 1996 by the Municipality of Chivasso: the founding members are the City of Chivasso, the Province of Turin, Zoppoli & Pulcher SpA, API Turin, U.I. Turin, Finpiemonte, S.E.C.A.P. SpA and CNA. The aggregate consists of two vacant

lots of 18,000 square meters and 30,000 square meters, to which is added a building for offices (400 square meters). The area, well connected to the City of Chivasso and the Canavese area through the SS26, is adjacent to the Chivasso junction of the A4 Turin-Milan motorway.

**24**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 10



**CONTACTS**  
GIUSEPPE COPPA  
PHONE: (+39) 335.6365680  
MAIL: COPPA@ADVISA.IT

**30,0km**  
FROM TURIN AIRPORT

**50,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**39,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**4,5km**  
FROM CHIVASSO  
RAILWAY STATION

**0,6km**  
FROM THE A4  
TORINO-MILANO  
MOTORWAY JUNCTION

SPECIFIC INFORMATION

SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
48,000 sqm
- > Built-up area allowed  
24,000 sqm
- > Gross floor area allowed  
24,000 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.

NOTES

Hydrogeological restrictions: necessary distance from watercourses.



MUNICIPALITY OF RONDISSONE

# FORMER WIERER

STRADA DELLA MANDRIA

## DESCRIPTION

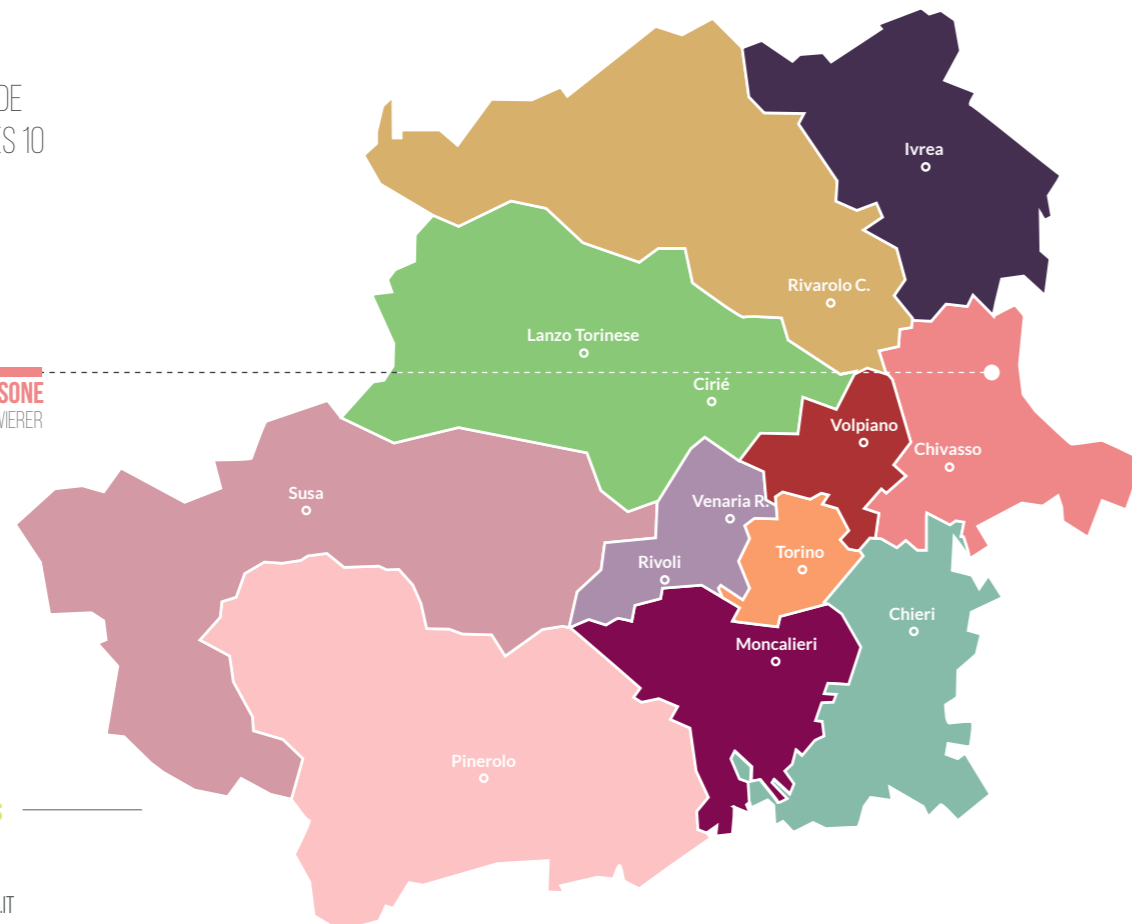
WIERER was born in 1963 in Chienes in Alto Adige and during its 50 years of activity it has expanded its product range, becoming a leading company in roofing systems and solutions. The plant was first used for production and then as a warehouse

