

PROJECT 30METRO

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



ATTRACTION OF INVESTMENTS IN THE METROPOLITAN AREA



ATTRACTION OF INVESTMENTS IN THE METROPOLITAN AREA



NOVEMBER 2019

DOSSIER REALIZED BY

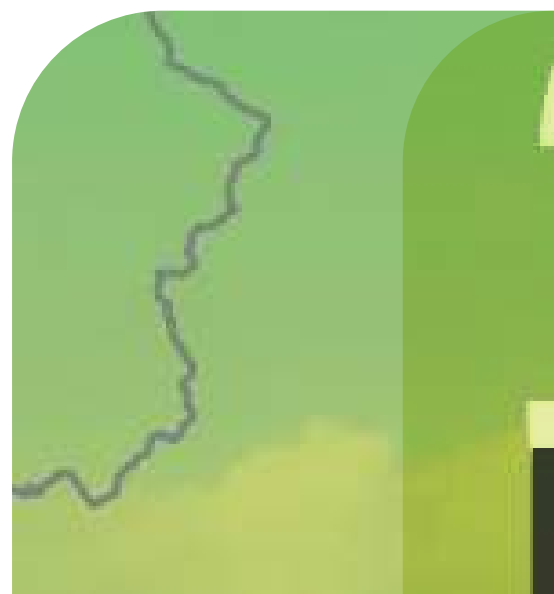
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IN COLLABORATION WITH

LINKS Foundation
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Confindustria Piemonte
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CIP Canavese
www.insiediamentiproduttivicanavese.it



PROJECT 30 METRO

FOR METROPOLITAN DEVELOPMENT

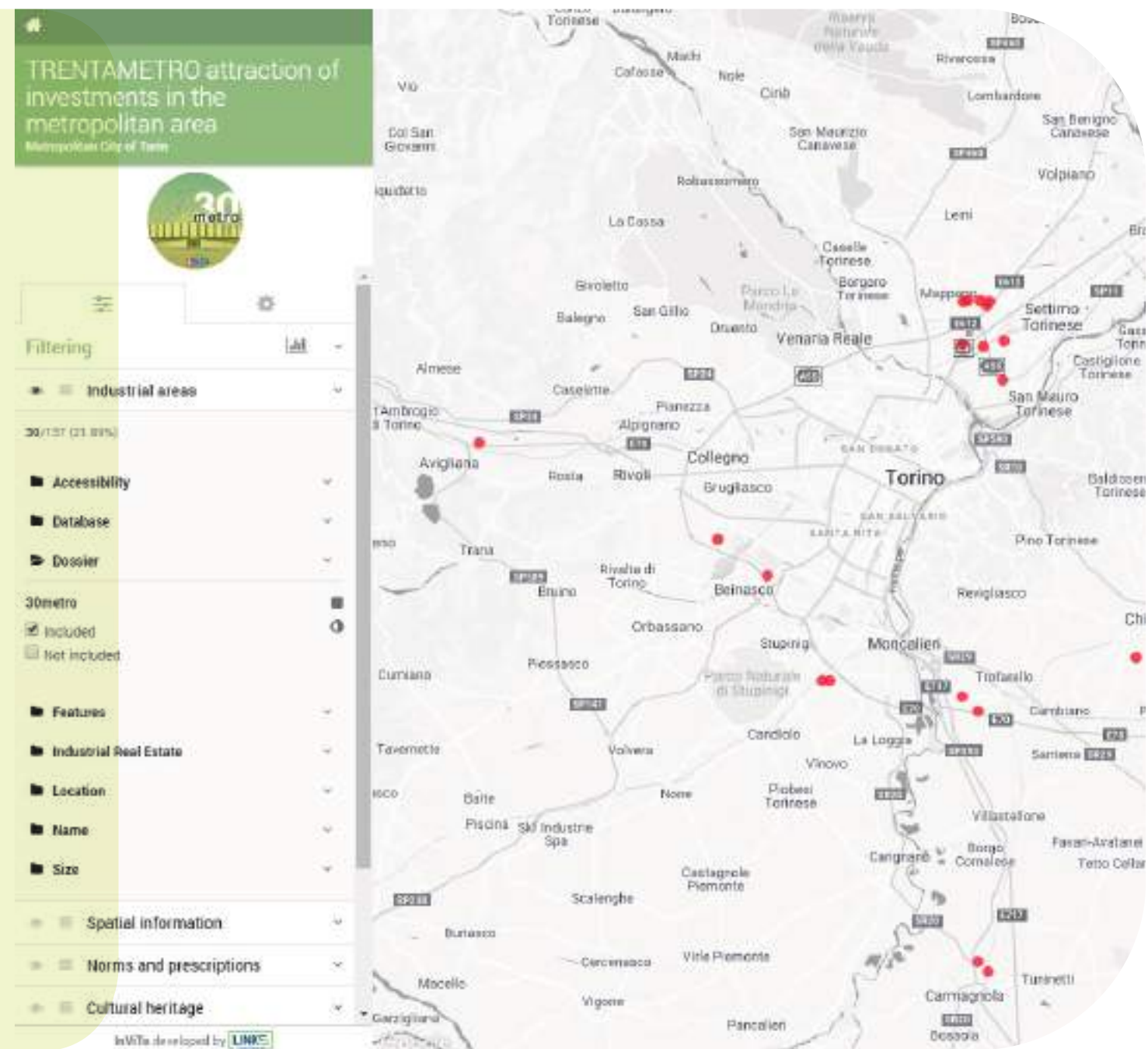


INTERACTIVE PLATFORM

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

WWW.URBANTOOLBOX.IT/PROJECT/TRENTAMETRO

(DEVELOPED BY LINKS FOUNDATION BY INVITO TOOL)



DR. DIMITRI DE 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

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
ZONE 4	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
	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
ZONE 10	22	FORMER BULL CALUSO (SOLD)
	23	CHIND NORTH CHIVASSO
	24	CHIND SOUTH CHIVASSO
	25	FORMER WIERER RONDISSONE
ZONE 11	26	FURNACE GHIGGIA TORRAZZA PIEMONTE
	27	FORMER ALPESTRE CARMAGNOLA
	28	FORMER TEKSID CARMAGNOLA
	29	FONTANETO2 CHIERI
	30	FORMER EMBRACO RIVA C/O CHIERI

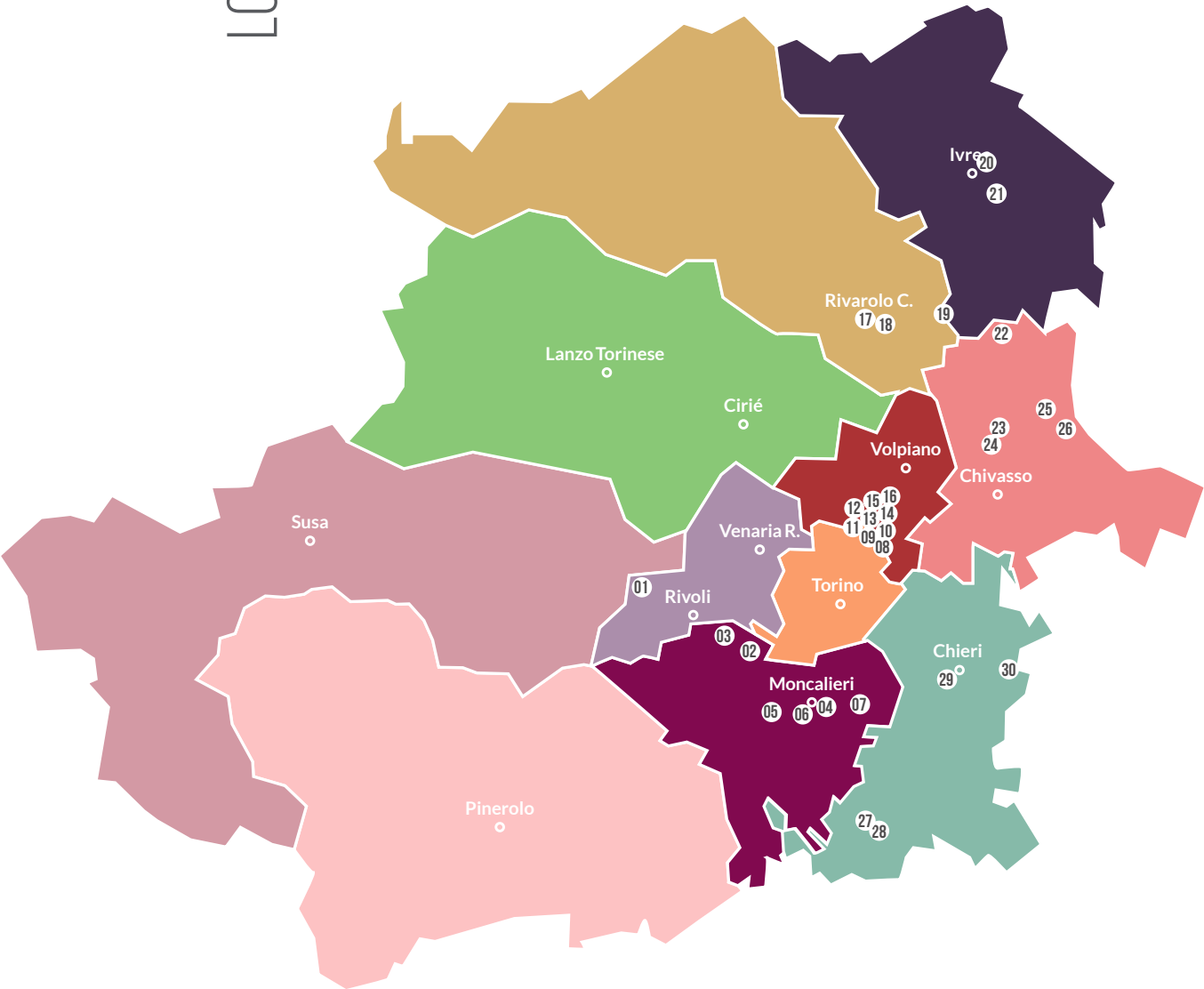
LOCATION OF THE 30 SELECTED SITES, DIVIDED BY HOMOGENEOUS ZONES

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 Ferrière-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 Ferrière 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.

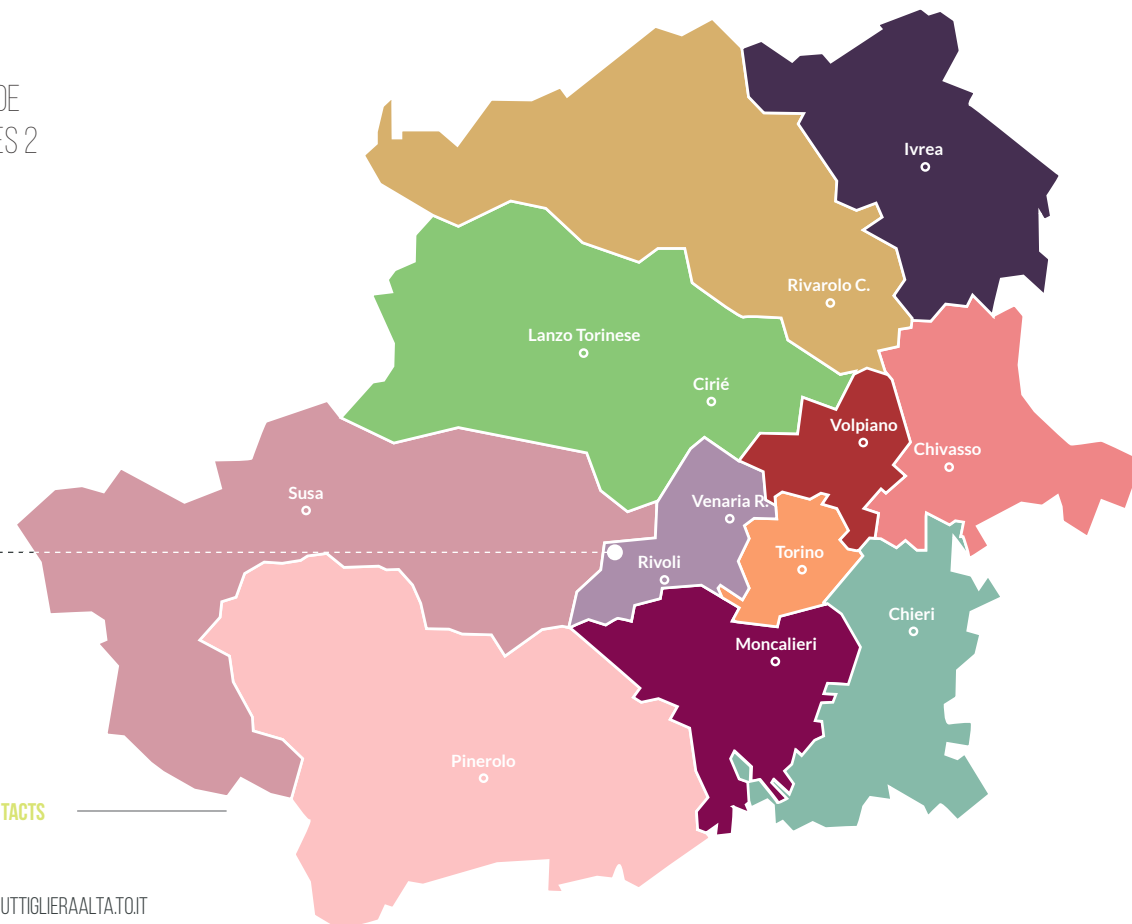
The factory is located along the route that joins the Metropolitan City of Turin, through the Frejus Tunnel with France, and is connected to the E70 motorway by the Avigliana junction. For 2021 the construction of the new Ferriera di Buttigliera Alta railway station is expected in the area immediately 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.IT



SPECIFIC INFORMATION

35,0km
FROM TURIN AIRPORT

30,0km
FROM THE AMBROGIO
GATEWAY OF
CANDIOLO

17,0km
FROM S.I.T.O
FREIGHT VILLAGE

2,5km
FROM AVIGLIANA
RAILWAY STATION

1,5km
FROM THE
TORINO-BARDONECCHIA
MOTORWAY JUNCTION

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

- 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 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

