REGIONE LIGURIA

Complesso produttivo e Centro direzionale Parco Doria Savona

Brownfield

INDIRIZZO: Savona (SV), Via Braja – Via Alle Cave
Total area (in sqm): 4449
Ownership: Public
Acquisition: Purchase

DESCRIPTION:

WAREHOUSES The production complex, arranged over two floors, is built using prefabricated structures consisting of columns arranged in a regular grid, drop beams, and prefabricated reinforced concrete roof slabs (live load of ground floor slab: 1,500 kg/sqm). The complex is divided into individual units, with internal partition walls made of concrete blocks and perimeter walls made of prefabricated vibrated reinforced concrete panels, compliant with current regulations on energy consumption containment, achieving Energy Class “B”.Internal flooring is made of reinforced concrete with steel reinforcement and machine-finished expansion joints, completed with a quartz dusting finish providing anti-dust and wear-resistant properties. Each unit is equipped with an internal intermediate floor (mezzanine), also made of reinforced concrete with a quartz dusting finish for anti-dust and wear resistance (live load: 400 kg/sqm). Access to the complex is provided by a fast-flowing main road and a dedicated service road that serves both the ground-floor warehouses and, via a ramp with a rear access road, those located on the first floor. The square window frames, of various sizes, include some opening elements. The main entrance door is made of pre-painted steel with four folding leaves. The external cladding is of the ventilated façade type made of metal grating. Each unit includes an external drivable area paved with interlocking concrete blocks. The external fencing consists of a concrete curb wall with metal railing for a total height of 1.50 m and is equipped with a sliding gate at the unit entrance. The level of finish of the remaining units varies: some are delivered in a “shell” condition (with provisions for telephone, water supply, electricity, and gas located at the boundary of each unit), while others are fully completed and fit for use. The data network serving the complex is fiber-optic and currently guarantees a connection speed of 30 Mb/s, expandable to 76 Mb/s. The internal clear height is approximately 6.00 m. The clear height below the intermediate slab is 2.70 m. The clear height above the intermediate slab is 2.90 m. To serve the complex, a solar thermal system for the production of domestic hot water and a photovoltaic system with a peak capacity of 15 kW have been installed on the shared condominium roof, supplying power to the common condominium utilities. OFFICES The office building, arranged over three floors, is constructed using prefabricated reinforced concrete structures. The external perimeter infill walls are made with a

continuous façade system consisting of a load-bearing structure (Schüco series), fitted with insulated glazing units (5+5/12/3+3 ultra-low emissivity), some of which are operable. The south-east and south-west façades of the building are equipped with photovoltaic modules made of laminated safety glass, with a total capacity of 40 kWp. These modules have the dual function of replacing an architectural element and generating electrical energy. The energy produced will be used to supply the common condominium utilities. The building achieves an Energy Class “A” rating. For the production of domestic hot water, the office building is equipped with solar thermal modules installed on the roof, capable of meeting at least 50% of the annual demand. The office tower is equipped with a centralized system for heating and cooling the interior spaces. It currently consists of a single unit delivered in a “shell” condition, complete with service provisions and utility connections.

CHARACTERISTICS:

Number of buildings comprising the covered areas : 4
Total covered/uncovered area (sqm) : 4449
Any residual covered areas : NO
Total volume (cubic metres) : 18666
Building permit in place : YES
Intended use of the buildings : Properties for manufacturing/craft use with small commercial spaces and properties for office use.
Previous use of the industrial asset : Ex A. Doria Railway Yard
Area in Simplified Logistics Zone : NO
Area in the Customs Free Zone : NO
Area in industrial crisis : NO
Need for remediation : NO
Need for renovation : NO
Presence of electrical substation : YES
Type of electrical cabinet : medium voltage
Gas network connection available : YES
Connection to the municipal wastewater management system : YES
Fibre optic connection : YES

ACCESS:

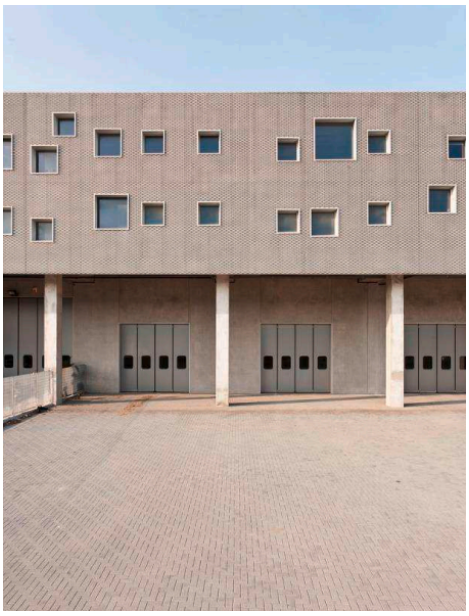
Distance to nearest motorway (Km) : 3 Km
Distance to nearest passenger railway station (Km) : 0,7 Km
Distance to the nearest industrial/commercial port (Km) : 3 Km
Distance to nearest airport (Km) : 50 Km
Distance to the nearest freight railway terminal (Km) : 0,2 Km

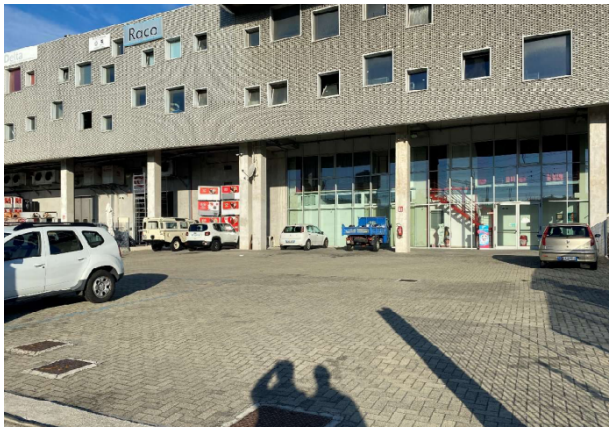
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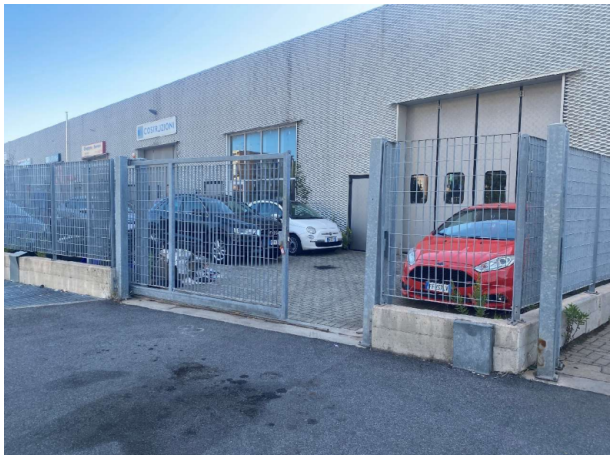
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GALLERY












A 10
E 80
SAVONA
Conca Verde
Valcada
Ca' Bricco Di Bo
Pza. Caduti Del Lavoro
Pza. del Brandale
Lgo. G. De Meo
Via Nizza
Corso Vittorio Veneto
Corso Svizzera
Via Silvio Torcello
Aprile
Pilalunga
INSEDIAMENTO PRODUTTIVO PARCO DORIA
MAR LIGURE



