

UP TO 70.000 M<sup>2</sup> OF  
LOGISTICS SPACE



# P3 LIVORNO

## ADDRESS

INTERPORTO LIVORNO  
IX S.DA,  
57014 COLLESALVETTI (LI)  
ITALY

## COMMERCIAL CONTACT

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All information in this document is valid on this date.  
For current information please contact Christian Motola.



## OVERVIEW

### The Interporto of Livorno is located in Tuscany, near Livorno, Pisa, and Florence.

The entire micro-area benefits from its proximity to some of the main infrastructures in central-western Italy, such as the A12 highway (Genoa-Pisa-Livorno), the SGC ("Strada di Grande Comunicazione") Florence-Pisa-Livorno, and, most importantly, the Port of Livorno, which has been one of the most important ports in the Mediterranean since its origins. Livorno is an important and dynamic submarket thanks to the port and the Amerigo Vespucci Interporto. Tuscany offers, first and foremost, an extremely interesting domestic market for the handling and transportation sector and benefits from a transport and logistics sector strongly oriented towards an international dimension.



#### DISTANCES TO POINTS OF INTERESTS

Highway A12	2 mins	2 km
Livorno	15 mins	12 km
Pisa	20 mins	22 km
Pisa Airport	20 mins	23 km
France	3 hours 15 mins	340 km
Switzerland	3 hours 45 mins	375 km





## LOCAL ACCESS

The park is located in the municipality of Collesalvetti, specifically within the Interporto of Livorno, a well-established logistics hub.

P3 is developing a new logistics warehouse with a total of approximately 70,000 m<sup>2</sup> of logistics space, plus around 2,000 m<sup>2</sup> of office space and approximately 3,000 m<sup>2</sup> of mezzanine. The area can be divided into smaller individual units. Ample parking spaces for cars and trucks are available. Some parking spaces will be equipped with electric charging stations.

- BREEAM Excellent
- XL greenfield plot zoned for logistics use
- Excellent existing infrastructures serving the asset with the Interporto services as added value
- Location suitable for a standard and cold warehouse
- Direct connection (road/rail) with Port of Livorno under construction



Airport



Parking



Train station: 12km



EV charging station



Bus stop 2 km



Truck entrance



Main entrance



Pisa Airport (23 km)

Livorno (12 km)

Highway A12 (2km)