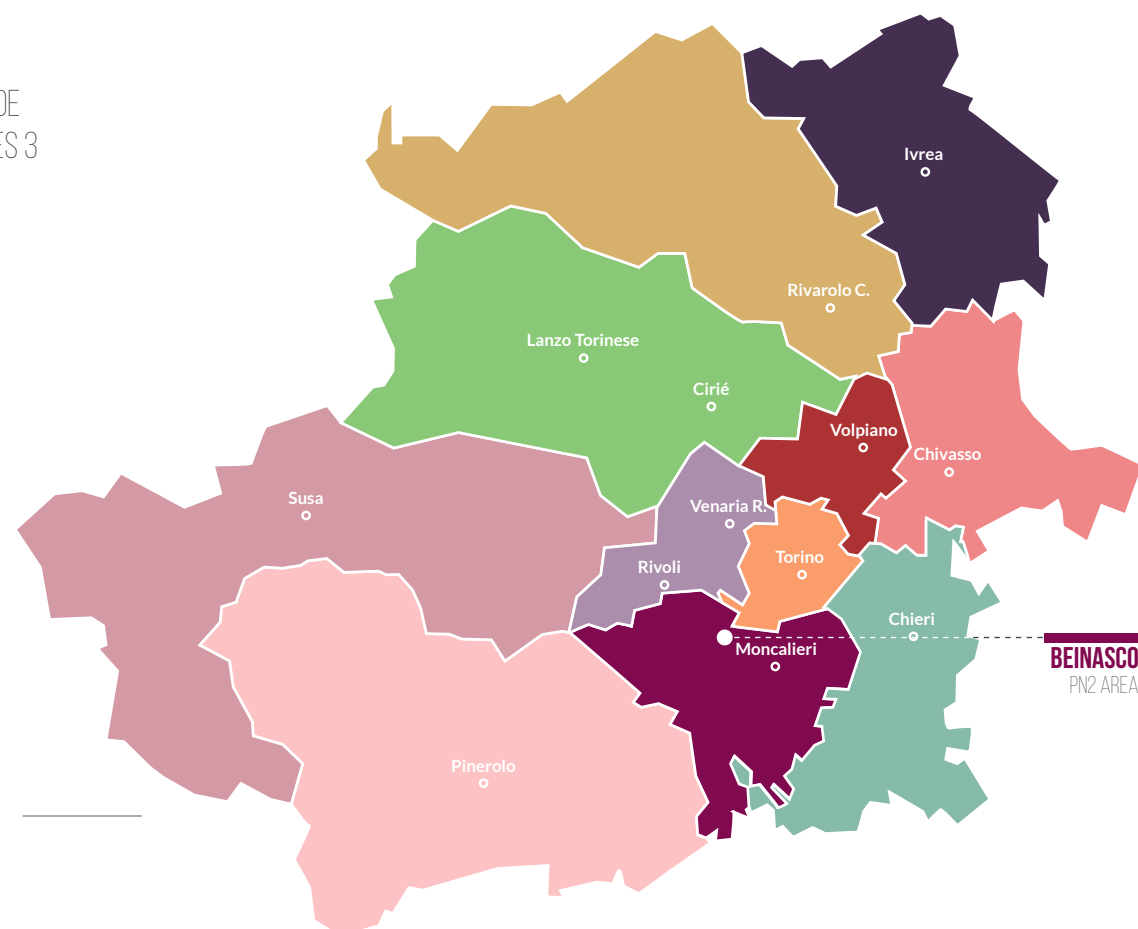
VIA BOLOGNA/VIA VENEZIA

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

SPECIFIC INFORMATION

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

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

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 ORBASSANO

S.I.TO AREA

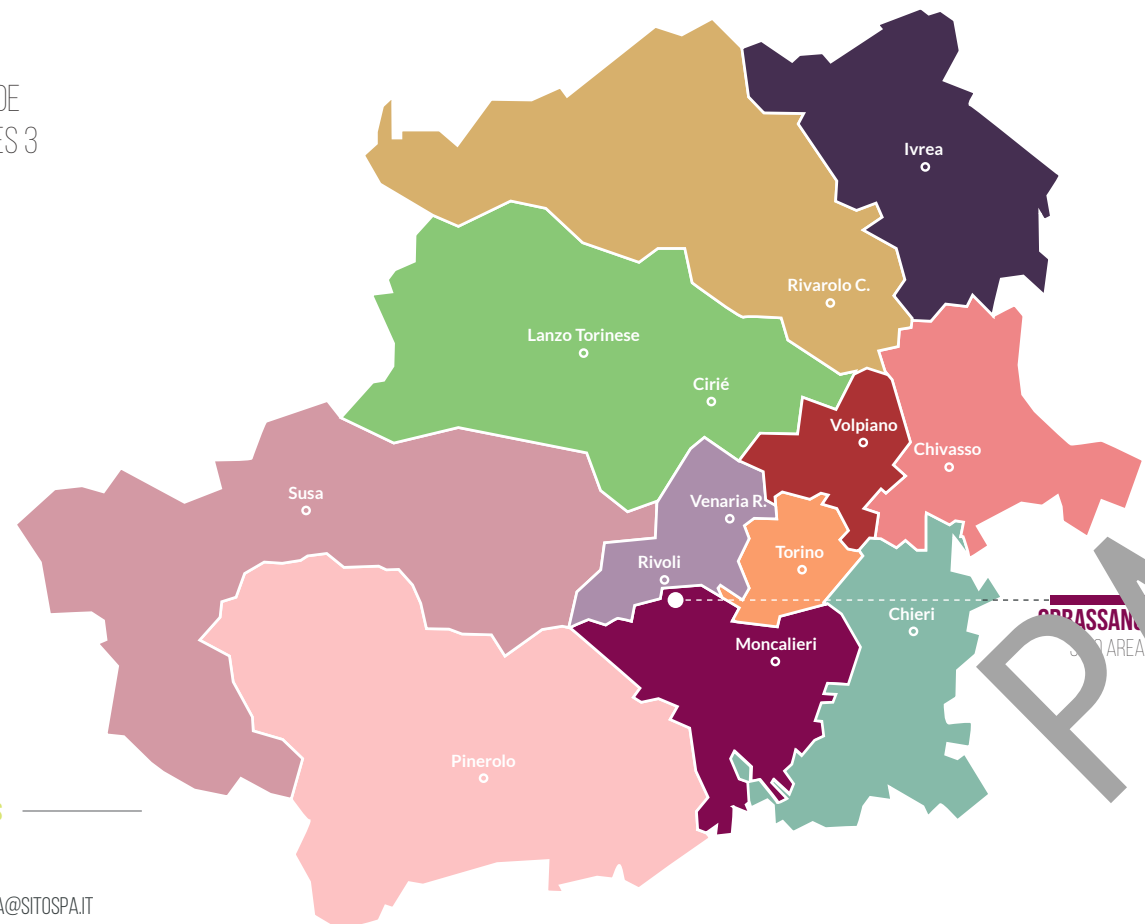
TURIN FREIGHT VILLAGE

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.TO (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.TO 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.TO 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.TO 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

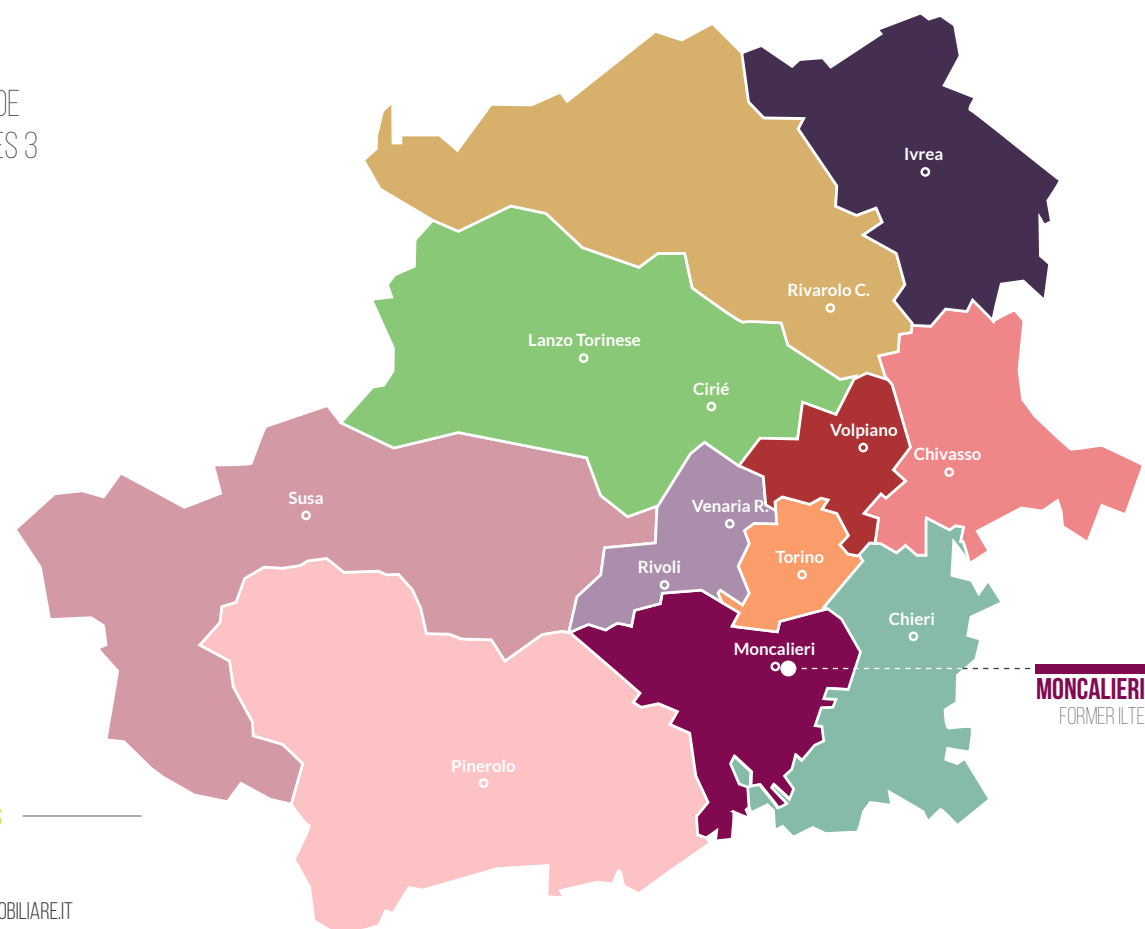
DESCRIPTION

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 Santa 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.TO 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

TYPOLGY AND STATE OF CONSERVATION

- 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.

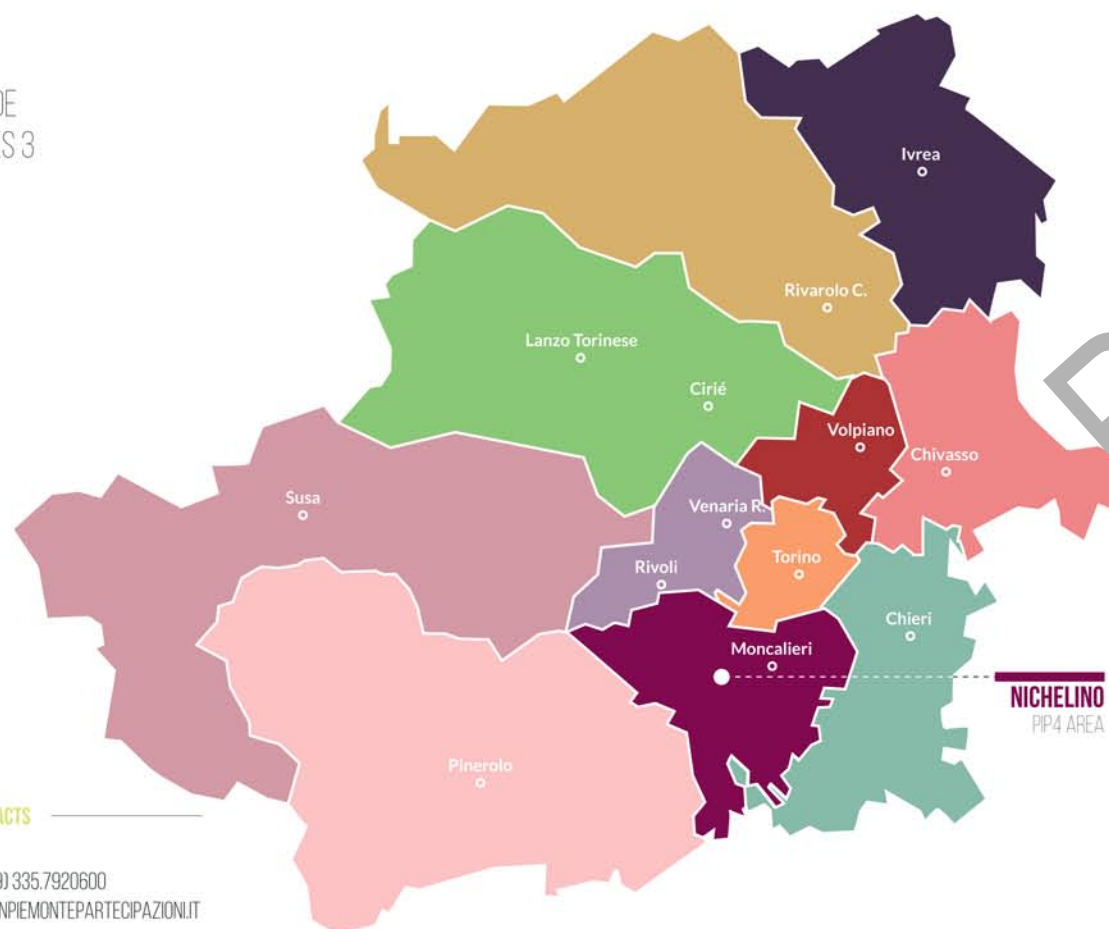
In the area are foreseen: industrial lots; a commercial lot; a service area composed of a bar / restaurant; a service centre and a hotel. The context is still partially agricultural

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
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MAIL: SALVATORE.CARBONE@FINPIEMONTEPARTICIPAZIONI.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