for building materials; following the acquisition of the company by a foreign group, the deposit was closed. The accessibility and connection with the rest of the territory is guaranteed by the proximity to the A4 Turin-Milan motorway.

## 25

IDENTIFICATION CODE  
HOMOGENEOUS ZONES 10

RONDISSONE  
FORMER WIERER



## CONTACTS

ENZO SAVANT LEVRA  
PHONE: (+39) 335.7124948  
MAIL: SAVANTLEVRA@VIRGILIO.IT

**35,0km**  
FROM TURIN AIRPORT

**56,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**44,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**9,0km**  
FROM CHIVASSO  
RAILWAY STATION

**1,0km**  
FROM THE A4  
TORINO-MILANO  
MOTORWAY JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
55,000 sqm
- > Existing gross floor area  
4,000 sqm
- > Offices  
about 350 sqm
- > Buildable gross floor area  
24,000 sqm

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

### RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.





MUNICIPALITY OF TORRAZZA PIEMONTE

# FORNACE GHIGGIA

VIA SAN NICOLA O 43

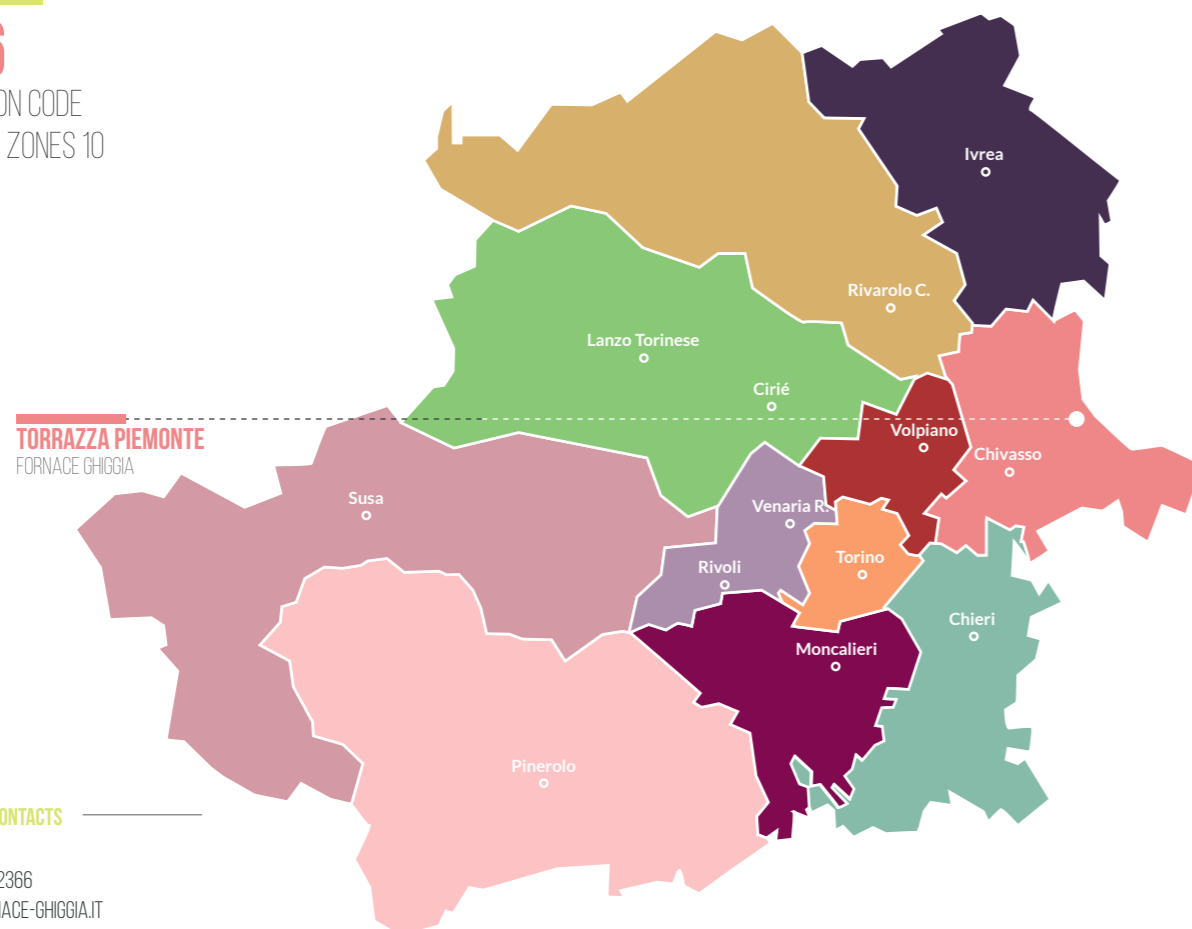
## DESCRIPTION

FORNACE GHIGGIA began producing bricks in 1850, selecting a site characterized by the presence of clay-like soils. At the beginning of the twentieth century, they moved from an almost artisanal production to an industrial model. In the immediate post-war period the reconstruction needs and those of the "economic miracle" boosted the growth of the

