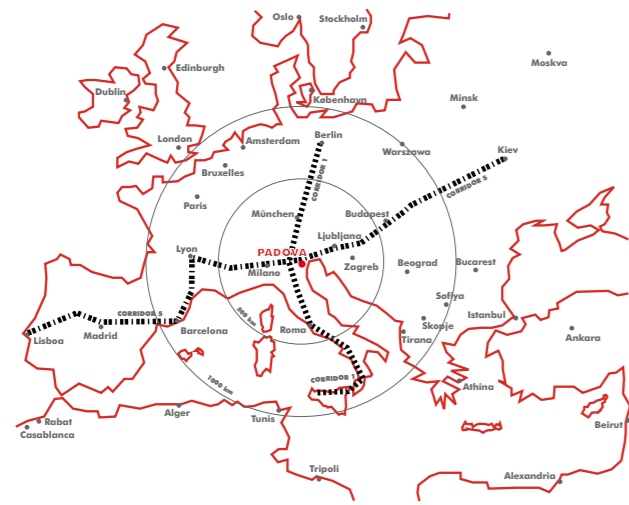


The Consorzio ZIP (The Padova Industrial Area Consortium) owns three lots of buildable land with a total area of 56,672 m<sup>2</sup>. Said lots shall be assigned through an informal procedure for potential buyers in accordance with the principle of the highest bid.

However, it is understood that the Consorzio ZIP may revoke, discontinue, suspend or modify the procedure at any time, without such action entitling those parties which have submitted expressions of interest or bids to any form of compensation or indemnification.

The procedure shall consist of a single selection stage intended to identify the winning bidder.

>> The complete Notice in [www.zip.padova.it](http://www.zip.padova.it)



### Technical data of the Service Centres

- Covered surface: no more than 50% of the area
- Building index: m<sup>2</sup> 1 per m<sup>2</sup> 1
- Height: not exceeding 35 metres
- Private car parks: m<sup>2</sup> 1 per m<sup>2</sup> 2.5 of gross floor surface
- Public car parks: m<sup>2</sup> 40 per m<sup>2</sup> 100 of net surface

### Acceptable activities

- Participatory, cultural, social, associational, accommodating/receptive and health activities
- Offices of bodies centred on scientific, technological, information-technology/computer, and telematic research promoting innovation and employment
- Bank and insurance branch offices, premises for the sale and consumption of food and drinks, retail businesses with a surface smaller than m<sup>2</sup> 100, sports and recreation facilities
- Private and/or public use garages, car repair shops, petrol stations, car washes, kiosks, newsagents, etc.

Destinations supporting the Industrial Area shall be specified at the time of the Agreement.