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

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

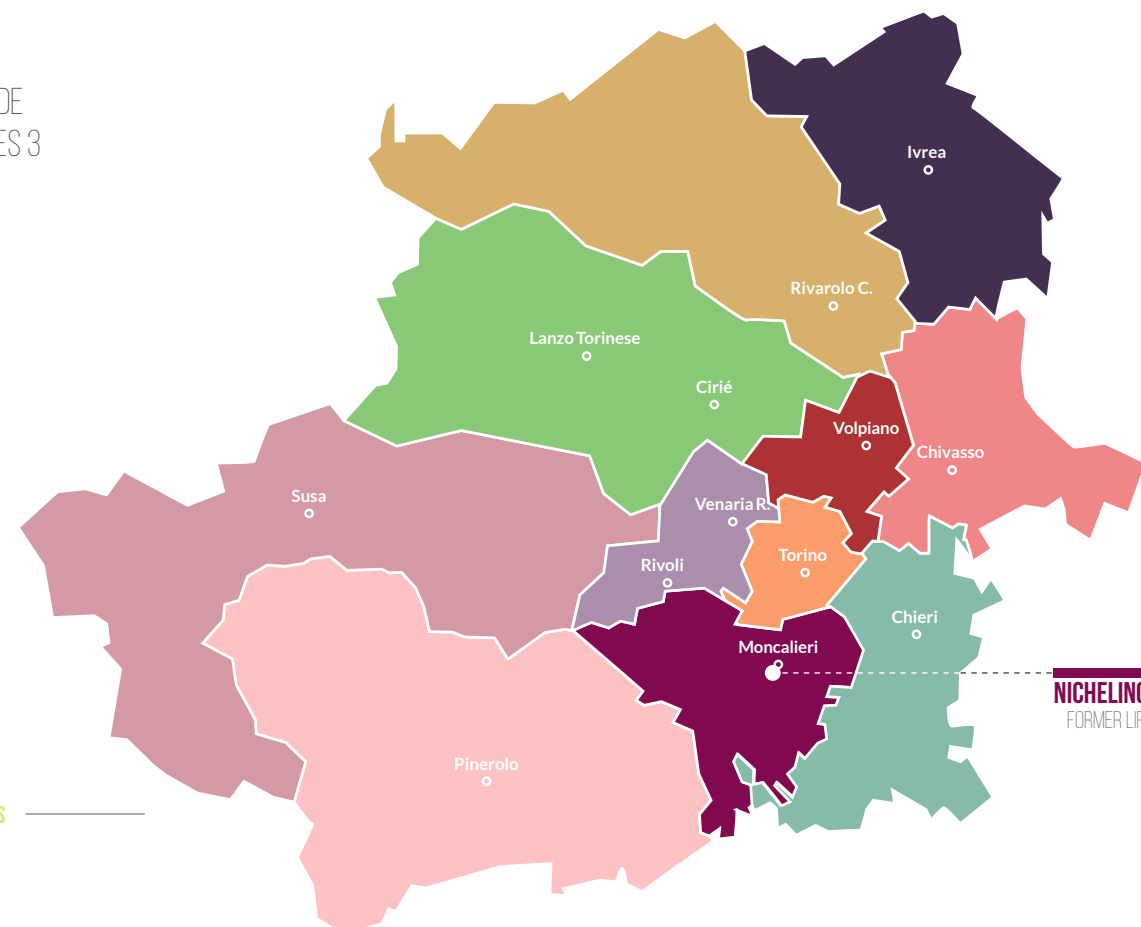
VIA VERNEA 2

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 CONSERVATION

- ☐ 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

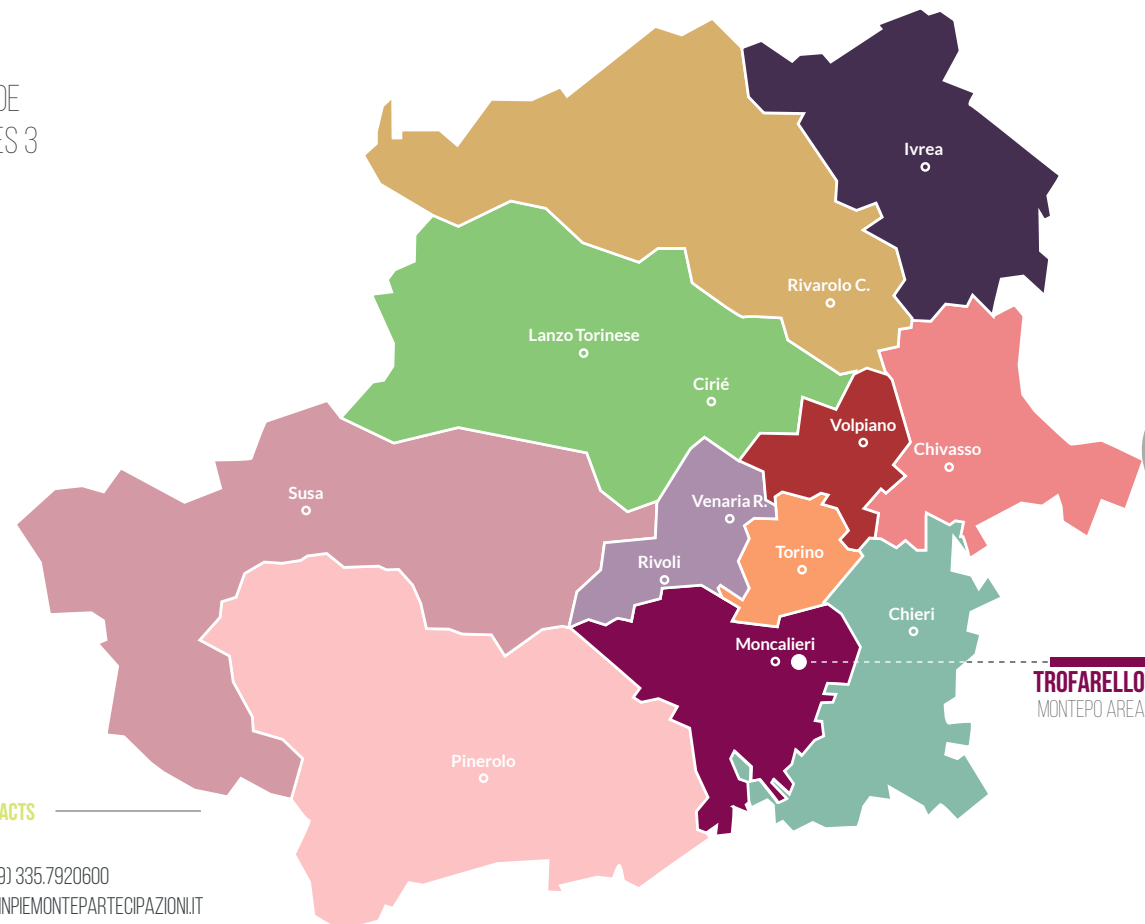
DESCRIPTION

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
SALVATORE CARBONE
PHONE: (+39) 011.7172304; (+39) 335.7920600
MAIL: SALVATORE.CARBONE@FINPIEMONTEPARTICIPAZIONI.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

- Elect
- 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.

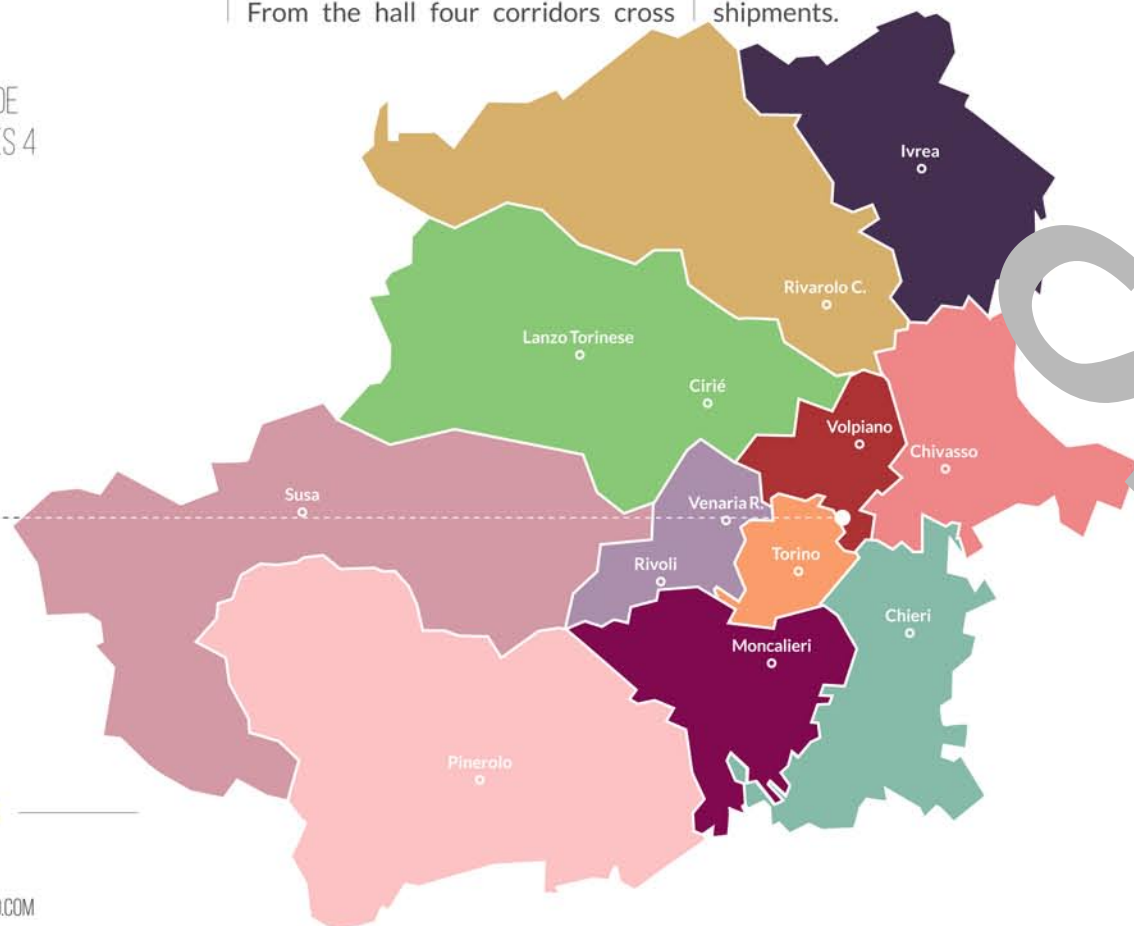
The building was dismissed in 2013 due to the transfer of the Burgo group to Altavilla Vicentina.

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.TO FREIGHT
VILLAGE

5,0km
FROM THE SAN RAFAEL
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

TYPOLGY AND STATE OF PRESERVATION

- | | |
|--|--|
| <input type="checkbox"/> Greenfield | <input type="checkbox"/> New |
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Good |
| | <input checked="" type="checkbox"/> Mediocre |
| | <input type="checkbox"/> Poor |
| | <input type="checkbox"/> 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

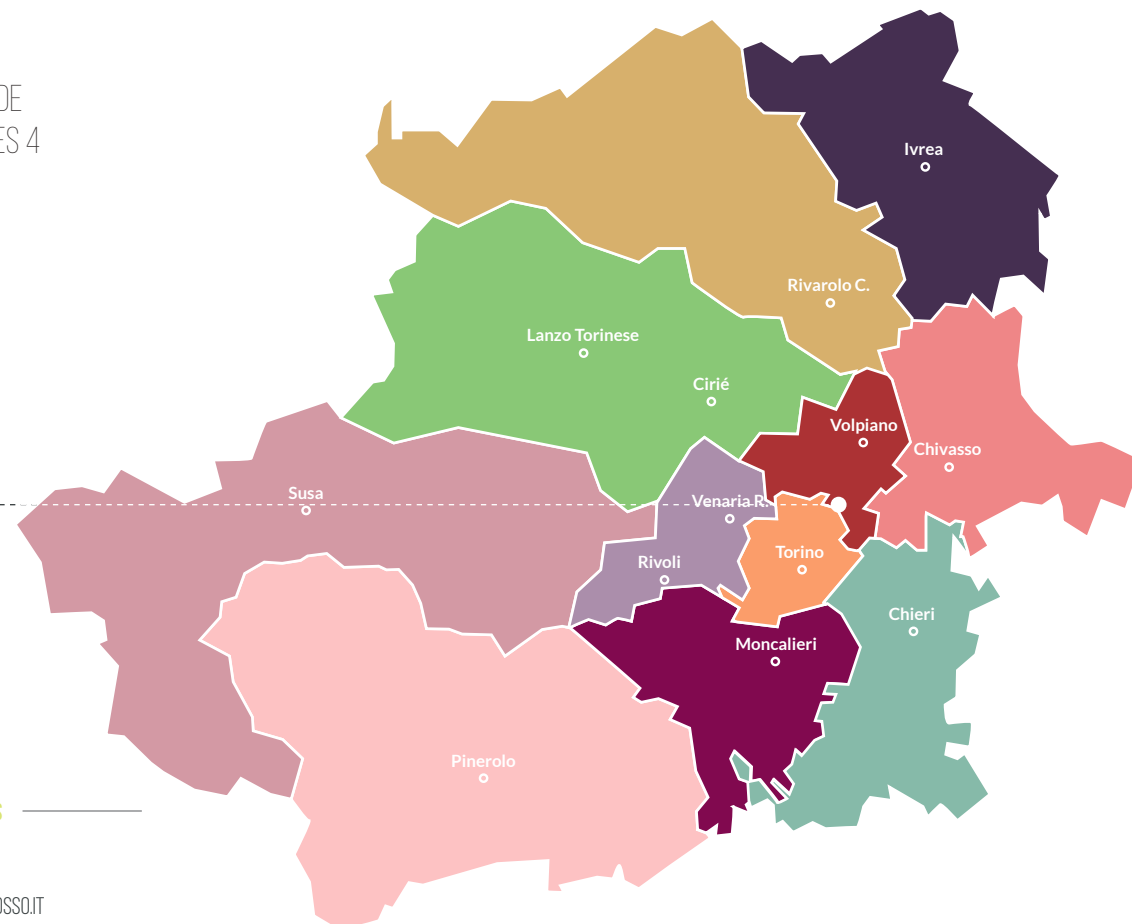
Mappano. The Urban Masterplan anticipates, for this area, the creation of a new road system, enabling a direct connection with the motorway exit of Settimo Torinese.

09
IDENTIFICATION CODE
HOMOGENEOUS ZONES 4

SETTIMO TORINESE
PI12 BORSETTO

CONTACTS

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



10,0km
FROM TURIN AIRPORT

35,0km
FROM THE AMBROGIO
GATEWAY OF
CANDIOLO

24,0km
FROM S.I.TO 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

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

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.

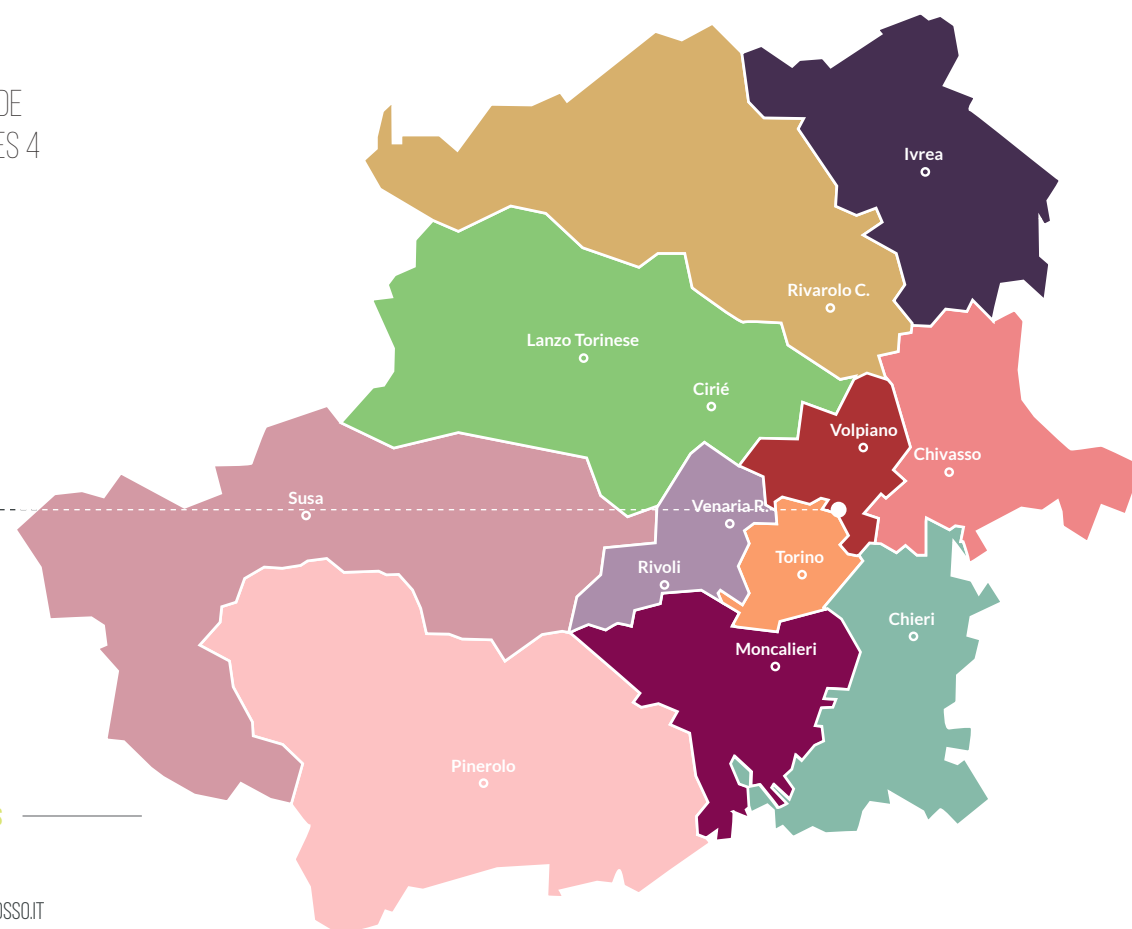
The PRGC (General Urban Master Plan) foresees an adaptation of the road network for this area, with the creation of a new road infrastructure that would create a direct connection with the Settimo Torinese motorway junction.