company, where at that time seven furnaces were active. The adjacent road "SP89" guarantees the accessibility and connection with the rest of the territory. Near the site, there are companies for the processing of plastics, building supplies and a photovoltaic system.

## 26

IDENTIFICATION CODE  
HOMOGENEOUS ZONES 10



## CONTACTS

ENRICO GHIGGIA  
PHONE: (+39) 335.6022366  
MAIL: E.GHIGGIA@FORNACE-GHIGGIA.IT

**37,0km**  
FROM TURIN AIRPORT

**69,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**48,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**1,0km**  
FROM THE TORRAZZA  
PIEMONTE RAILWAY  
STATION

**6,0km**  
FROM THE TORINO  
RING ROAD JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
75,000 sqm
- > Built-up area allowed  
10,000 sqm
- > Existing gross floor area  
10,300 sqm
  - > Sheds area  
10,000 sqm
  - > Offices e garage  
300 sqm (on 2 floors)
- > Buildable gross floor area  
30,000 sqm

### UTILITIES

- Electric power (15kV 600kW)
- Industrial metan gas cabinet
- Sewerage
- Water
- Phone
- Broadband

### TYPOLGY AND STATE OF PRESERVATION

- |              |            |
|--------------|------------|
| □ Greenfield | □ New      |
| ■ Building   | ■ Good     |
|              | □ Mediocre |
|              | □ Poor     |
|              | □ Bad      |

### RECLAMATIONS REQUIRED

Asbestos cement roof (4,000 square meters) to be removed. There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.

### NOTES

There is an oven and a dryer that must be demolished.



