



Marq Logistics Anagni 3

Anagni (FR), Italy



28.109 sq m
available space



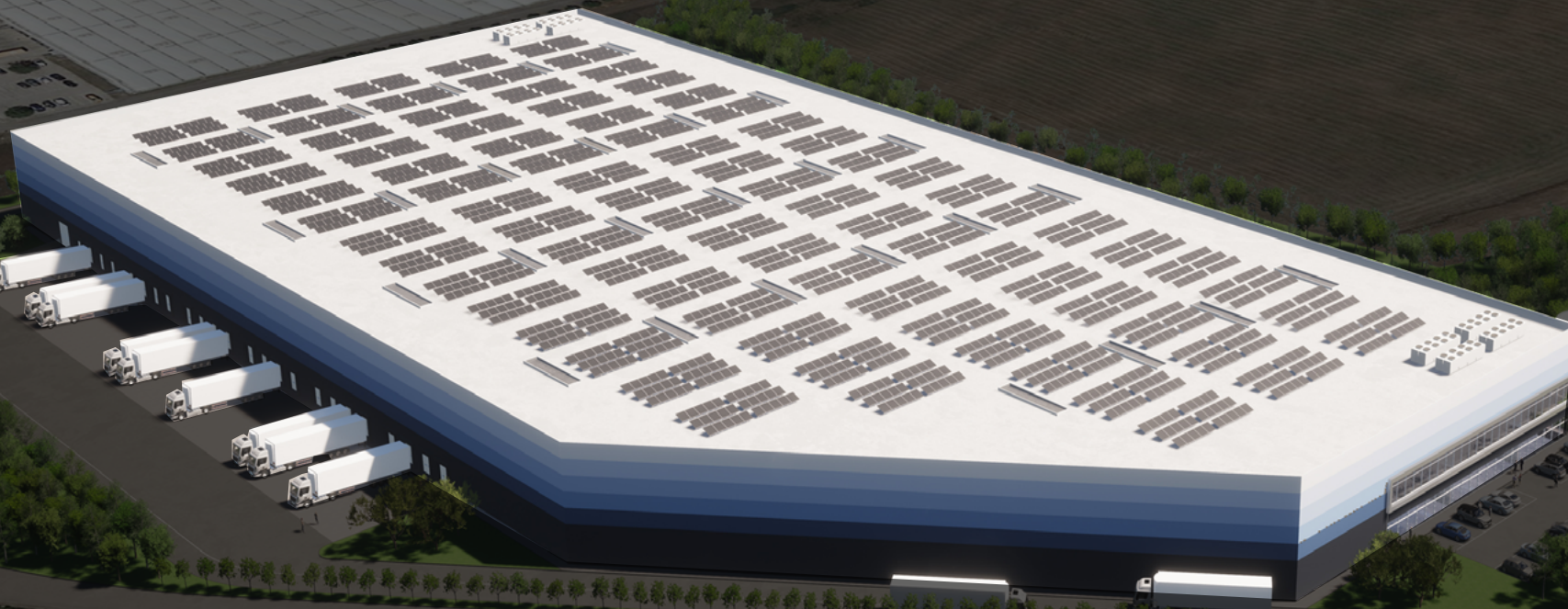
12 meters
clear height



Excellent
BREEAM certified



Built To Suit
status



Marq Logistics Anagni 3

A state-of-the-art built-to-suit logistics facility, mono- or multi-tenant.

Marq Logistics Anagni 3 is strategically located between Rome and Frosinone, six kilometers from the Anagni Fiuggi exits along the A1 motorway.

Its location, in an area with a strong logistical vocation within the market of the Rome macro area, makes this warehouse a unique opportunity. Ciampino airport is about 60 km away, Fiumicino airport about 85 km. The nearest port is that of Civitavecchia, a little more than 140 km away. A fundamental hub in the logistics of the area of central-southern Italy, very close to the capital and extremely convenient for reaching both the locations on the Tyrrhenian side and those on the Adriatic side, as well as those located towards the south.

Marq Logistics Anagni 3 is the new top-quality logistics hub designed to meet the challenges of the contemporary market. The location is spread over an area of 28,109 sqm, of which 26,274 for warehouse use with 24 loading bays, clear internal height of 12m and a floor capacity of 7,000 kg/sqm.