10
IDENTIFICATION CODE
HOMOGENEOUS ZONES 4

SETTIMO TORINESE
PI13B CPT

CONTACTS

CORRADO GROSSO
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MAIL: INFO@STUDIOTECNICOGROSSO.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

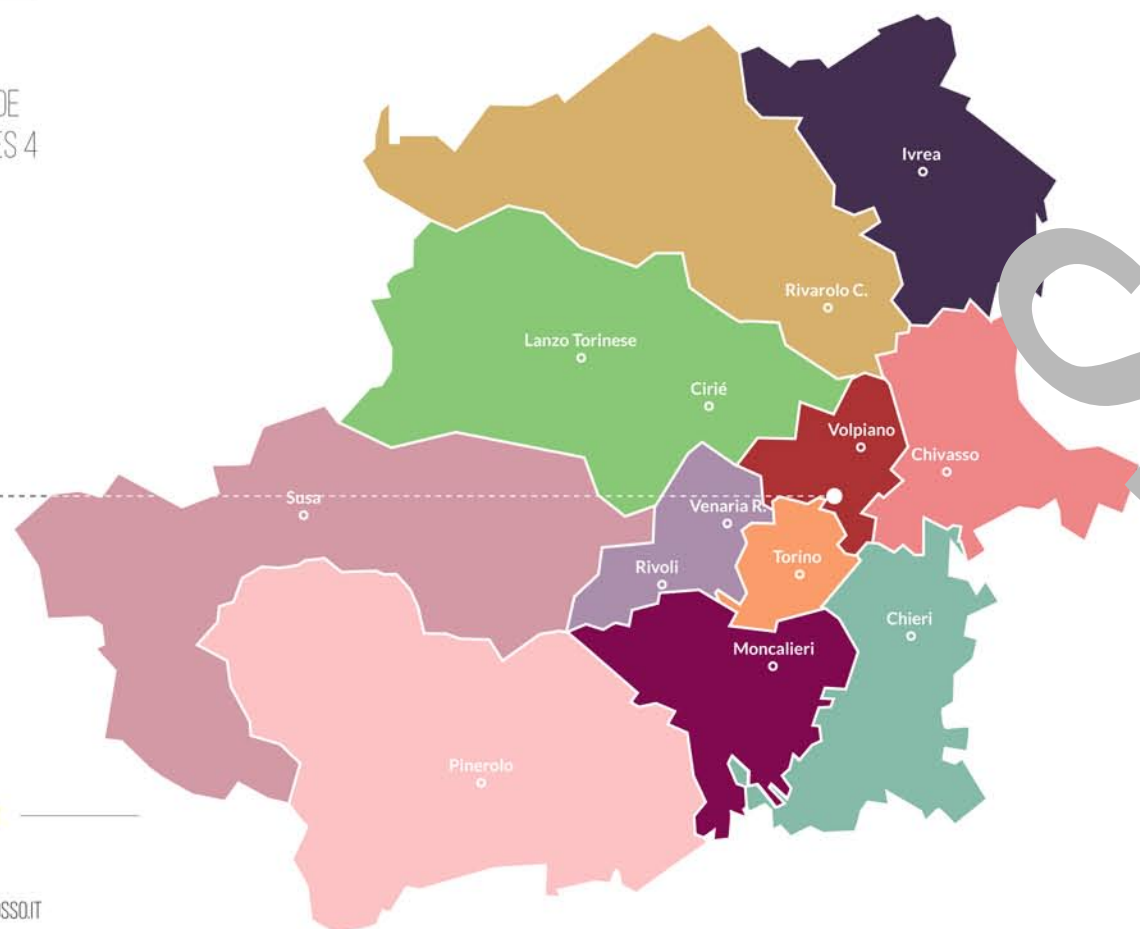
a new road and a roundabout for connecting the planned industrial area with the Settimo Torinese motorway junction.

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
PHONE: (+39) 335.5732548
MAIL: INFO@STUDIOTECHNOCGROSSO.IT



SPECIFIC INFORMATION

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 THE TORINO AOSTA
RAILWAY STATION

0,6km
FROM THE TORINO RIVIERA
ROAD JUNCTION

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

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

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.

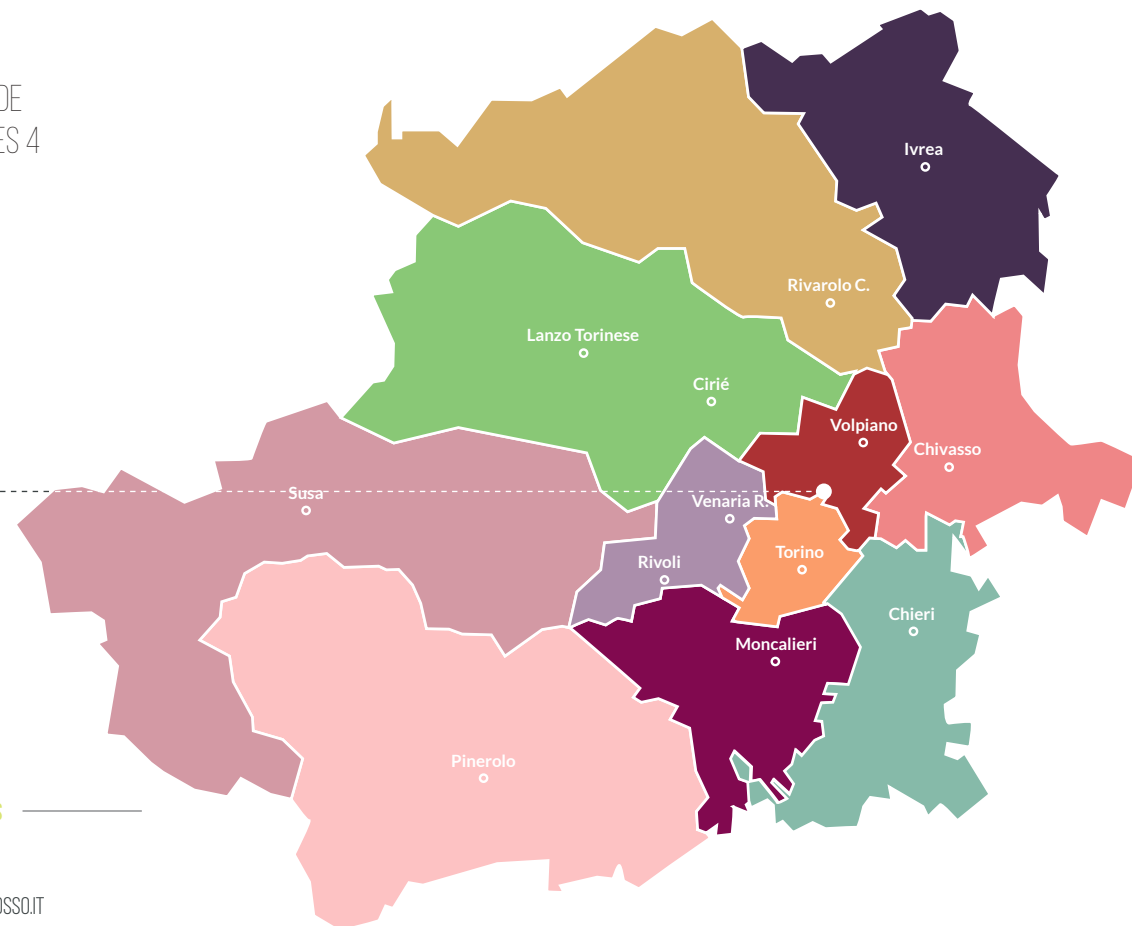
12

IDENTIFICATION CODE
HOMOGENEOUS ZONES 4

SETTIMO TORINESE
FORMER BRONDI

CONTACTS

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



SPECIFIC INFORMATION

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

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.

SPECIFIC INFORMATION

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

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
- > Office area
10,000 sqm

UTILITIES

- Electric
- Powerage
- 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.

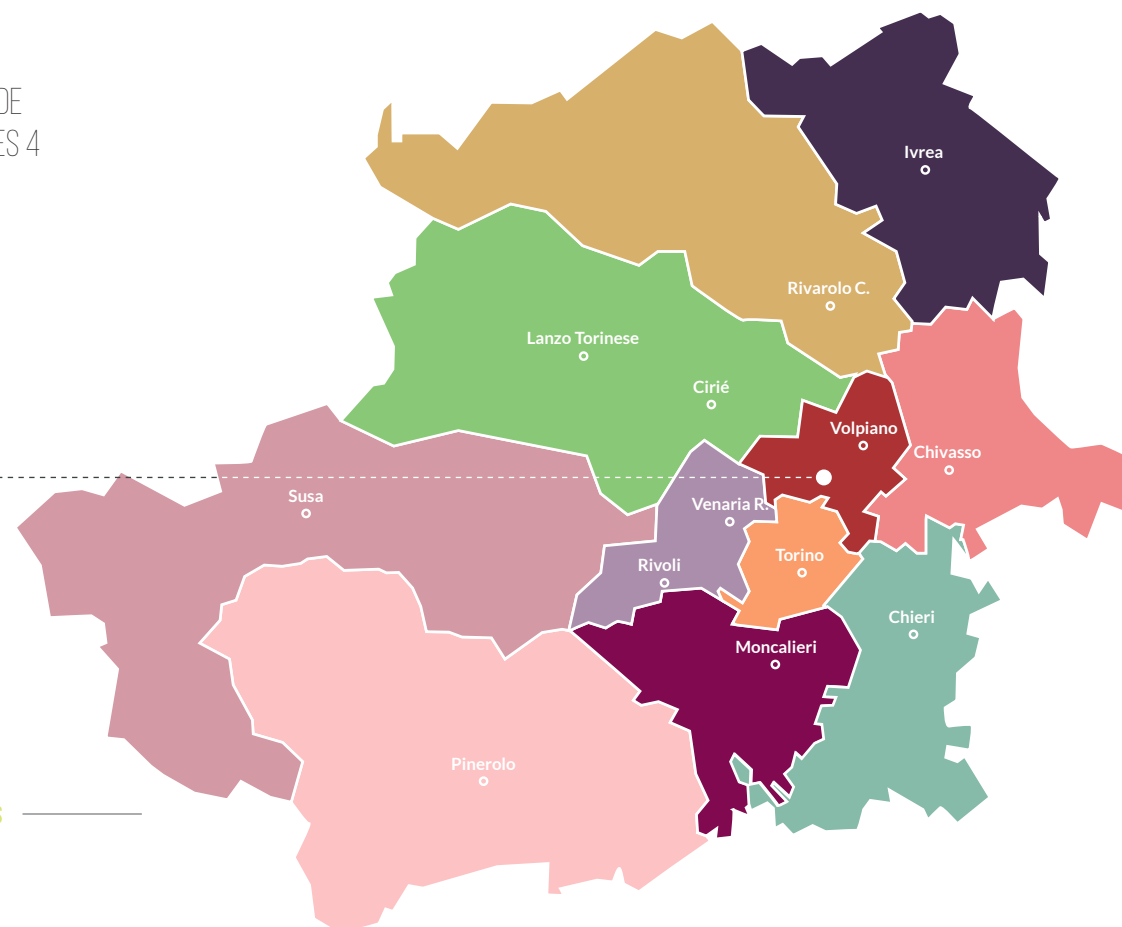
NOTES

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

13
IDENTIFICATION CODE
HOMOGENEOUS ZONES 4

SETTIMO TORINESE
FORMER TRECI

CONTACTS



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.

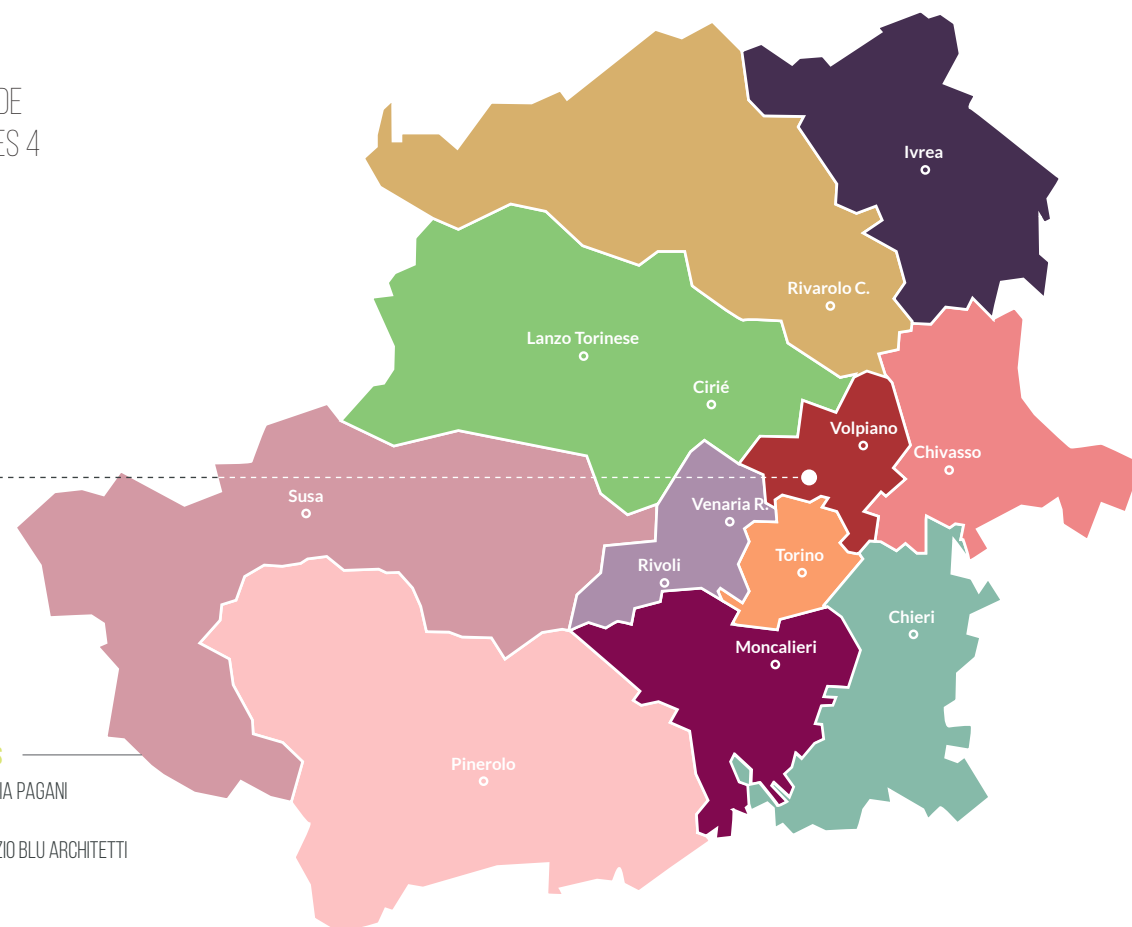
14

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



SPECIFIC INFORMATION

12,0km
FROM TURIN AIRPORT

37,0km
FROM THE AMBROGIO
GATEWAY OF
CANDIOLO

27,0km
FROM S.I.TO FREIGHT
VILLAGE

1,8km
FROM TORINO STURA
RAILWAY STATION

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

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.