MUNICIPALITY OF CARMAGNOLA

# FORMER ALPESTRE

VIA GRUASSA 6/8/10 – BORGO SALSASIO

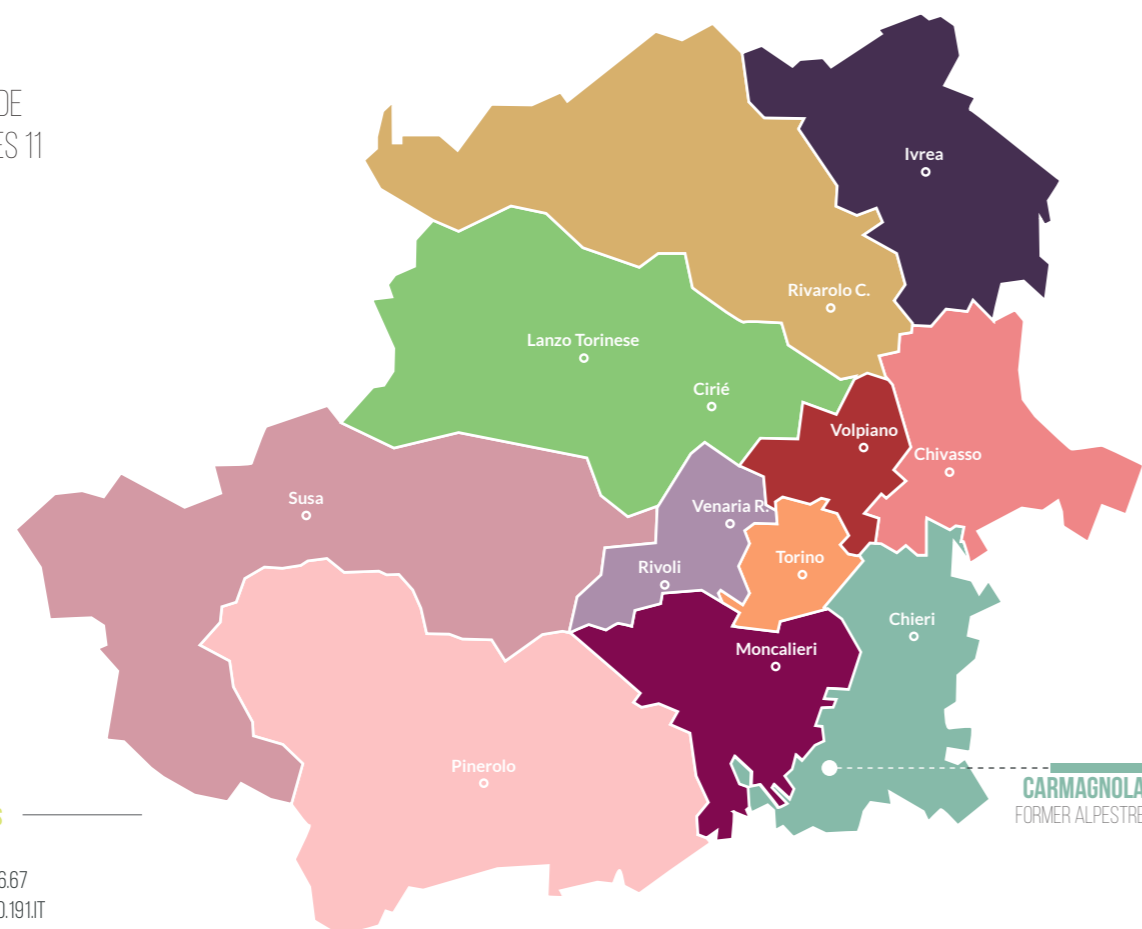
## DESCRIPTION

The FORMER ALPESTRE area includes the plant of the San Giuseppe distillery of the Marist Brothers of Carmagnola, in which various liquors were produced, aged and bottled, including the ALPESTRE. The industrial part of the complex

of 9,500 square meters of SLP has been abandoned for years, whilst the building of the former boarding house is still used. The accessibility and connection with the rest of the territory is guaranteed by the proximity to the SP393.

27

IDENTIFICATION CODE  
HOMOGENEOUS ZONES 11



## CONTACTS

DARIO PERLO  
PHONE 335.326.291 - 011.972.26.67  
MAIL: DOTTPERLO@PERLODARIO.19.IT

60,0km  
FROM TURIN AIRPORT

19,0km  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

30,0km  
FROM S.I.T.O FREIGHT  
VILLAGE

2,0km  
FROM CARMAGNOLA  
RAILWAY STATION

17,0km  
FROM THE TORINO  
RING ROAD JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
12,892 sqm
- > Built-up area allowed  
4,700 sqm
- > Existing gross floor area  
9,500 sqm
- > Production area  
9,400 sqm
- > Offices  
100 sqm

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TPOLOGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

### RECLAMATIONS REQUIRED

Disposal of the asbestos layer on part of the covers is necessary. There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.