Interporto



Office: 2.000 m<sup>2</sup>

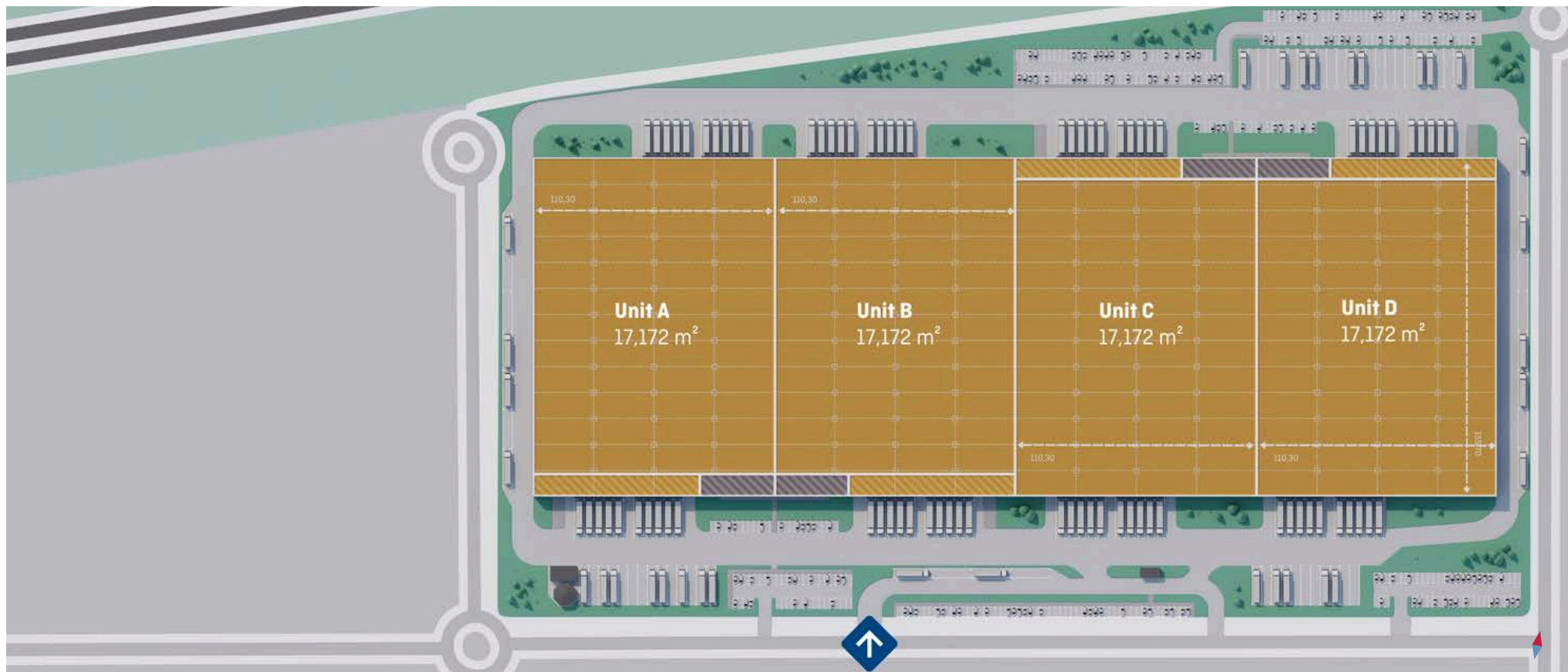
Clear height :12 m

FI-LI-PI



Get directions

## AVAILABLE SPACE



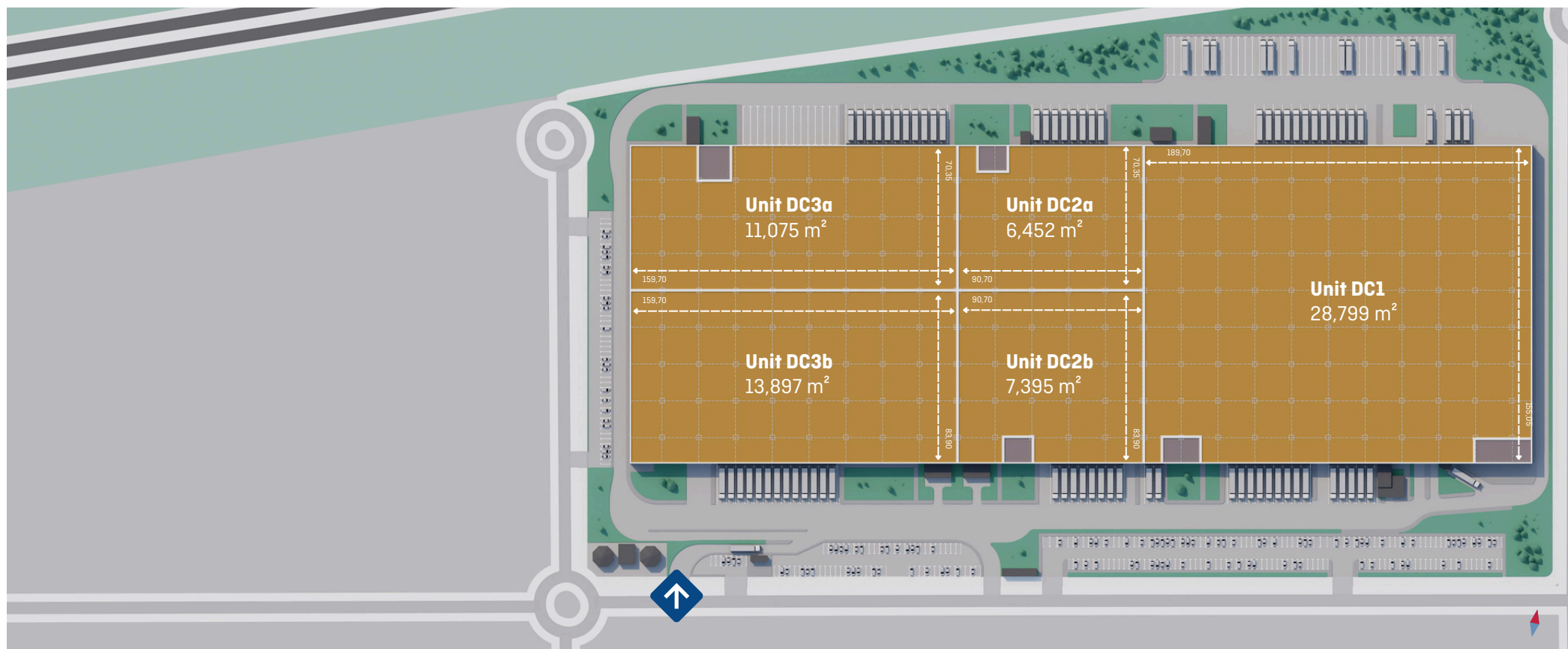
The area can be divided into smaller individual units. Ample parking spaces for cars and trucks are available. Some parking spaces will be equipped with electric charging stations.

