

# AVAILABLE SPACE

## Italy

- Prime locations
- High quality warehouses
- Best-in-class specifications
- Build-to-suit opportunities
- Immediately available space

March 2023



# An Integrated Global Business

GLP is a leading global business builder, owner, developer and operator of logistics real estate, data centers, renewable energy and related technologies. GLP's deep expertise and operational insights allow it to build and scale high-quality businesses and create value for its customers. GLP owns and operates assets and businesses in 17 countries across Asia, Europe and the Americas.

GLP Capital Partners, a global alternative asset manager with approximately \$125 billion in assets under management as of 31 December 2022, is the exclusive investment and asset manager of GLP.



# About GLP in Europe

GLP owns one of the highest quality portfolios in Europe with assets located in key global gateway and population centres across Germany, UK, France, Spain, Italy, Poland, Hungary, Slovakia, Czech Republic, Netherlands and Belgium.

We have industry-leading capabilities across the whole value chain including Development, Asset management and Leasing. We have a proven track record of delivering more than 10 million sq m of warehouse space to a broad range of customers.

Our portfolio is characterised by prime big box logistics assets developed to industry-leading specifications and occupied by a diverse customer community. Our current operating portfolio consists of more than 8.5 million sq m across the strategic logistic markets. In addition, GLP has a prime land bank which allows for the development of an additional 3.8 million sq m in strategic locations within our key European markets.

Figures correct as of 31 December 2022



8.5M sq m  
operating  
portfolio



>10M sq m  
development  
in 35 years



3.8M sq m  
development  
pipeline



Strong global  
presence

# CURRENT AVAILABILITIES: Italy

Italy		Available Space		Build-to-suit or Speculative opportunity	Under construction	Available
01	G-Park Filago (BG)	UP TO	51,383 SQ M (553,082 SQ FT)	●		
02	G-Park Valsamoggia (BO)	UP TO	93,000 SQ M (1,001,044 SQ FT)	●		
03	G-Park Anagni 2 (FR)	UP TO	21,867 SQ M (235,374 SQ FT)		●	
	G-Park Anagni 3 (FR)	UP TO	28,109 SQ M (302,563 SQ FT)	●		
04	G-Park Colferro (RM)	UP TO	23,537 SQ M (253,350 SQ FT)		●	

● Build-to-suit    ○ Speculative opportunity





# G-PARK FILAGO

Bergamo

Site up to



51,383



553,082

Site overview

- Strategic location in the north-east, in the province of Bergamo, with excellent connections, being just over 2 km from the A4 motorway
- A quality logistics center situated under 17km from the city of Bergamo, 16.3km from Orio al Serio International Airport and just 38km from Milan

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Indicative site plan

**Build-to-suit opportunity**

**Warehouse**

48,956 SQ M (526,958 SQ FT)

**Offices and technical areas**

2,427 SQ M (26,124 SQ FT)

**51,383 SQ M (553,082 SQ FT)**

- ✓ Car parking spaces: 250
- ✓ Dock doors: 62
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 12 m
- ✓ NFPA sprinkler system

AVAILABLE  
Q1 2024



# G-PARK VALSAMOGGIA

40053 Bologna

Site up to



93,000



1,001,044

Site overview

- Situated in the Bologna region, one of the most important logistics markets of Northern Italy
- Strategically located on the A-1 motorway, connecting the three major logistics locations of Milan, Verona and Rome

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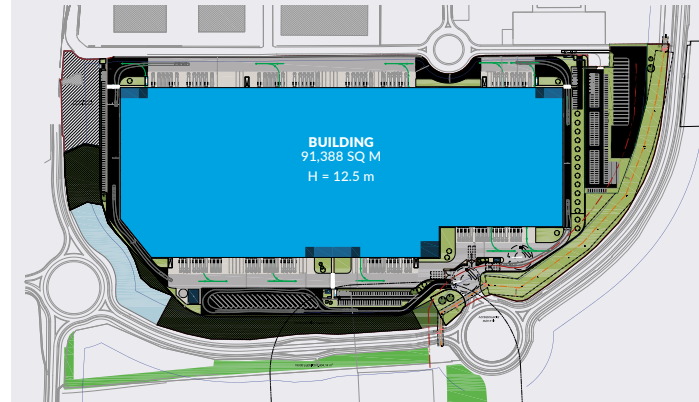
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Indicative site plan

**Build-to-suit opportunity**

**Warehouse**

90,400 SQ M (973,057 SQ FT)

**Offices**

2,600 SQ M (27,986 SQ FT)

**93,000 SQ M (1,001,044 SQ FT)**

- ✓ Car parking spaces: 270
- ✓ HGV parking spaces: 39
- ✓ Dock doors: 93
- ✓ Level doors: 20
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 12.5 m
- ✓ ESFR-Sprinkler-System FM Global

AVAILABLE  
Q1 2024





# G-PARK ANAGNI 2

03012 Frosinone

Site up to

SQM

21,867

SQFT

235,374

## Site overview

- Strategically located between Rome and Frosinone, four kilometers from the Anagni Fiuggi exits on the A1 motorway
- A unique opportunity within the strong logistics hub of central-southern Italy, close to the capital with the Tyrrhenian and Adriatic areas within easy reach
- Ciampino airport is about 60km away, Fiumicino airport 85km and the nearest port of Civitavecchia is 142km away

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Indicative site plan

## Speculative opportunity

Warehouse  
20,583 SQ M (221,554 SQ FT)  
Offices and technical areas  
774 SQ M (8,331 SQ FT)

21,867 SQ M (235,374 SQ FT)