MUNICIPALITY OF CARMAGNOLA

# FORMER TEKSID

VIA UMBERTO II

## DESCRIPTION

In the seventies, with the industrial settlement FIAT, Carmagnola increased the mechanics industry tenfold, from 400 employees in 1961 to 4,000 by 1971.

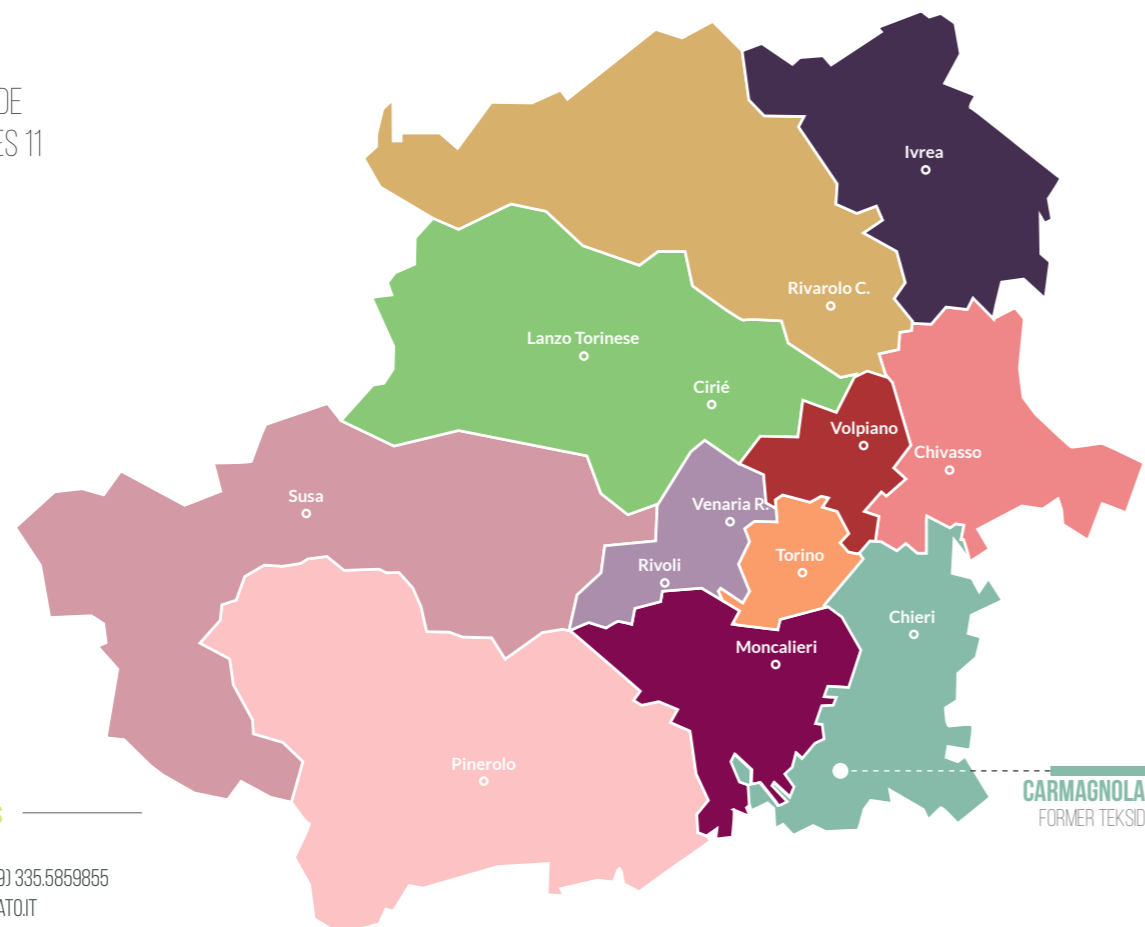
In the first half of the nineties, the automotive sector did not completely overcome the challenges of the market and despite the recognized driving force of Carmagnola at the national level, the new property policies, which had shifted its activity to France after having acquired the Renault workshops, brought about the closure of the TEKSID plant.