- Existing building
- Development opportunity
- Offices
- Under construction

Unit	Warehouse (m <sup>2</sup> )	Office (m <sup>2</sup> )	Mezzanine (m <sup>2</sup> )	Docks
A	17,172	520	763	20
B	17,172	520	763	20
C	17,172	520	763	20
F	17,172	520	763	20
<b>Total</b>	<b>68,688</b>	<b>2,080</b>	<b>3,052</b>	<b>80</b>



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Unit	Warehouse (m <sup>2</sup> )	Office (m <sup>2</sup> )	Docks
DC1	28,799	1,372	33
DC2a	6,452	194	8
DC2b	7,395	190	8
DC3a	11,075	284	11
DC3b	13,897	375	14
<b>Total</b>	<b>67,618</b>	<b>2,415</b>	<b>74</b>

## TECHNICAL SPECIFICATIONS

### Space specification according to client requirements:

- Standard A+ class warehouse
- Clear height 12 meters
- Load capacity: 5t/sqm; single racking leg 7t
- Sprinkler system according to NFPA standard
- Dock doors: 74
- Level loading doors: 5
- Car parking spaces: 284
- Truck parking spaces: 53
- Targeting BREEAM Excellent
- LED lighting
- Bicycle parking
- Charging points for cars
- Smart metering



## SUSTAINABLE PERFORMANCE

**104 KWp**

RENEWABLES CAPACITY

**YES**

EV CHARGING STATIONS

**Excellent**

BREEAM CERTIFICATION

**A**

EPC RATING







1

We will continue to upgrade standing assets with energy efficiency measures, such as LED, right-sized HVAC, increased insulation, and energy storage technology and building out our developments to the best possible specification.

#### SUSTAINABLE BUILDING MATERIALS

- Preference for utilising durable, locally-sourced building materials
- Reusing and recycling construction waste and building components where possible
- Usage of environmentally-friendly, low-emission materials

2

#### MODERN BUILDING DESIGN WITH EXCELLENT THERMAL REGULATION

- Modern heating and cooling systems to improve energy efficiency and regulate temperatures within the building
- Optimised insulation on walls and roof
- Modern building design with geographic variations that help to address unwanted heat-gains

3

#### RENEWABLE ENERGY GENERATION DIRECTLY ON-SITE

- Active onsite renewables targets aimed at increasing volume of energy generated on-site via panels on the roofs, canopies or covered parking spaces

4

#### INITIATIVES THAT IMPROVE THE BIODIVERSITY OF OUR SITES

- Landscaping programs aimed at improving the visual aesthetic of the park, as well as providing natural environments promoting pollinators
- Green spaces and sports facilities that can be a high-quality enhancements for our tenants and workers on-site
- Where feasible, introduction of green walls or green roofs on buildings
- Rainwater collection for landscaping, cleaning operations and vehicle wash

5

#### ACCESS TO SUSTAINABLE TRANSPORTATION OPTIONS

- Site availability of public transportation
- Bicycle shed with e-bike chargers
- Dedicated carpool and car share parking spaces
- Electric vehicle chargers





For further consultation about sustainability and customisation matters please contact:

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Our sustainability standards are evident in the planning and execution of design standards within our warehouses, from smart-ready systems and fittings, to energy-efficient LED lighting, as well as sustainable office fit-out options.