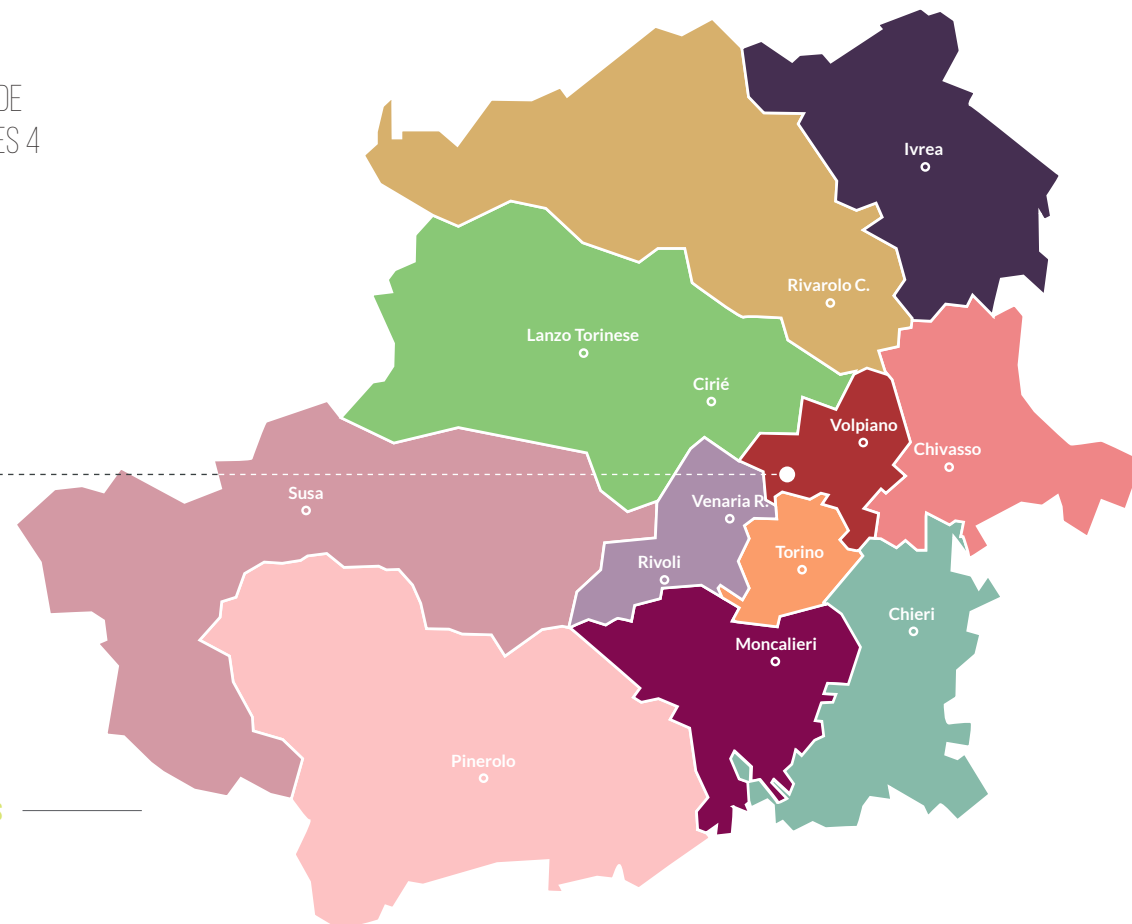
15

IDENTIFICATION CODE
HOMOGENEOUS ZONES 4

SETTIMO TORINESE
AERFERRISI BUILDING

CONTACTS

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



SPECIFIC INFORMATION

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

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.

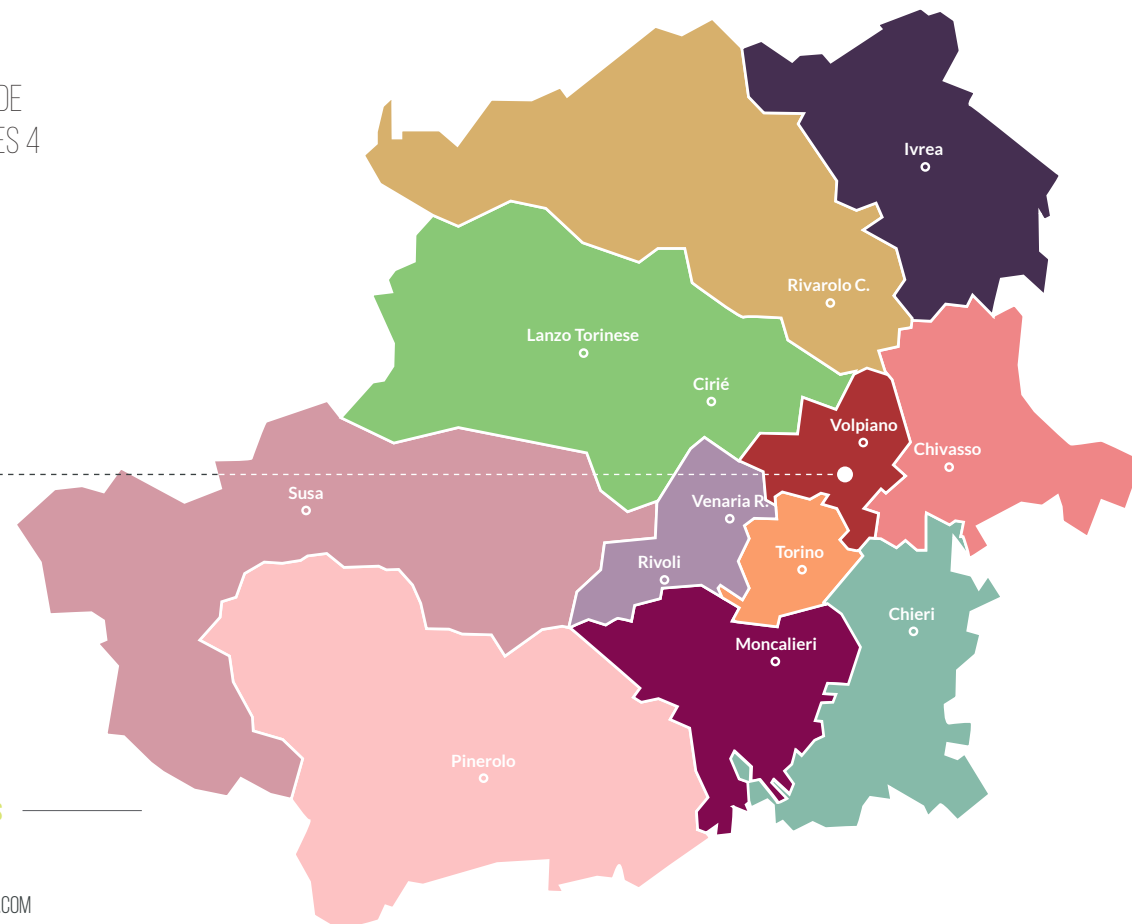
16

IDENTIFICATION CODE
HOMOGENEOUS ZONES 4

SETTIMO TORINESE
FORMER PIRELLI

CONTACTS

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



SPECIFIC INFORMATION

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

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

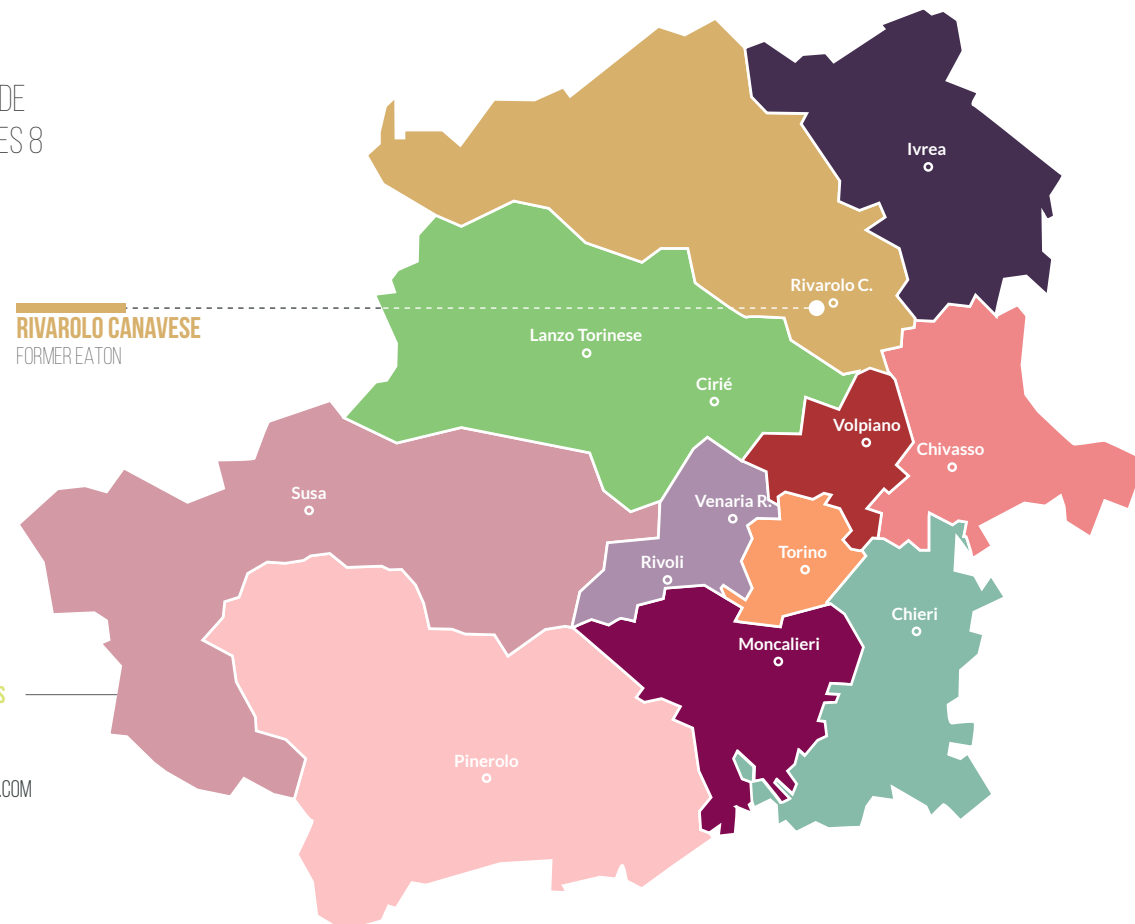
VIA BICOCCA, 28

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
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MAIL: LUIGILONGO@EATON.COM

SPECIFIC INFORMATION

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

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

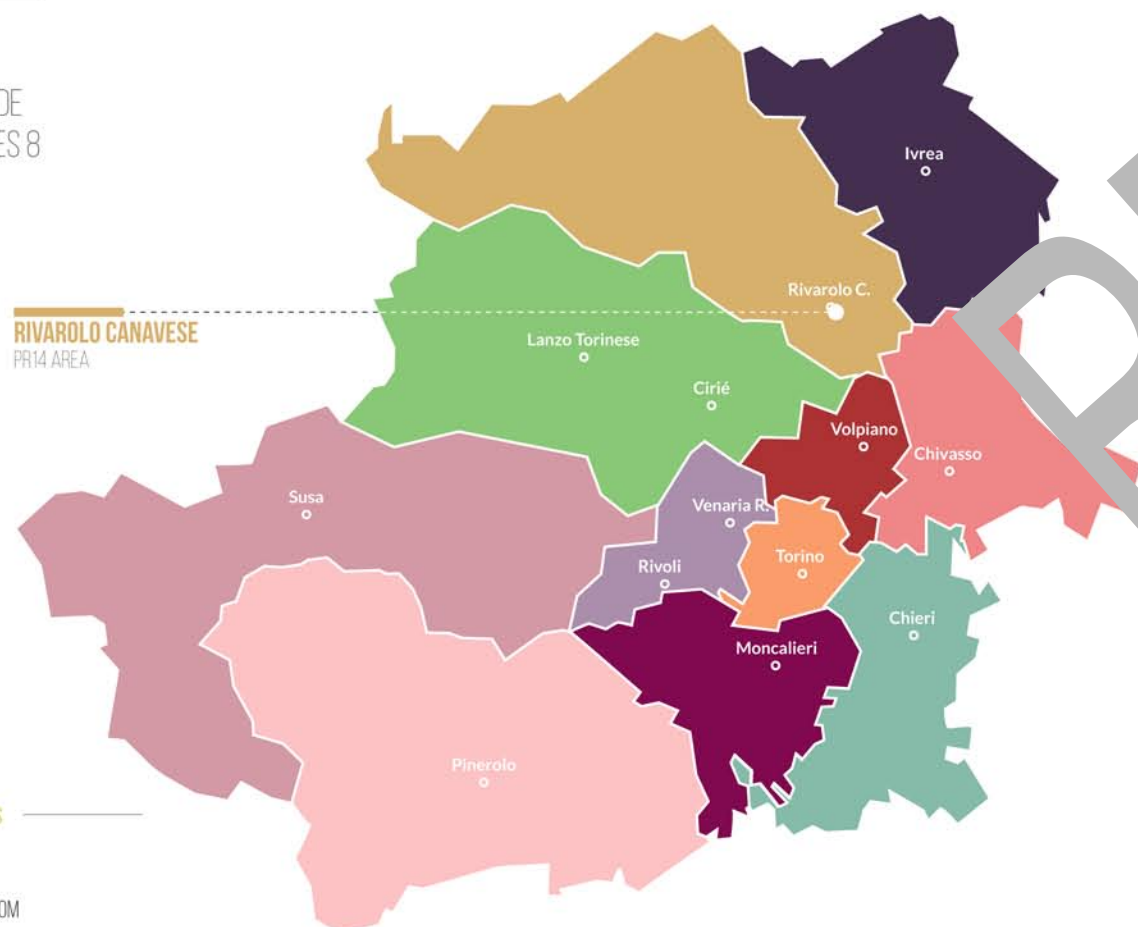
The PR14 area consists of a disused company within the industrial area of Rivarolo Canavese.

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

RIVAROLO CANAVESE
PR14 AREA



SPECIFIC INFORMATION

22,0km
FROM TURIN AIRPORT

56,0km
FROM THE AMBROGIO
GATEWAY OF
CANDIOLO

44,0km
FROM S.I.T.O FREIGHT
VILLAGE

2,0km
FROM RIVAROLO
CANAVESE RAILWAY
STATION

10,0km
FROM THE A5
TORINO-POSTA
MOTORWAY JUNCTION

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

- Electricity
- Sewerage
- Water
- Phone
- Broadband

TYPOLOGY AND STATE OF PRESERVATION

- | | |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Greenfield | <input type="checkbox"/> New |
| <input type="checkbox"/> Building | <input type="checkbox"/> Good |
| | <input type="checkbox"/> Mediocre |
| | <input type="checkbox"/> Poor |
| | <input type="checkbox"/> 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