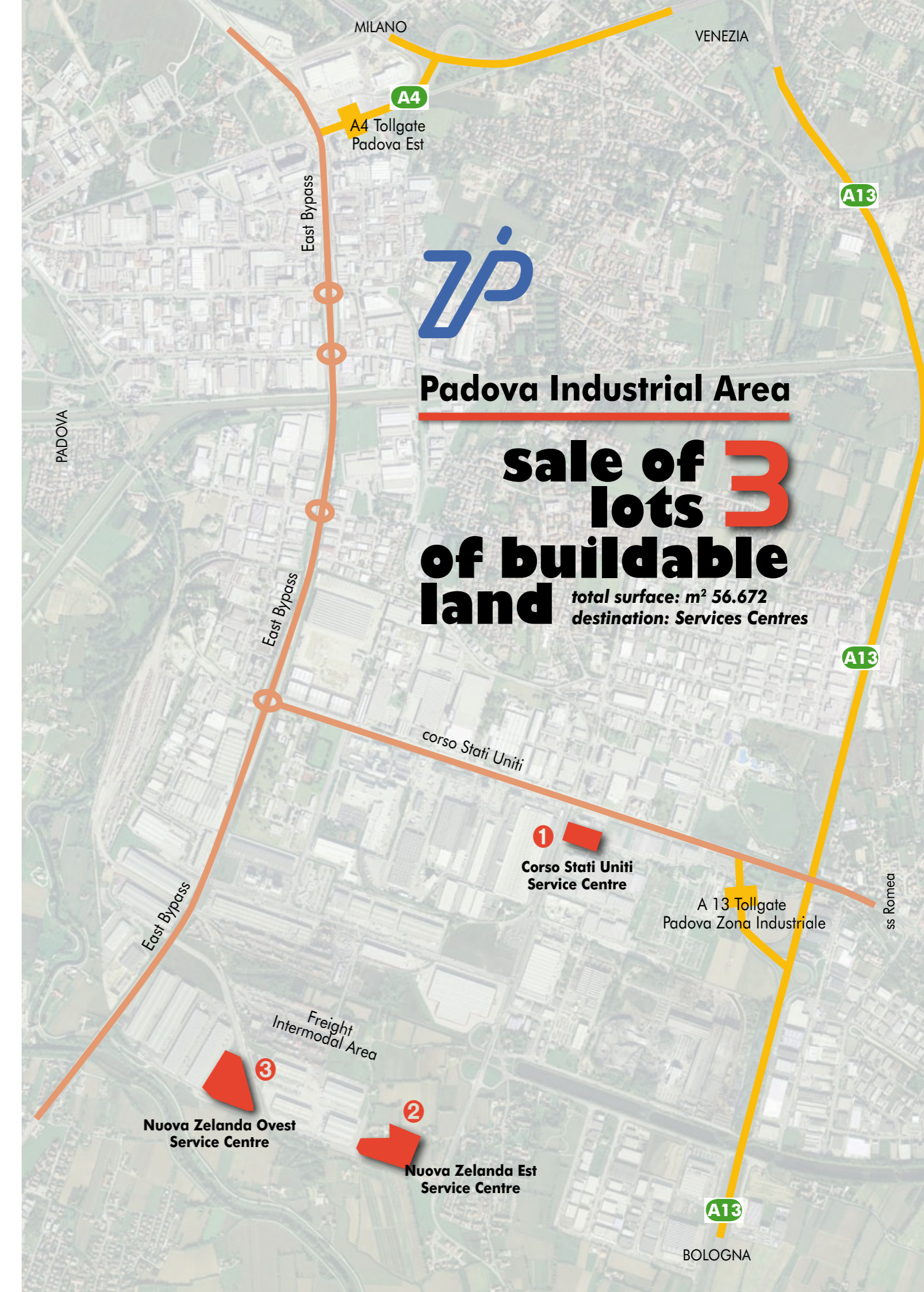
The Consorzio ZIP (The Padova Industrial Area), established in 1956, is a public economic body which has planned and established one of the largest industrial areas of Europe, covering a whole territory without interruption and managed by a single body (m<sup>2</sup> 10.5 million). Its partners on equal terms are the Municipality, the Province and the Chamber of Commerce.

ZIP includes the largest freight intermodal area in the north of Italy. Over 1,400 companies are located here and occupy 1,200 lots with facilities. The area is served by a 7 km long railway junction, 2 motorway tollgates, 4 bypass junctions, 5 service centres with post offices, hotels, restaurants, banks, offices, services for companies and people, and a 30 km long fibre optic ring. 18% of its territory is for parks and gardens.



### Consorzio Zona Industriale di Padova

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 Rea 239723 • Cap. soc. euro 12.000.000,00