1

#### SMART READY SYSTEMS AND FITTINGS

- Smart metering systems and submeters to monitor energy, waste and water usage, contributing to a more efficient building and sustainability data transparency
- Energy-efficient fittings and appliances, including low-emission HVAC systems

2

#### ENERGY-EFFICIENT LIGHTING

- Highly-efficiency LED lighting as standard on all new developments
- Increased natural lighting through skylights and windows to reduce daytime energy consumption and its associated costs

3

#### TENANT AND WORKER SAFETY

- High-visibility safety markings to protect workers
- All developments following local building code with regards to safety

4

#### ENVIRONMENTALLY-FRIENDLY TENANT FIT-OUT OPTIONS

- Low-flow water fixtures and sinks to reduce water usage
- Option of using natural locally-sourced materials, such as wood, in final fit-out
- Inclusion of green spaces to aid in tenant comfort, including recreation spaces, outdoor fitness areas and sports facilities
- Waste sorting locations to encourage recycling and upcycling



## ABOUT P3

**P3 is a long-term investor, manager and developer of European warehouse properties with more than 9.7 million m<sup>2</sup> of assets under management and land bank of 3.5 million m<sup>2</sup> for further development.**

P3 has commercial activities in 10 countries and has been investing and developing in European markets for more than two decades. Headquartered in Prague, P3 employs more than 250 people across 11 offices in key European cities, offering integrated development, asset and property management services.