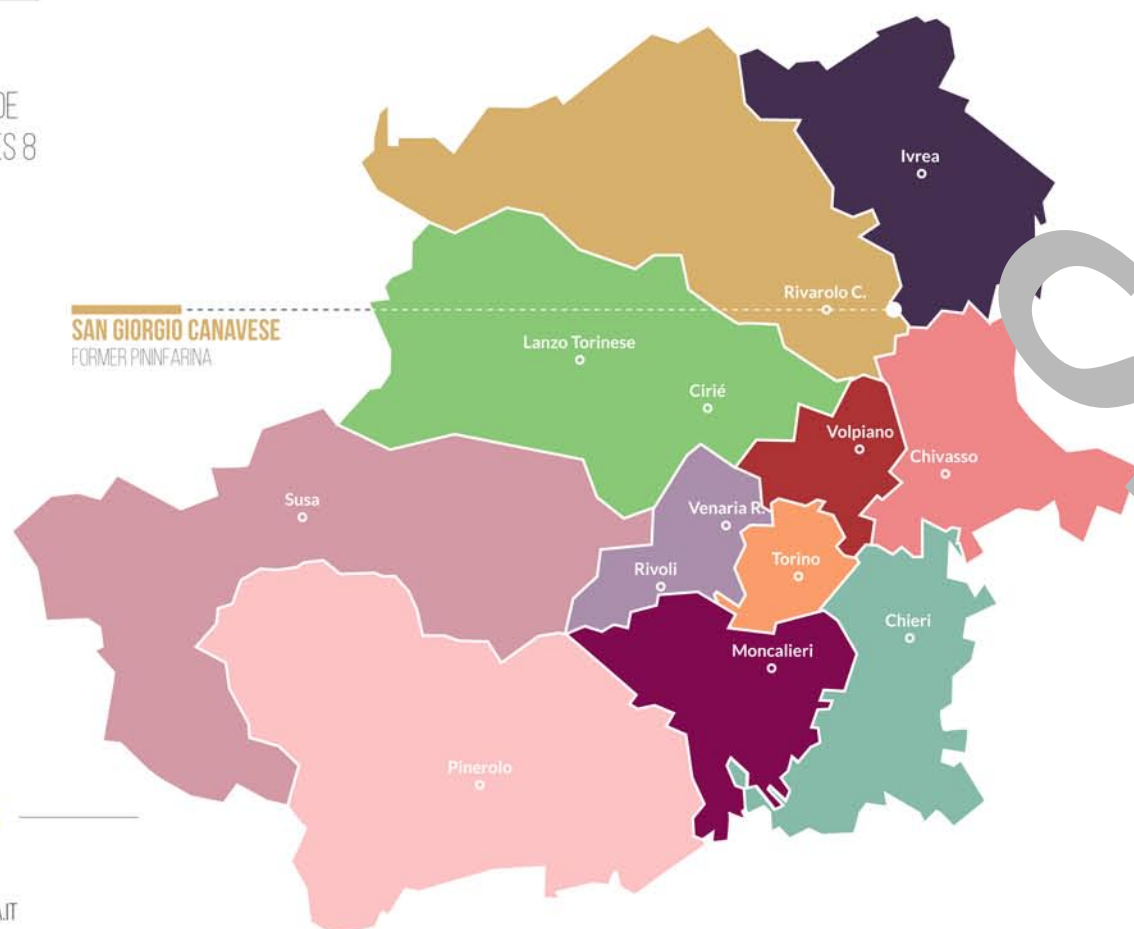
DESCRIPTION

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

SAN GIORGIO CANAVESE
FORMER PININFARINA



SPECIFIC INFORMATION

30,0km
FROM TURIN AIRPORT

55,0km
FROM THE AMBROGIO
GATEWAY OF
CANDIOLO

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

9,0km
FROM FETTO
RAILWAY STATION

8,0km
FROM CALUSO
RAILWAY STATION

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

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

TYPOLGY AND STATE OF PRESERVATION

- | | |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Greenfield | <input type="checkbox"/> New |
| <input type="checkbox"/> Building | <input type="checkbox"/> Good |
| | <input type="checkbox"/> Mediocre |
| | <input type="checkbox"/> Poor |
| | <input type="checkbox"/> Bad |

RECLAMATIONS REQUIRED

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



CONTACTS

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

MUNICIPALITY OF IVREA

BUSINESS PARK

STRADA BERSAGLIO

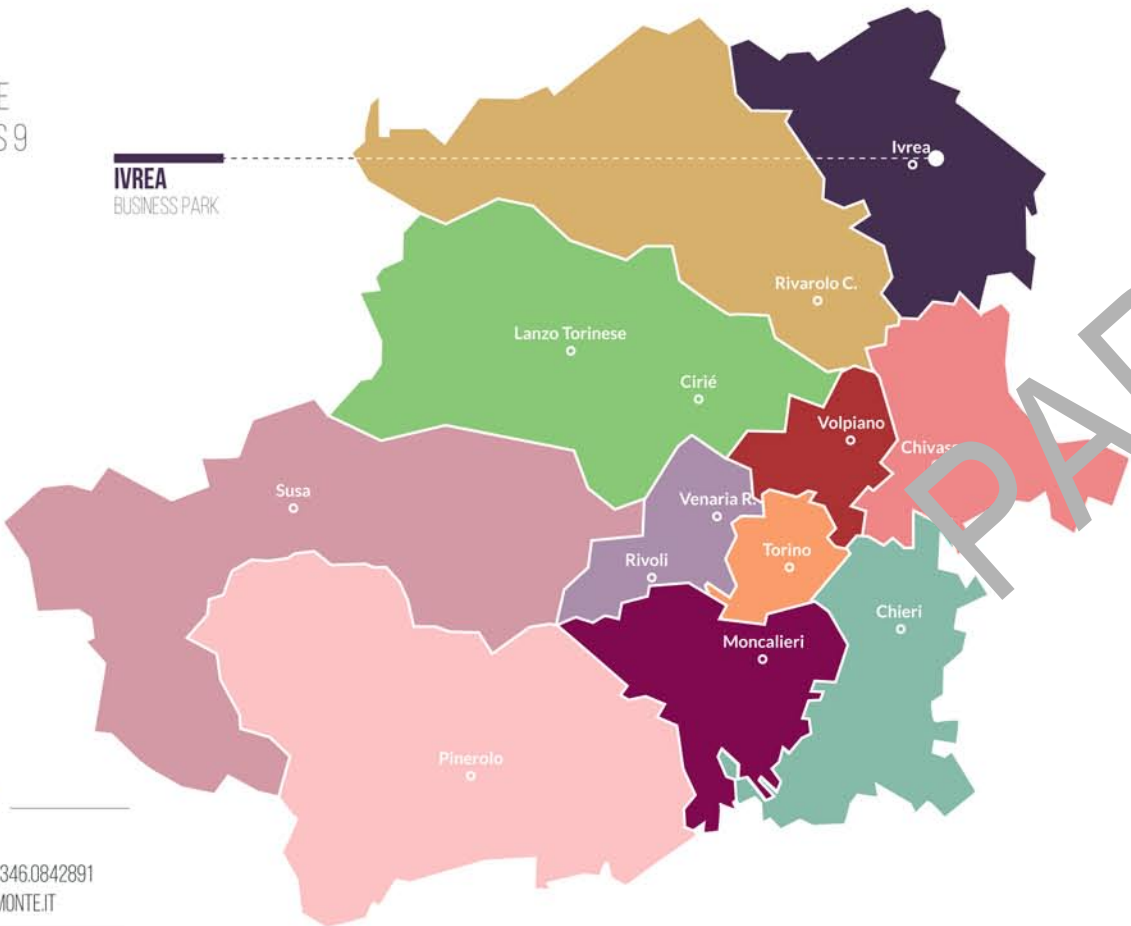
DESCRIPTION

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

IVREA
BUSINESS PARK



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.TO 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

- | | |
|--|--|
| <input type="checkbox"/> Greenfield | <input type="checkbox"/> New |
| <input checked="" type="checkbox"/> Building | <input checked="" type="checkbox"/> Good |
| | <input type="checkbox"/> Mediocre |
| | <input type="checkbox"/> Poor |
| | <input type="checkbox"/> Bad |

RECLAMATIONS REQUIRED

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



MUNICIPALITY OF IVREA

FORMER TECSINTER

VIA NOVARA

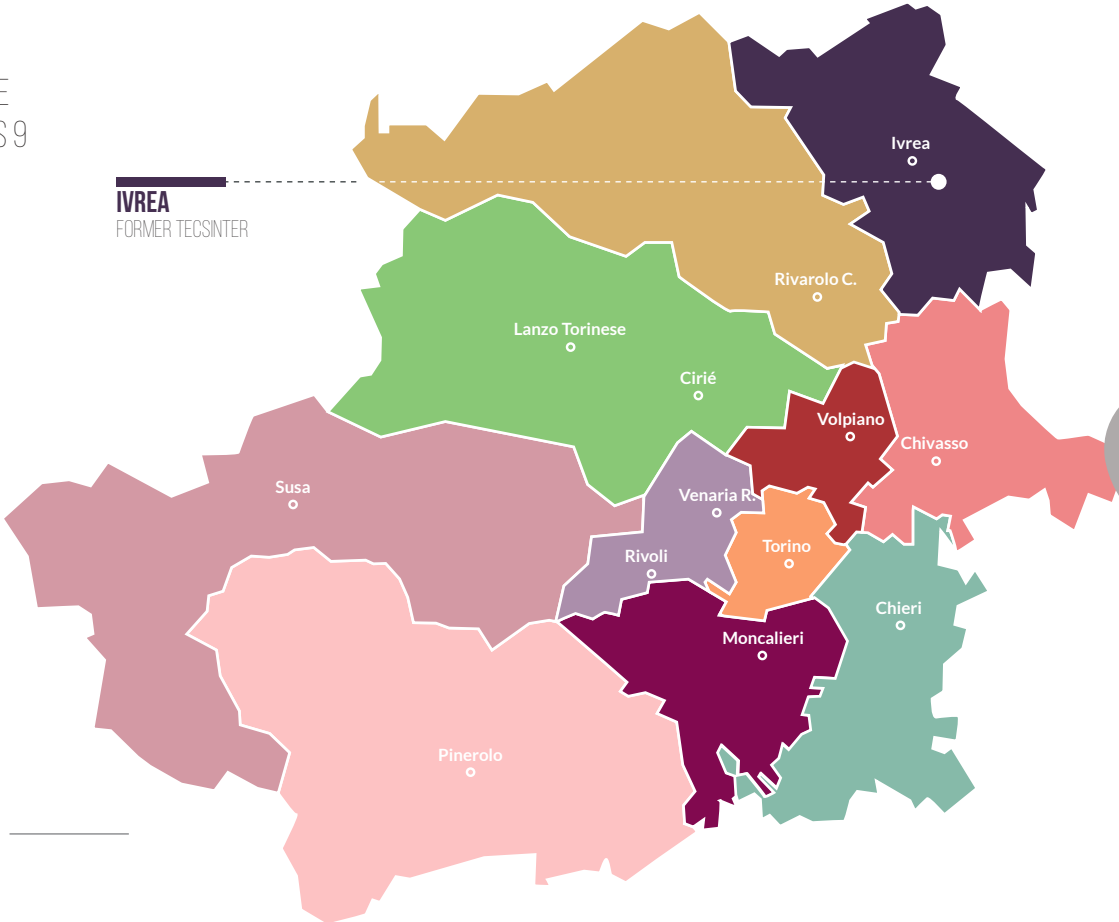
DESCRIPTION

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

IVREA
FORMER TECSINTER



CONTACTS
GIUSEPPE MAZZA
MAIL: GMAZZA@ITK.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
1,000 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: 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.

SPECIFIC INFORMATION

42,5km
FROM TURIN AIRPORT

63,4km
FROM THE AMBROGIO
GATEWAY OF
CANDIOLO

51,7km
FROM S.I.T.O FREIGHT
VILLAGE

0,6km
FROM CALUSO
RAILWAY STATION

8,0km
FROM THE A5
TORINO AOSTA
MOTORWAY JUNCTION

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

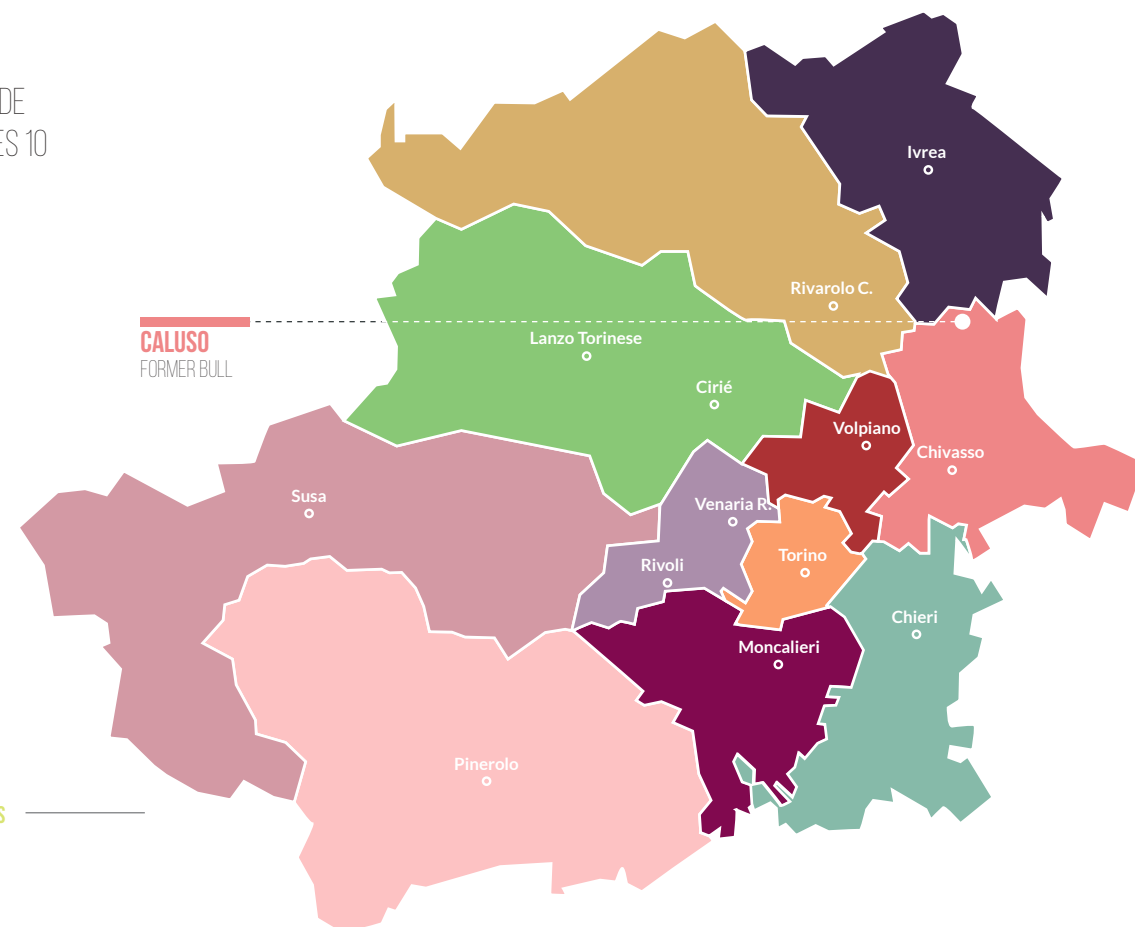
TYPOLGY AND STATE OF PRESERVATION

- ☐ 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.