## Padova Industrial Area

**sale of 3 lots of buildable land**  
 total surface: m<sup>2</sup> 56.672  
 destination: Services Centres

1  
**Corso Stati Uniti Service Centre**

3  
**Nuova Zelanda Ovest Service Centre**

2  
**Nuova Zelanda Est Service Centre**



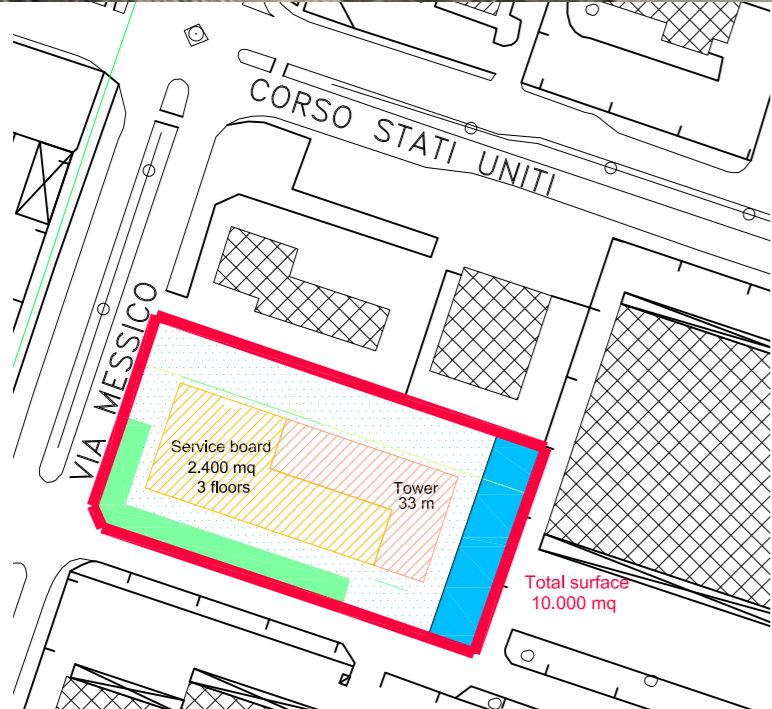


### 1 Corso Stati Uniti Service Centre

- lot surface: m<sup>2</sup> 10,240  
of which buildable: m<sup>2</sup> 7,830  
public parks and gardens: m<sup>2</sup> 1,133  
public parking area: m<sup>2</sup> 1,277
- site location: intersection of via Messico and via Portogallo, behind Hotel Campanile, tollgate of the motorway "Padova Bologna A13" 200 m away



plan volumetric hypothesis

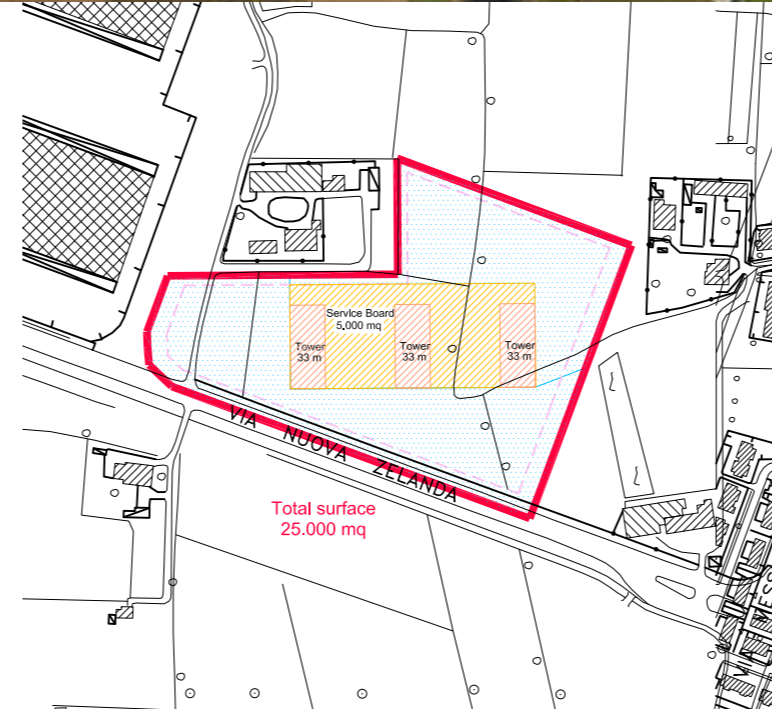


### 2 Nuova Zelanda Est Service Centre

- lot surface: m<sup>2</sup> 24,687
- site location: intersection of via Nuova Zelanda and via Marina, tollgate of the motorway "Padova Bologna A13" 1.5 km away



plan volumetric hypothesis



### 3 Nuova Zelanda Ovest Service Centre

- lot surface: m<sup>2</sup> 24,155
- site location: intersection of via Nuova Zelanda and via Inghilterra, tollgate of the motorway "Padova Bologna A13" 2 km away



plan volumetric hypothesis