# 9.7 mil. m<sup>2</sup>

GROSS LETTABLE AREA

# 10

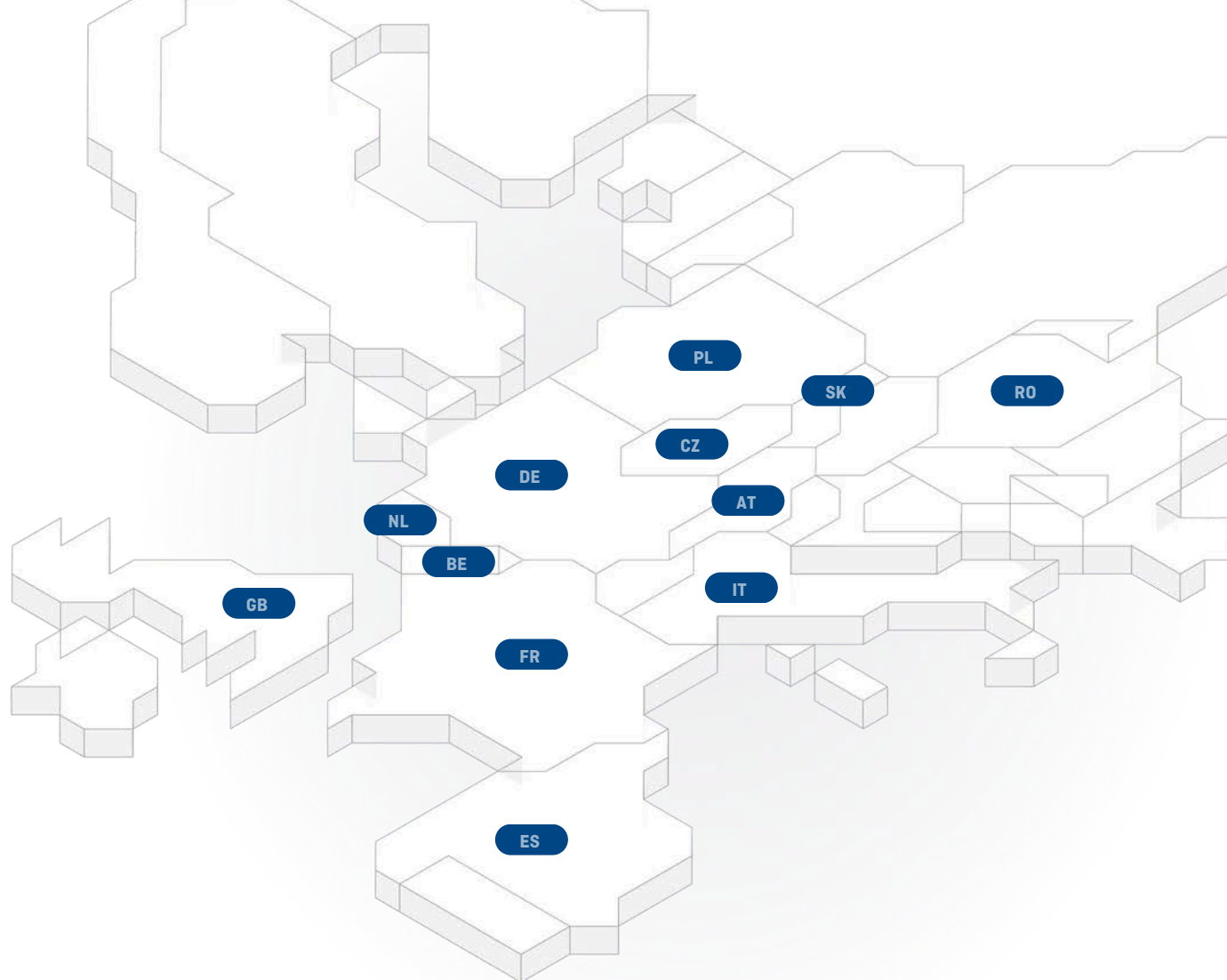
COUNTRIES

# 3.5 mil. m<sup>2</sup>

LANDBANK FOR DEVELOPMENT

# 490

CUSTOMERS





## REFERENCE PROJECTS



**P3 REUS**



GLA 113,912 m<sup>2</sup> | COMPLETION 13 months after construction start

Located in Reus, Tarragona, P3 Reus is a unique logistics hub in Spain's Mediterranean Corridor. Situated 5 km from Reus Airport and 10 km from Tarragona Port, the park offers direct connections to major highways, making it an ideal regional, national, and Southern Europe distribution center for blue-chip tenants.



**P3 SANT FRUITÓS**



GLA 33,448 m<sup>2</sup> | COMPLETION 2024

Situated 6 km from Manresa and 60 km from Barcelona, P3 Sant Fruitós offers excellent connectivity via the C-16 and C-25 motorways. With proximity to the ZAL Port de Barcelona, this park is well-suited for logistics operations, benefiting from its visibility and strategic location.



**P3 MANRESA**



GLA 50,000 m<sup>2</sup> | AVAILABLE in 2026

New logistics park consisting in +50,000 sqm of GLA in a 83,000 sqm land plot, to shelter one or two Grade A logistics facilities. Sufficient car parking spaces are available. Some of the car parking spaces will be equipped with e-charging stations. The park can be used for both production and logistics. 24/7 operation is possible.



**P3 ZIGOITIA**



GLA 43,072 m<sup>2</sup> | COMPLETION 2025

P3 Zigoitia is a new development located at 7 minutes from the Basque Country's capital, Vitoria - Gasteiz, which places it in a strategic enclave for both national and European logistics, thanks to its connections with Bilbao and Southern France. It is a multitenant grade "A" logistics facility adding up to 43,000 m<sup>2</sup> of GLA.



**P3 LAON**



GLA 136,000 m<sup>2</sup> | COMPLETION 14 months after agreement

P3 Laon offers up to 136,000 m<sup>2</sup> of space for logistics and industrial operations, featuring a 96,000 m<sup>2</sup> divisible XXL platform and two additional buildings of 19,000 m<sup>2</sup> and 21,000 m<sup>2</sup>. The complex is designed to accommodate various ICPE classifications, including SEVESO low threshold for specific lots, and is targeting BREEAM Excellent certification, ensuring high environmental and operational standards.



**P3 BRÉTIGNY**

COUNTRY



GLA 28,138 m<sup>2</sup>

P3 Brétigny offers a high-quality logistics infrastructure tailored to the diverse needs of modern businesses with its visibility from road D19. The site is ideally connected to major road networks, including exit 7 of the A6 and the A10, ensuring optimal accessibility.



# SPACE TO CREATE

## COMMERCIAL CONTACT



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## COUNTRY OFFICE



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