The site is located in the industrial area of Carmagnola. In 2017 the company

Molino Chiavazza (food sector), acquired part of the area to establish its own logistics hub, reusing the industrial warehouse and reactivating the old railway link connected to the tracks of the Turin-Savona line.

The new buildings will have free type, prefabricated in reinforced concrete / steel with heights according to needs. The area is sold with the urbanization works already completed by the vendor. The site is located near the A6 Turin-Savona motorway exit. The area is equipped with a railway junction and, in the future, with a new north-south road which will link via Rubatto to the provincial road 129.

**28**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 11



**CONTACTS**  
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MAIL: FSANTIANO@STAASSOCIATO.IT

**58,0km**  
FROM TURIN AIRPORT

**20,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**29,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**1,6km**  
FROM CARMAGNOLA  
RAILWAY STATION

**0,5km**  
FROM THE A6  
TORINO-SAVONA  
MOTORWAY JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

The area includes approximately 145,000 sqm of buildable area and 72,500 square meters of covered area and is divided into 2 lots:

#### Lot 1:

- > Land Surface  
90,000 sqm
- > Built-up area  
45,000 sqm
- > Gross floor area allowed  
45,000 sqm
- > Land use  
Production and logistic
- > Office spaces  
As necessary

#### Lot 2:

- > Land Surface  
50,000 sqm
- > Built-up area  
25,000 sqm
- > Gross floor area allowed  
25,000 sqm
- > Land use  
Production and logistic
- > Office spaces  
As necessary

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

### RECLAMATIONS REQUIRED

The reclamation procedure for environmental matrices is underway for a limited portion of the area. For the remaining part, the certification of completed reclamation by the Metropolitan City of Turin has already been issued.

### NOTES

The existing shed in lot 2 has to be demolished.