- ✓ Car parking spaces: 77
- ✓ HGV parking spaces: 8
- ✓ Dock doors: 22
- ✓ Floor loading capacity: 7t/SQ M
- ✓ Clear height: 12 m
- ✓ NFPA sprinkler system

AVAILABLE

Q3 2023

# G-PARK ANAGNI 3

03012 Frosinone

Site up to

SQM

28,109

SQFT

302,563

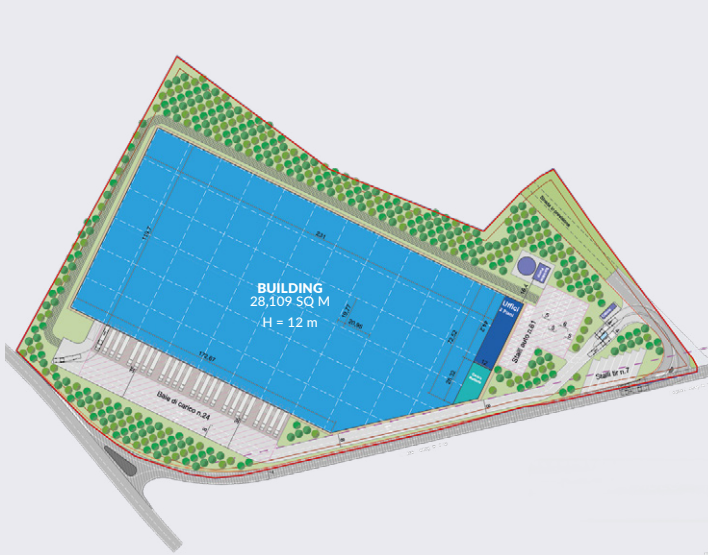
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Indicative site plan

## Build-to-suit opportunity

Warehouse  
26,274 SQ M (282,811 SQ FT)  
Offices  
1,342 SQ M (14,445 SQ FT)

28,109 SQ M (302,563 SQ FT)

- ✓ Car parking spaces: 61
- ✓ HGV parking spaces: 7
- ✓ Dock doors: 24
- ✓ Floor loading capacity: 7t/SQ M
- ✓ Clear height: 12 m
- ✓ NFPA sprinkler system

AVAILABLE

Q1 2024



# G-PARK COLLEFERRO

00034 Rome

Site up to



23,537

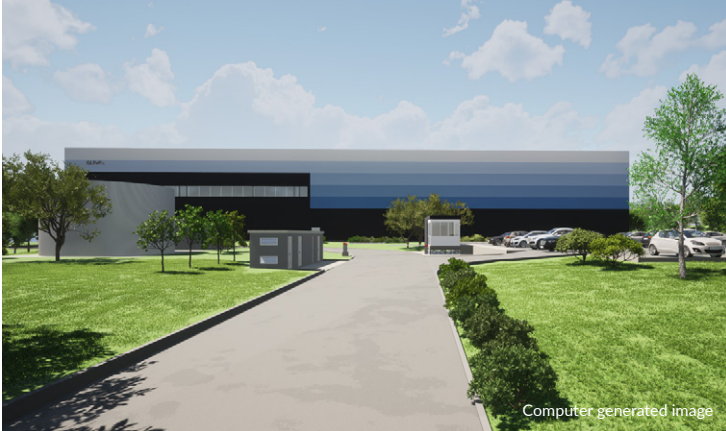


253,350

## Site overview

- A 23,000 SQ M state-of-the-art logistics building located in the immediate vicinity of Rome's commercial region
- Strategic location in the industrial area Piombinara, less than 40 km from the Great Ring Road, the entrance of the park is located 200 m away via the Colleferro tollgate
- Exceptional connection with central and southern Italy

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Indicative site plan

## Speculative opportunity

**Warehouse**  
22,764 SQ M (245,030 SQ FT)

**Offices**  
750 SQ M (8,073 SQ FT)

**Gatehouse**  
23 SQ M (248 SQ FT)

**23,537 SQ M (253,350 SQ FT)**

- ✓ Car parking spaces: 87
- ✓ Dock doors: 30
- ✓ Level doors: 1
- ✓ Floor loading capacity: 5t/SQ M
- ✓ Clear height: 12 m
- ✓ NFPA/ESFR

AVAILABLE  
Q2 2023



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## Our Sustainability

Our sustainability initiatives contribute to a greener world and offer distinct advantages to our customers and communities.

GLP is recognised across the world for delivering industry leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

We proudly design and develop our buildings to:



Reduce  
energy usage



Use recycled and  
recyclable natural materials



Be considerate  
of operating costs



Reduce water  
usage



Exceed regulatory  
requirements



Optimise the use  
of natural light



## Our Customers

GLP provides state-of-the-art buildings to accommodate many of the world's leading companies. Our customers come from across the retail, manufacturing, third party logistics (3PL), automotive and pharmaceutical sectors and include Adidas, Amazon, AMG-Mercedes, Bosch, Ceva, DHL, Lidl, Logistec, Magna, Rigterink, SMA, UPS, Volkswagen and Zufall logistics group.

GLP has a flexible approach to development and can deliver build-to-suit solutions on a lease or ownership basis to suit our customers' needs.

We have been delivering on our promises for over 30 years and the growth of our business is underpinned by commitment to customer service excellence, delivered by our colleagues across the world.

**GXO**

**MAERSK**



John Lewis

Whirlpool



**H&M**



**DSV**



**alza**shop

amazon.com

**YVES ROCHER**

**wayfair**

**adidas**  
GROUP

**Intermarché**



**CEVA**  
LOGISTICS



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**Italy**



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