The offices are conveniently situated within an area of 1342 sqm, spread over two levels. Employees also have an outdoor relaxation area that they can enjoy during breaks. There will also be charging points for electric cars and bicycles. The building was constructed in accordance with high quality standards and with a strong focus on sustainability: environmental performance is ensued by BREEAM certifications. Marq Logistics Anagni 3 has the necessary qualities to operate in a constantly evolving key market.



28.109 sqm
total GLA



12 metres
clear height



7 T/m2
floor loading



>4,000 MK/m2
fire loads



2
buildings



dedicated
CCTV



BREEAM
certification





Distances

		
A1 highway	0,6 km	0:10 h
Ciampino Airport	63 km	0:55 h
Rome city center	75 km	1:10 h
Fiumicino Airport	90 km	1:15 h
Civitavecchia port	145 km	1:55 h
Naples Airport	164 km	1:40 h



Points of interest

Restaurant	2 minutes
Hotel	2 minutes
Petrol station	4 minutes
A1 highway	6 minutes
Airport	55 minutes
Rome city center	70 minutes



Available space

and technical specification

Monotenant

Total unit



26.274
Available space



1.342 mq
Office space



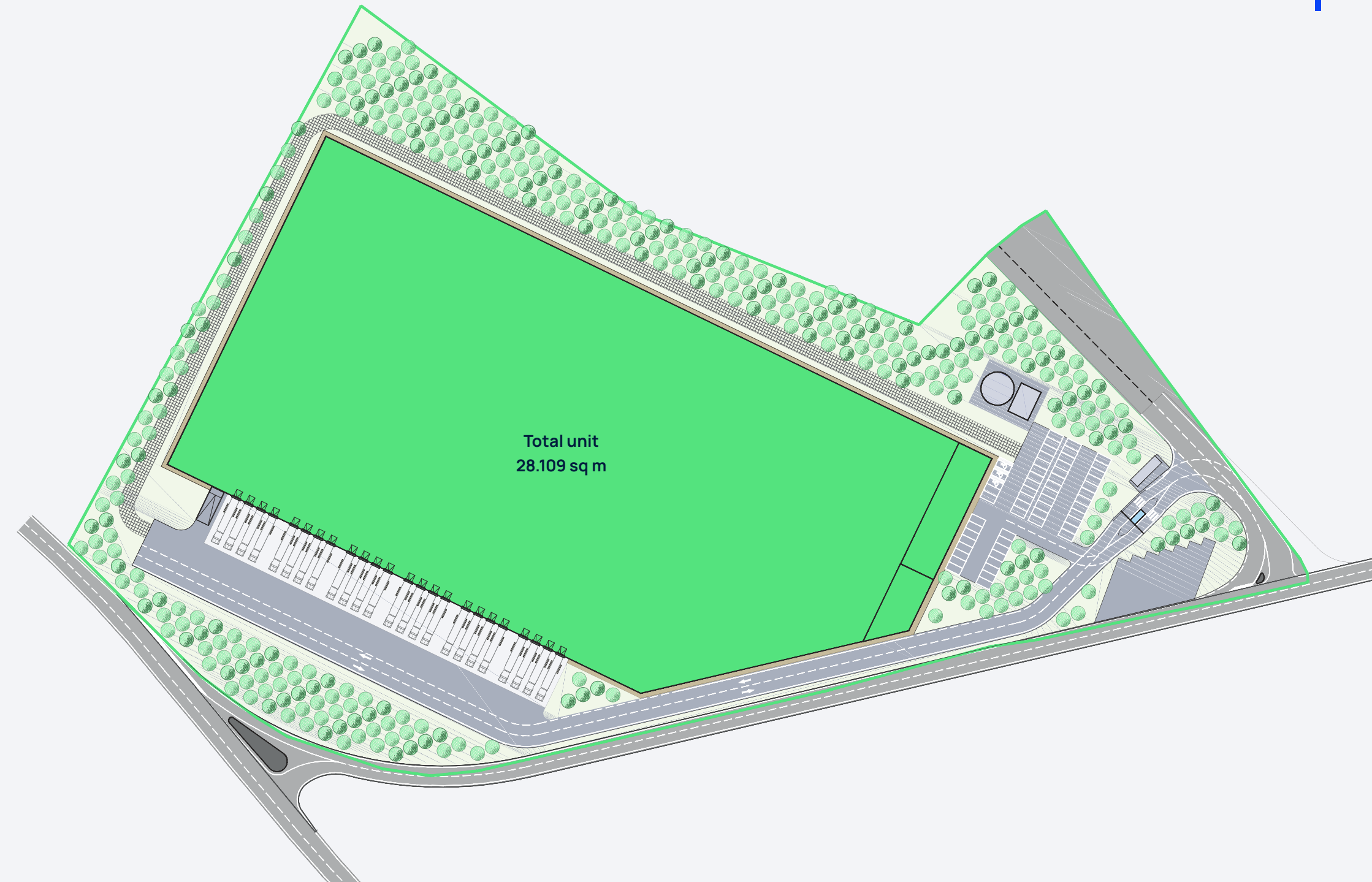
24
Loading bays



12 m
Clear height



BTS
Availability date



Available space

and technical specification

Multitenant

Unit A

 **12.480**
Available space

 **BTS**
Availability date

 **12 m**
Clear height

 **505 mq**
Office space

Unit B

 **12.600**
Available space

 **BTS**
Availability date

 **12 m**
Clear height