MUNICIPALITY OF CHERI

# FONTANETO2

VIA DELL'INDUSTRIA

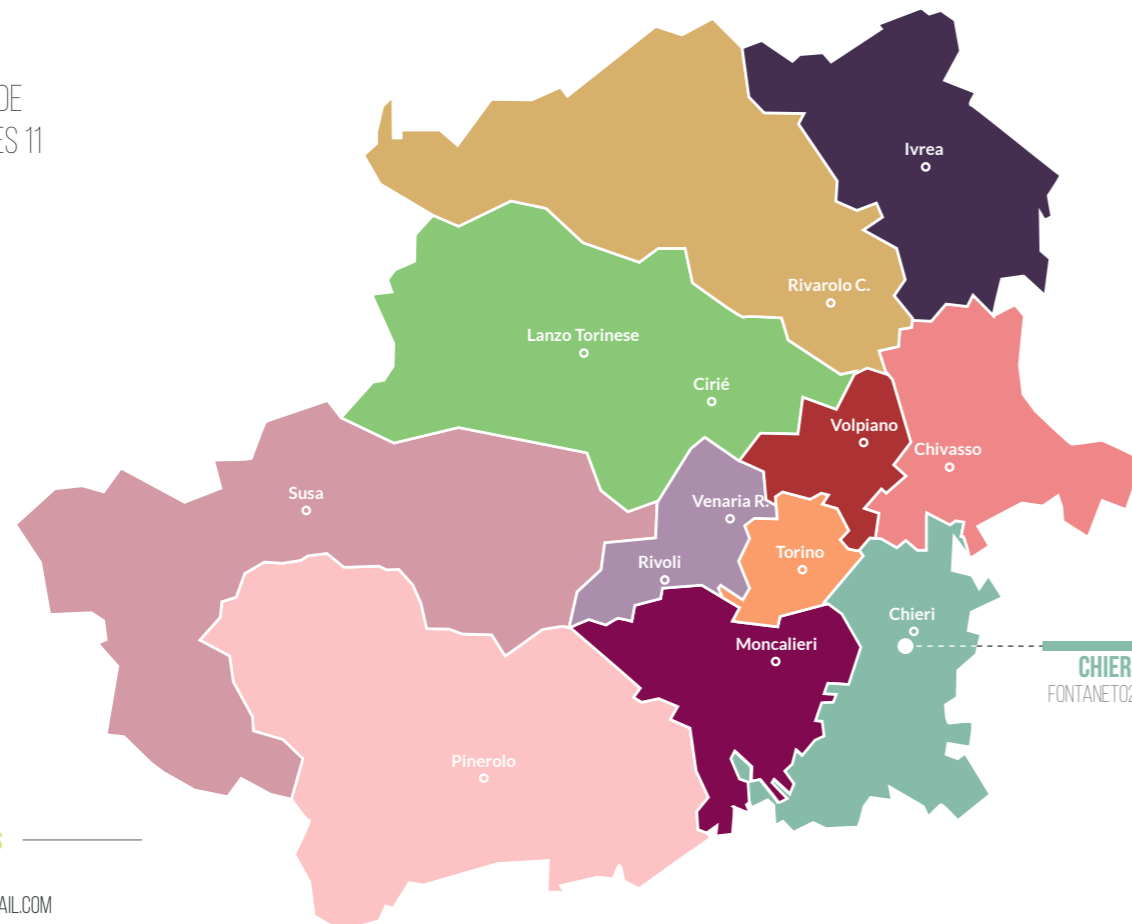
## DESCRIPTION

The FONTANETO 2 area represents the second lot of an industrial area established in the early 2000s in the homonymous hamlet, south of the town of Chieri.

The portion consists of 2 separate lots

(8,700 and 2,500 square meters). The road network guarantees a widespread connection with the surrounding area and with the City of Turin.

**29**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 11



CONTACTS  
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**40,0km**  
FROM TURIN AIRPORT

**24,0km**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**28,0km**  
FROM S.I.TO FREIGHT  
VILLAGE

**3,0km**  
FROM CHERI  
RAILWAY STATION

**6,0km**  
FROM THE RING  
ROAD JUNCTION

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

#### Lot 1:

- > Land Surface  
8,700 sqm
- > Built-up area allowed  
4,593.60 sqm
- > Gross floor area allowed  
8,700 sqm
- > Parking areas  
2,178 sqm
- > Private green areas  
1,305 sqm

#### Lot 2:

- > Land Surface  
2,559 sqm
- > Built-up area allowed  
1,351 sqm
- > Buildable gross floor area  
1,559 sqm
- > Parking areas  
624 sqm
- > Private green areas  
384 sqm

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
- New
- Good
- Mediocre
- Poor
- Bad

### RECLAMATIONS REQUIRED

There are no reports in the Acts about the need for activation of the environmental matrix remediation procedure.