22
IDENTIFICATION CODE
HOMOGENEOUS ZONES 10



CONTACTS



MUNICIPALITY OF CHIVASSO

CHIND NORD

ZONA FORMER FORNACE

DESCRIPTION

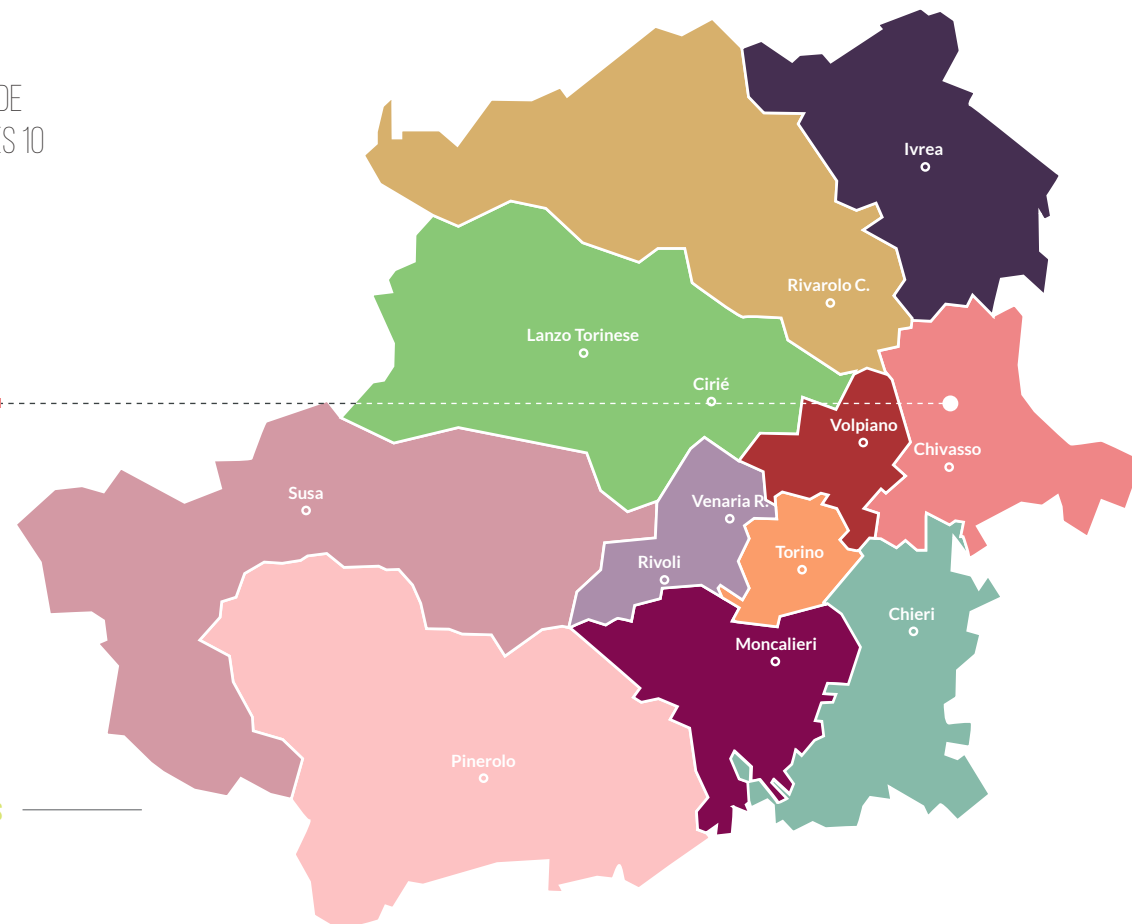
CHIND NORD is part of the "CHIND" industrial complex built in 1996 by the Municipality of Chivasso: the founding members are the City of Chivasso, the Province of Turin, Zoppoli & Pulcher SpA, API Turin, Unione Industriale Turin, Finpiemonte, S.E.C.A.P. SpA and CNA. There are five vacant lots (from

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

SPECIFIC INFORMATION

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

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

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

Hydrogeological restrictions: necessary distance from watercourses.



MUNICIPALITY OF CHIVASSO

CHIND SUD

ZONA POZZO

DESCRIPTION

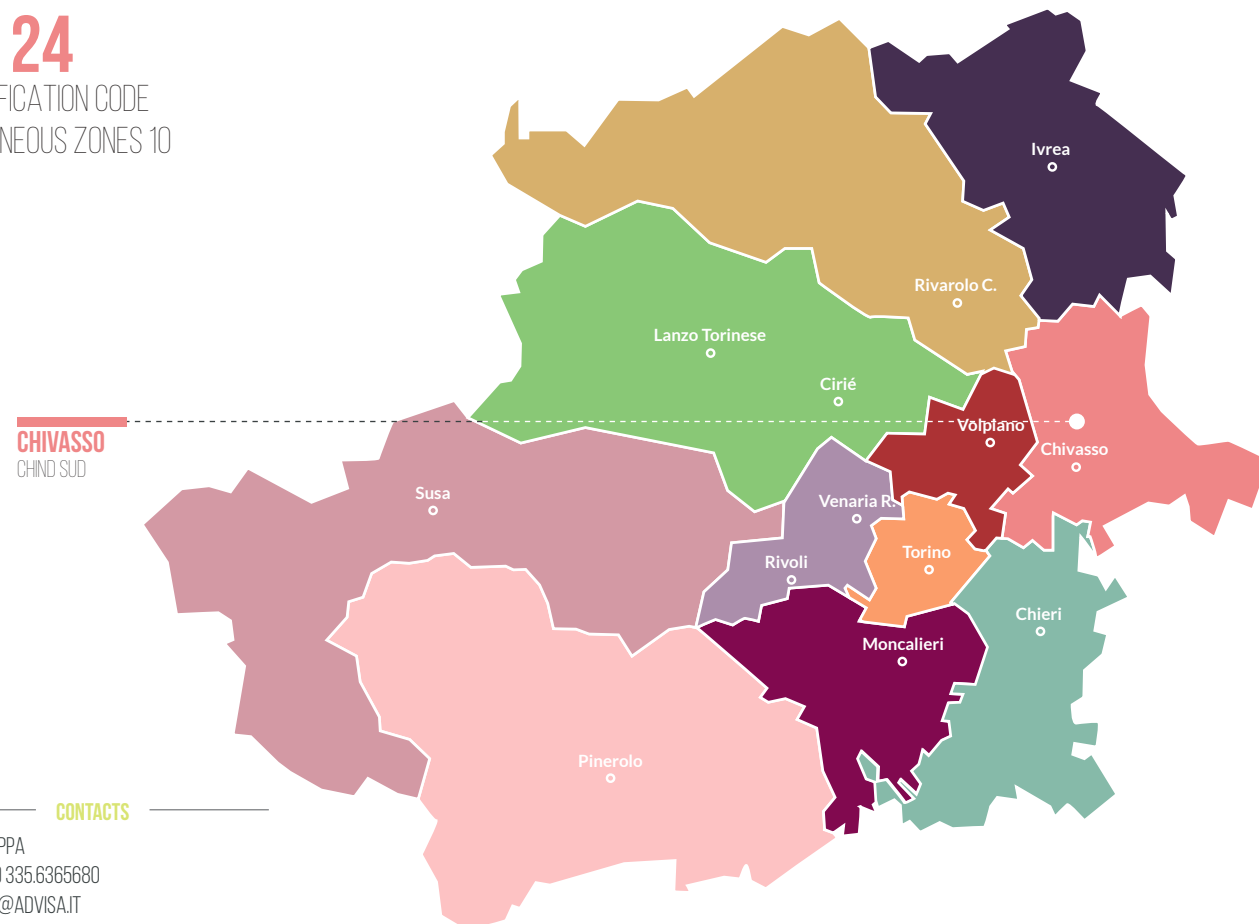
CHIND SUD is part of the "CHIND" industrial complex built in 1996 by the Municipality of Chivasso: the founding members are the City of Chivasso, the Province of Turin, Zoppoli & Pulcher SpA, API Turin, U.I. Turin, Finpiemonte, S.E.C.A.P. SpA and CNA.

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
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MAIL: COPPA@ADVISI.IT

SPECIFIC INFORMATION

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

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

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

Hydrogeological restrictions: necessary distance from watercourses.



MUNICIPALITY OF RONDISSONE

FORMER WIERER

STRADA DELLA MANDRIA

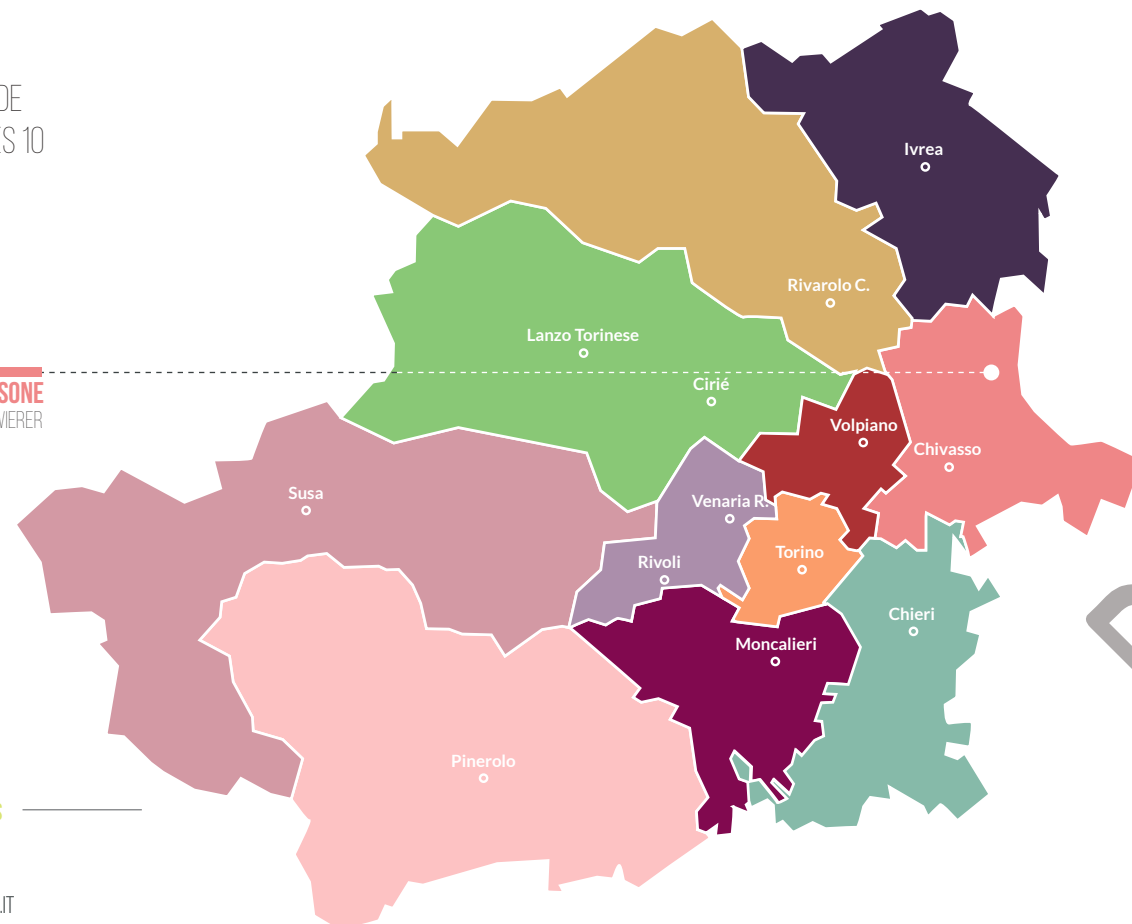
DESCRIPTION

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

TYPOLGY AND STATE OF PRESERVATION

- ☐ Unconfined
- ☒ 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

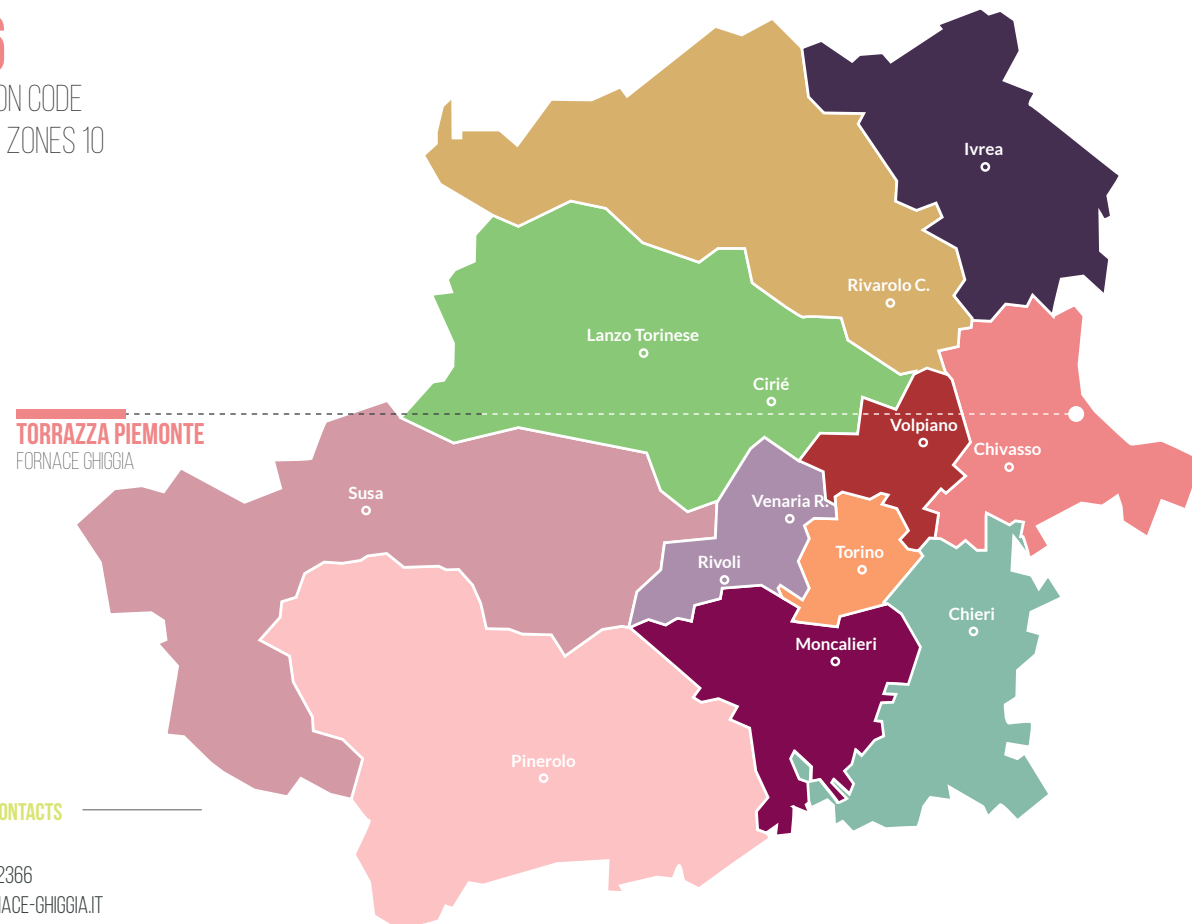
VIA SAN NICOLAO 43

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

SPECIFIC INFORMATION

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

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

TYPLOGY AND STATE OF PRESERVATION

- | | |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Greenfield | <input type="checkbox"/> New |
| <input type="checkbox"/> Building | <input type="checkbox"/> Good |
| | <input type="checkbox"/> Mediocre |
| | <input type="checkbox"/> Poor |
| | <input type="checkbox"/> 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

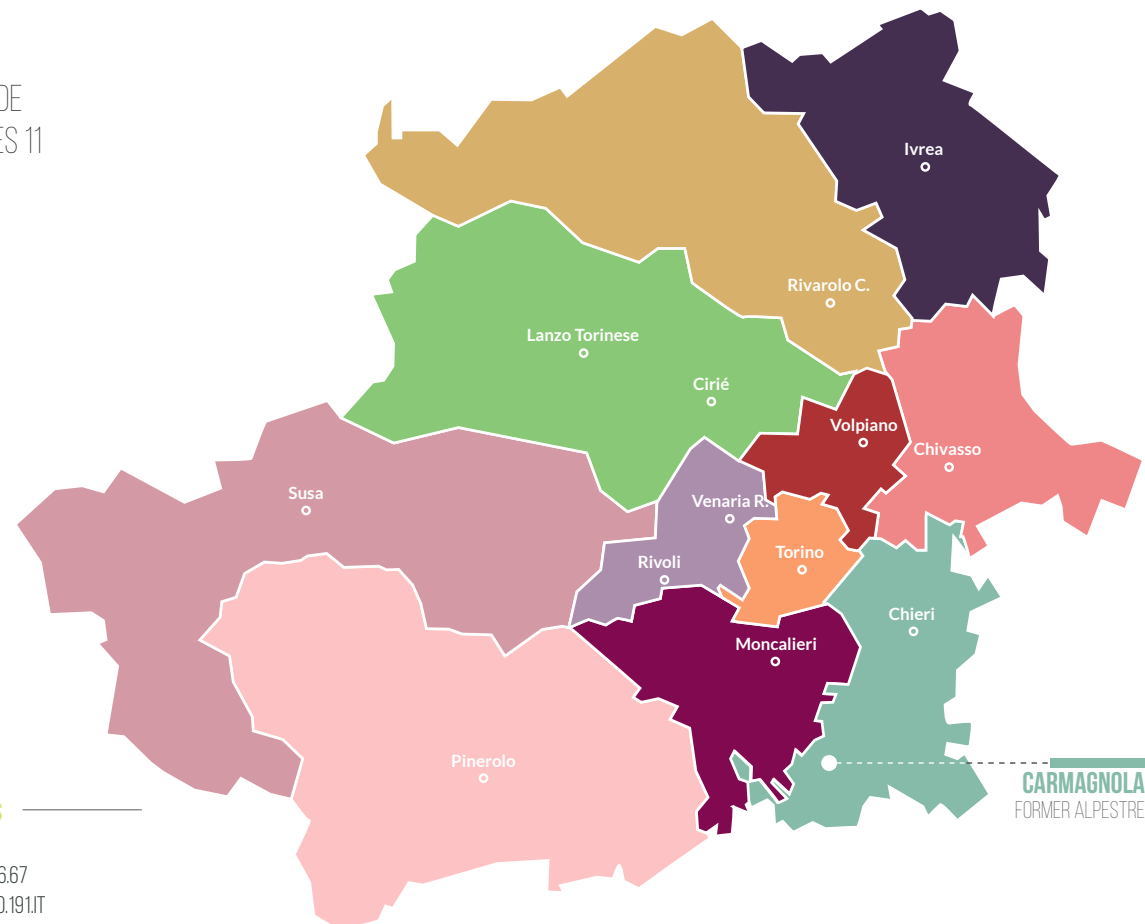
VIA GRUASSA 6/8/10 – BORGO SALSASIO

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: DOTPERLO@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

TYPOLGY 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.

