



Code: [V003025](#)

STRATEGIC SITE FOR LOGISTICS, INDUSTRIAL OR DATA CENTER DEVELOPMENT IN LONATO DEL GARDA

Via Mantova Lonato del Garda BS Italia

SALE
7.500.000€

Garden

 85000 mq

DESCRIPTION:

Located along the Brescia-Verona infrastructure corridor and close to the A4 Milan-Venice motorway, the site represents a development opportunity for industrial and logistics uses, with potential suitability for data centre infrastructure also subject to the relevant assessments. Its scale, accessibility and planning parameters make the opportunity consistent with the investment strategies of real estate funds, institutional investors, logistics operators, property developers and corporate occupiers. KEY CHARACTERISTICS OF THE OPPORTUNITY □ Total site area: approximately 85,000 sqm □ Building footprint: approximately 34,000 sqm □ Maximum permitted height: 12 meters □ Principal permitted uses: manufacturing, industrial and logistics □ Space configurable for yards, internal roads, parking and vehicle maneuvering areas □ Development according to the final occupier's specifications □ Build-to-Suit development potential □ Site requiring infrastructure and servicing works □ Infrastructure charges, related works and obligations under the planning agreement to be borne by the developer and quantified as part of the due diligence process ACCESSIBILITY AND CONNECTIONS □ Desenzano-Castiglione bypass: approximately 500 meters □ Desenzano del Garda A4 motorway interchange: approximately 4 km □ Brescia-Montichiari Airport: approximately 20 km The SP BS 567 provides a strategic connection between Desenzano del Garda, the Padana Superiore road network, Castiglione delle Stiviere and the Mantua transport system. The Desenzano interchange provides direct access to the A4 Turin-Milan-Brescia-Verona-Venice

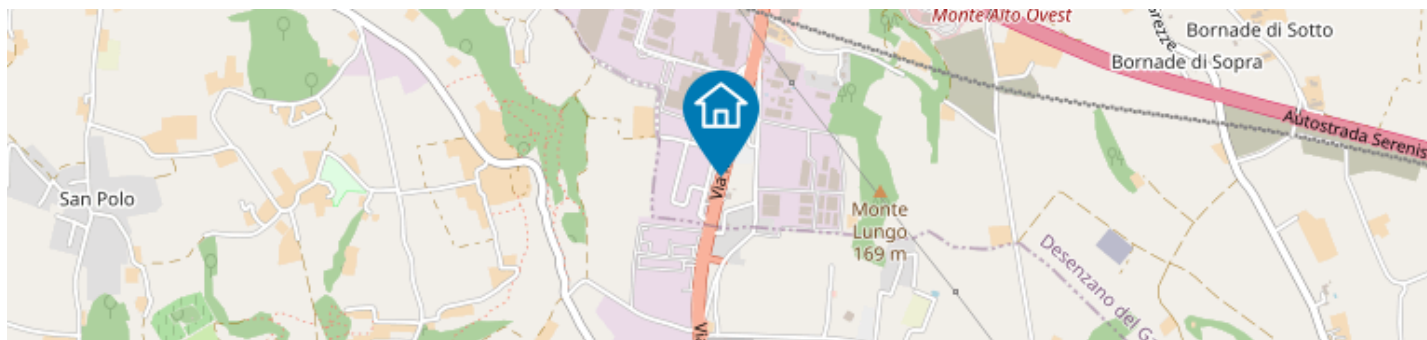
motorway, the main east-west logistics corridor in Northern Italy. POTENTIAL DEVELOPMENT OPTIONS □ Logistics platform and national distribution centre □ Industrial and manufacturing properties □ Hubs developed according to Build-to-Suit specifications □ Operational headquarters and warehouses for corporate occupiers □ Data centers and digital infrastructure POTENTIAL COUNTERPARTIES □ Real estate funds □ Institutional investors □ Property development companies □ Logistics operators □ Corporate occupiers □ Companies specializing in the data centre sector FURTHER INFORMATION Technical, planning and financial documentation is available as part of a structured review and due diligence process. RENDER DISCLAIMER The image is provided exclusively for illustrative and demonstrative purposes. It does not represent a defined, approved or proposed design solution for the site and shall not constitute, in any way, a binding element, representation, promise, offer or contractual reference. Any architectural, layout and functional characteristics will be defined during the subsequent design and approval phases.

ADDITIONAL INFORMATION

Energy Rating: NC	Minimum IPE: -	Heating: -	State: -
Grade: Medio	Position: Suburb	View: Open View	Orientation: -
Rooms / Locals: -	Floor: -	Building Floors: -	Internal Levels: -
Garage: -	Mq Garage: -	Parking Space: -	Terraces: -
Mq Terraces: -	Balconies Mq: -	Arcades: -	Mq Arcades: -
Garden: -	Kitchen: -	Furniture: -	Annual Expenses: -

ACCESSORIES

- ✓ Data Network
- ✓ Independent Entrance



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