 **505 mq**
Office space



Designed

with well being in mind

ESG considerations are embedded into the design and operation of our logistics buildings throughout their lifecycle. Our developments incorporate energy-efficient systems, solar-ready roofs, smart metering and water management solutions to reduce environmental impact and support operational efficiency.

Sustainable construction approaches focus on lowering embodied carbon and supporting long-term adaptability, while thoughtful landscape and site planning contribute to biodiversity and user well-being. Together, these solutions deliver resilient, future-ready assets aligned with our customers' sustainability goals.



EV charging points



PV enabled



Sub metering



Rainwater harvesting



LED lighting



Glass facade



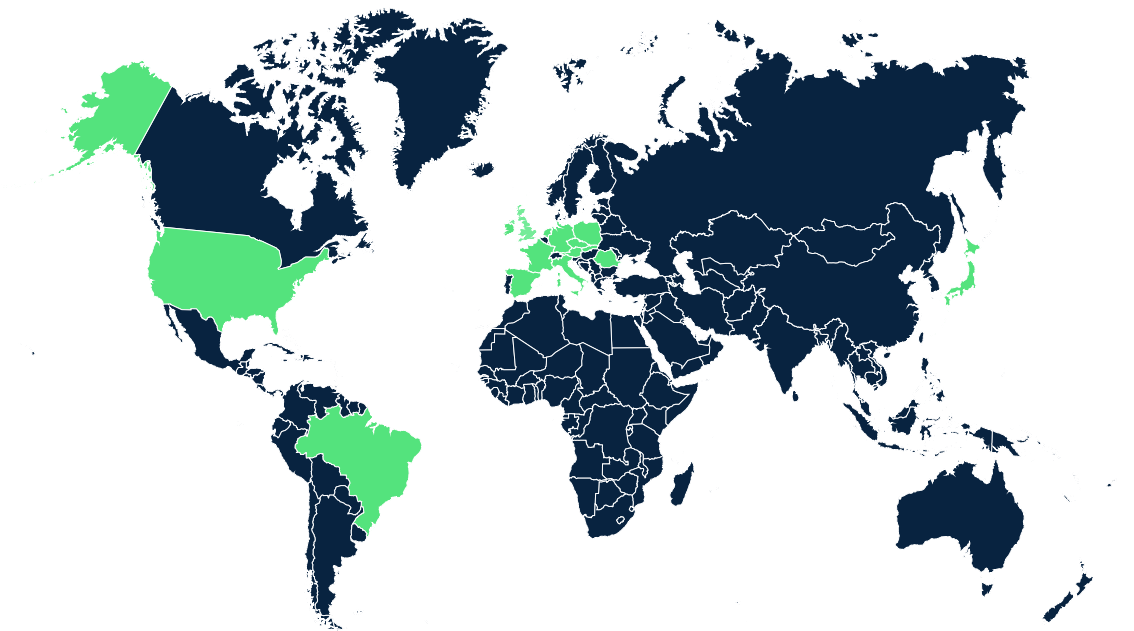


Proven track record

of Marq Logistics

Marq Logistics is a global leader in the development and operation of modern logistics facilities and manages a portfolio of approximately 2,000 properties totaling more than 645 million square feet. With a mission to deliver institutional-quality logistics facilities and a consistent, best-in-class experience to customers around the world, Marq's highly specialized and dedicated team provides a powerful combination of global scale with local expertise.

Learn more about Marq at www.marqlogistics.com, and view our current properties at www.glp.com.br.





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