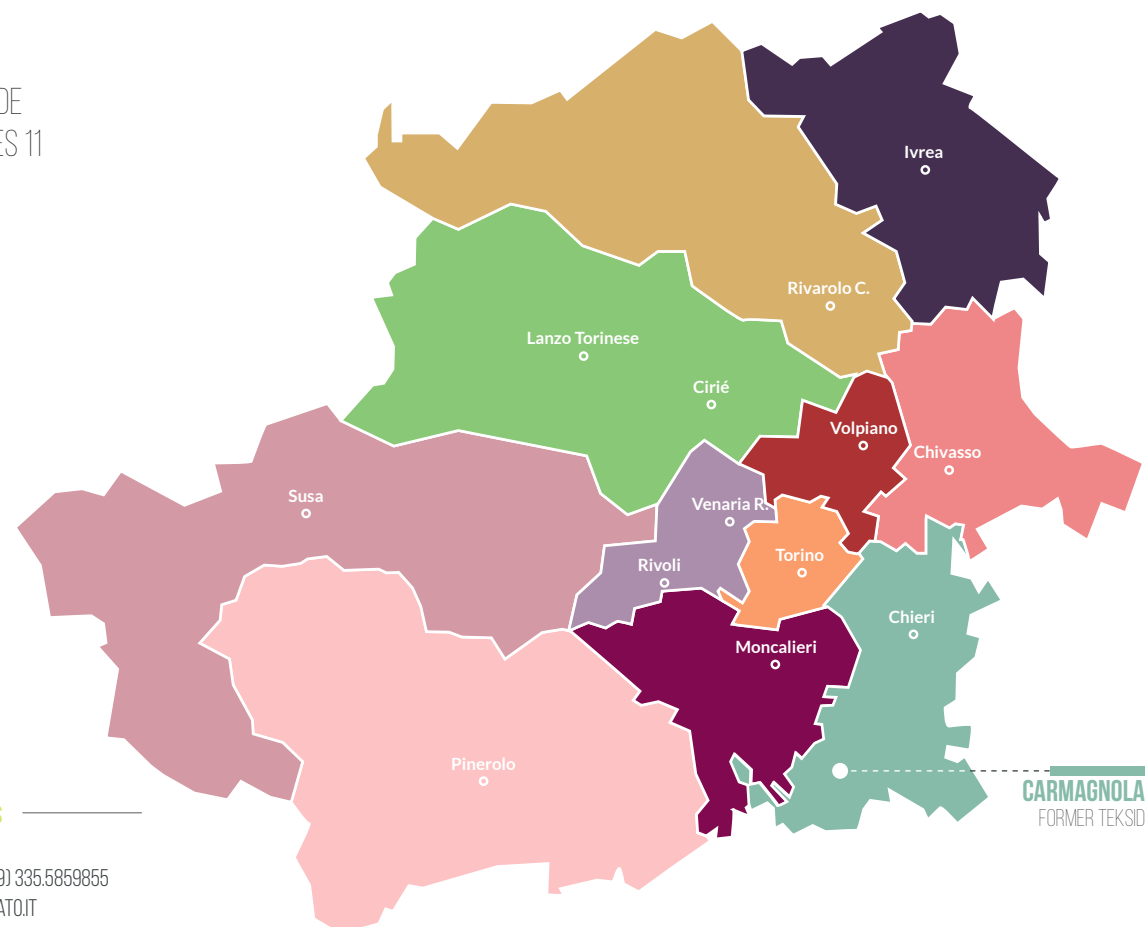
In the first half of the nineties, the automotive sector did not completely overcome the challenges of the market and despite the recognized driving force of Carmagnola at the national level, the new property policies, which had shifted its activity to France after having acquired the Renault workshops,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

FRANCO SANTIANO
PHONE: (+39) 0121.373701; (+39) 335.5859855
MAIL: FSANTIANO@STAASSOCIATO.IT

SPECIFIC INFORMATION

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

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

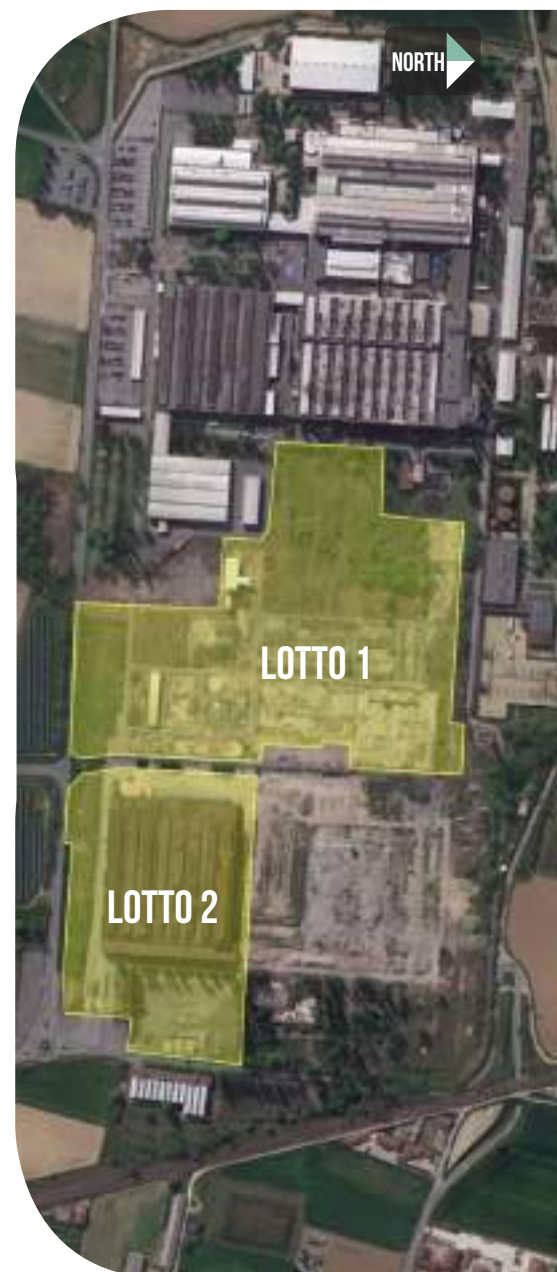
- ☒ Greenfield
- ☐ Building
 - ☐ New
 - ☐ Good
 - ☐ Mediocre
 - ☐ Poor
 - ☐ Bad

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

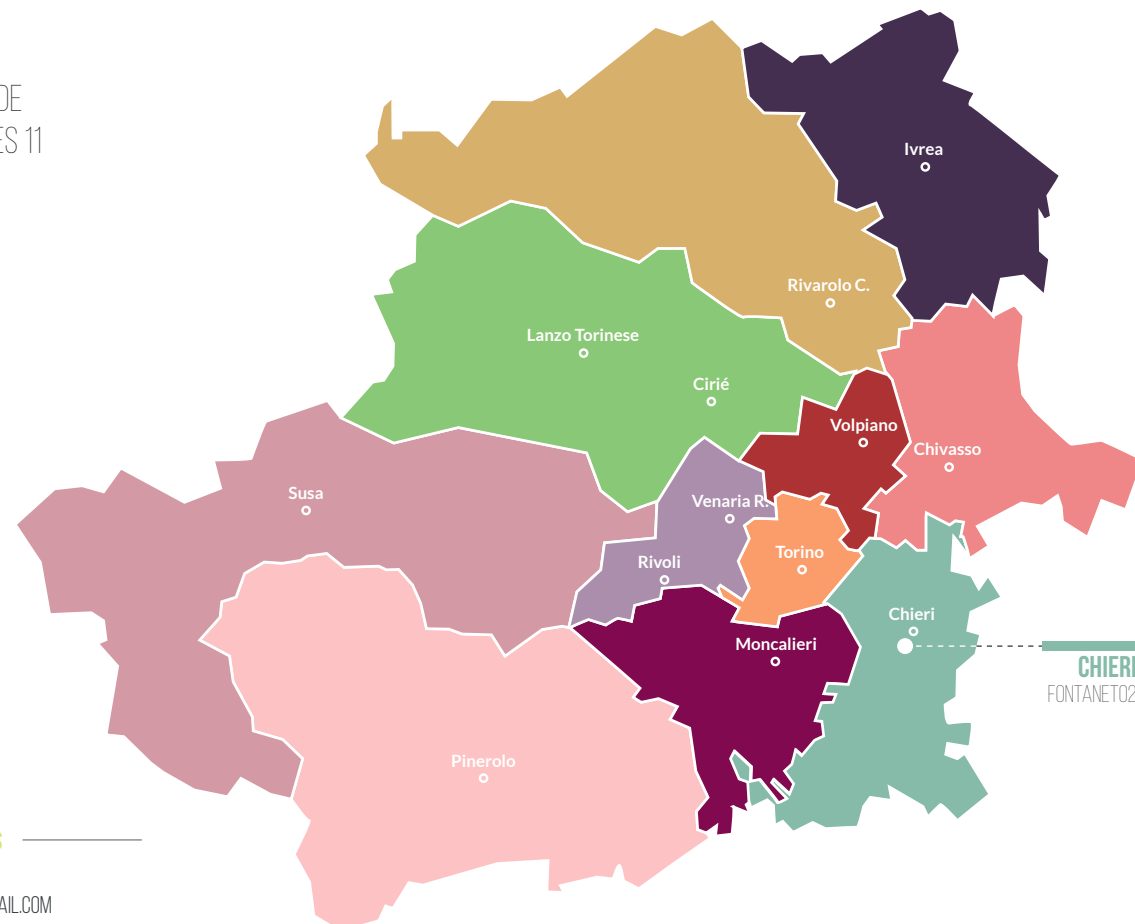
The FONTANETO 2 area represents the second lot of an industrial area established in the early 2000s in the homonymous hamlet, south of the town of Chieri.

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
SERGIO SACCO
MAIL: ARCH.SERGIOSACCO@GMAIL.COM

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

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 RIVA PRESSO CHIERI

FORMER EMBRACO

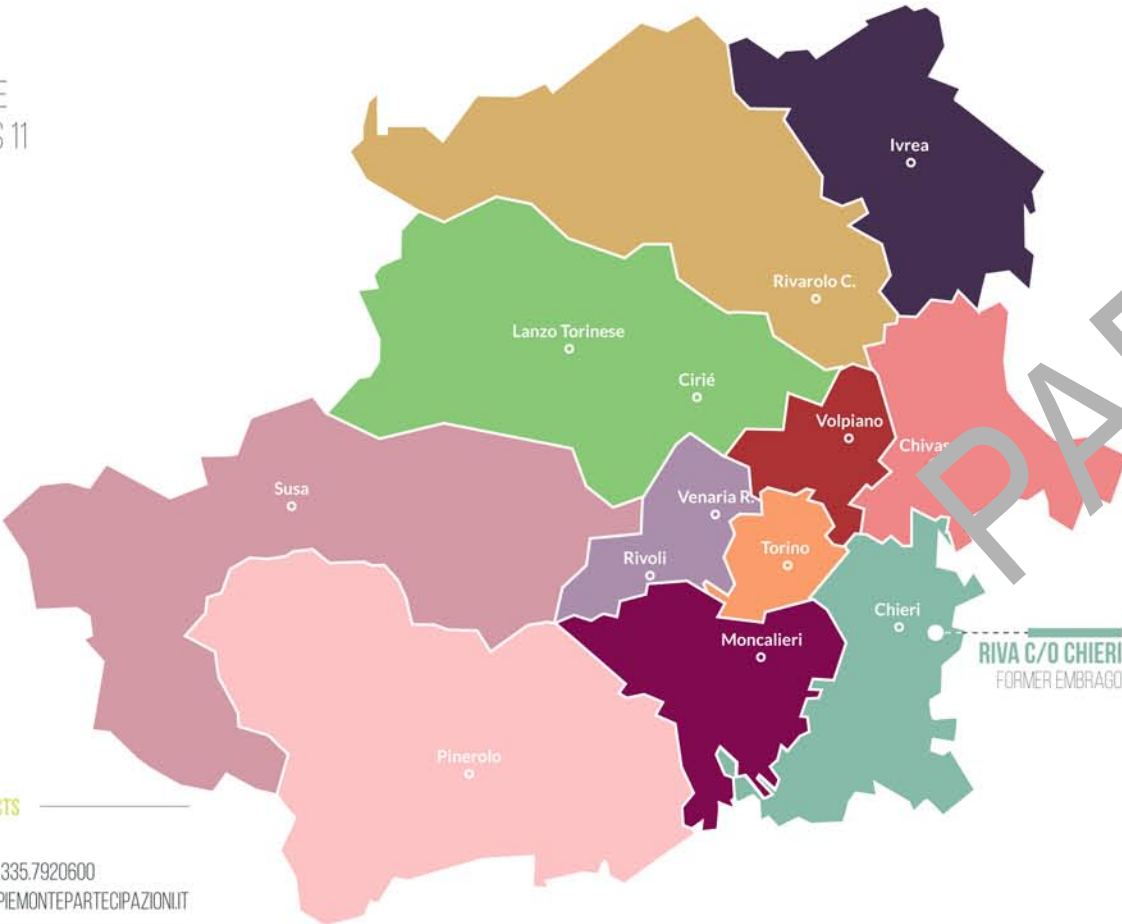
VIA BUTTIGLIERA 6

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



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

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
VIALE NOVA 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 2,000 sqm
of offices
- > Surveillance building:
50 sqm
- > Buildable area:
3,500 sqm

UTILITIES

- Electric
- Sewerage
- Water
- Phone
- Broadband

TYPOLGY AND STATE OF PRESERVATION

- | | |
|--|--|
| <input type="checkbox"/> Greenfield | <input type="checkbox"/> New |
| <input checked="" type="checkbox"/> Building | <input type="checkbox"/> Good |
| | <input checked="" type="checkbox"/> Mediocre |
| | <input type="checkbox"/> Poor |
| | <input type="checkbox"/> Bad |

RECLAMATIONS REQUIRED

Reclamation procedure in progress.

NOTES

Existing primary urbanization: green,
public car parks.



NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

EDITED BY
LINKS FOUNDATION

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Printed in march 2020.
Cover image: logo of the 30METRO project.
Internal images taken from Google Maps database.
The information contained in the dossier were provided by the contact persons indicated by the owners.