MUNICIPALITY OF RIVA PRESSO CHIERI

# FORMER EMBRACO

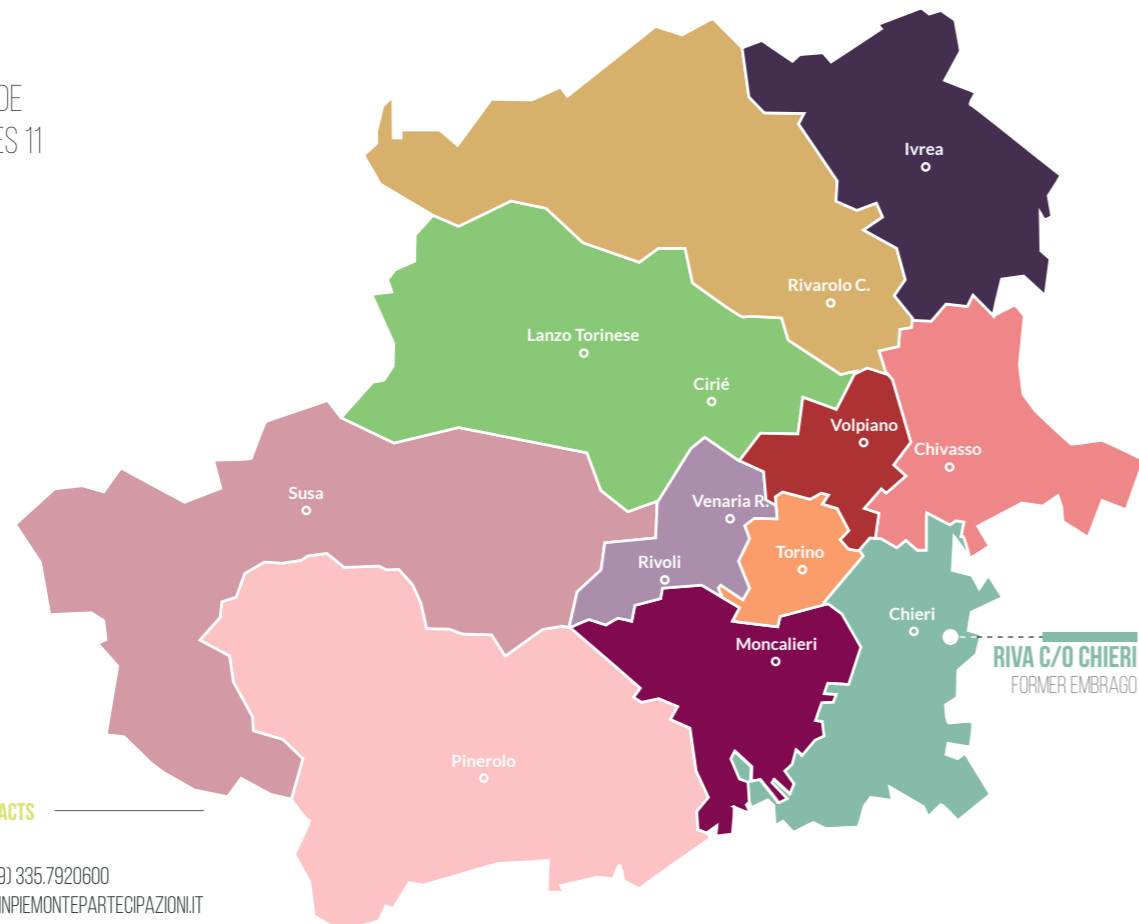
VIA BUTTIGLIERA 6

## DESCRIPTION

Within the existing complex, a portion of the shed and an adjacent office building are proposed. The remaining part of the plant was sold by Whirlpool to the Chinese-Israeli group "Ventures" for the

production of solar panels. The area is located along the SP120 that connects Riva near Chieri to Buttigliera d'Asti.

**30**  
IDENTIFICATION CODE  
HOMOGENEOUS ZONES 11



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**45,0KM**  
FROM TURIN AIRPORT

**32,0KM**  
FROM THE AMBROGIO  
GATEWAY OF  
CANDIOLO

**35,0KM**  
FROM S.I.TO FREIGHT  
VILLAGE

**7,5KM**  
FROM CHIERI  
RAILWAY STATION

**7,8KM**  
FROM THE RING ROAD  
JUNCTION OF  
VILLANOVA D'ASTI

## SPECIFIC INFORMATION

### SURFACE DIMENSIONS AND DETAILS

- > Land Surface  
n.a.
- > Built-up area  
26,000 sqm
- > Existing gross floor area  
27,050 sqm in total, of which  
9,800 sqm available
- > Production area  
9,800 sqm including 2,030 sqm  
of offices
- > Surveillance building:  
50 sqm
- > Buildable area  
3,500 sqm

### UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

### TYPOLGY AND STATE OF PRESERVATION

- Greenfield
- Building
  - New
  - Good
  - Mediocre
  - Poor
  - Bad

### RECLAMATIONS REQUIRED

Reclamation procedure in progress.

### NOTES

Existing primary urbanization: green, public car parks.





**EDITED BY**  
**LINKS FOUNDATION**

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Internal images taken from Google Maps database.

The information contained in the dossier were provided by the contact persons indicated by the owners.