

A PRIVILEGED LOCATION PERFECT FOR URBAN LOGISTICS and able to cover the whole city

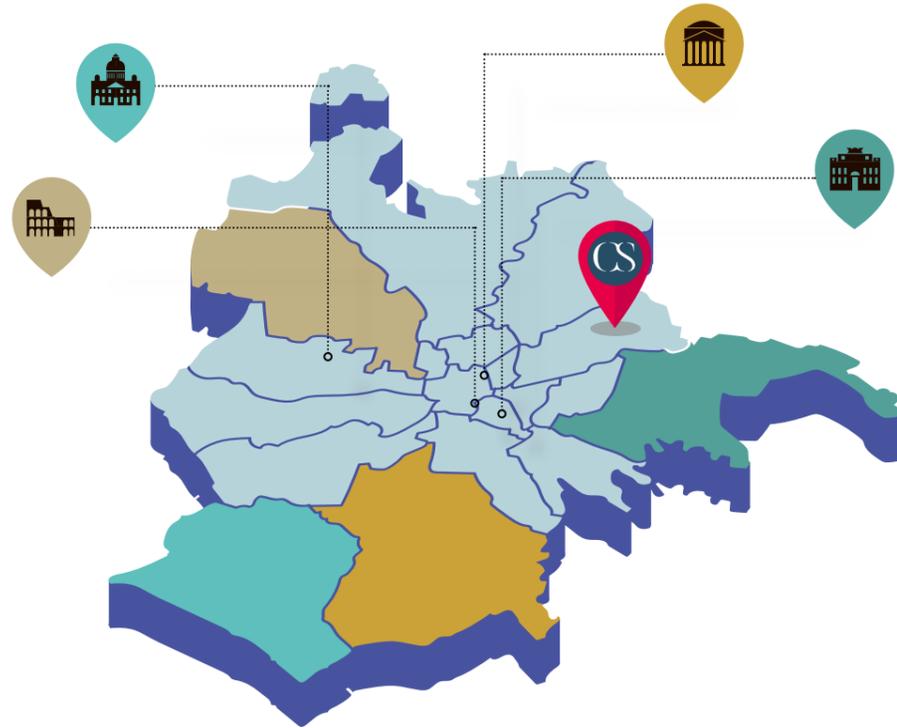


PROXIMITY TO MAIN ROADS AND MOTORWAYS

- 1 km from the A24-E80 (Roma/L'Aquila)
- 3 km from the GRA's exits 4 and 15
- 8 km from the "nuova circonvallazione interna"
- 10 km from the A1-E45 (Roma/Napoli)

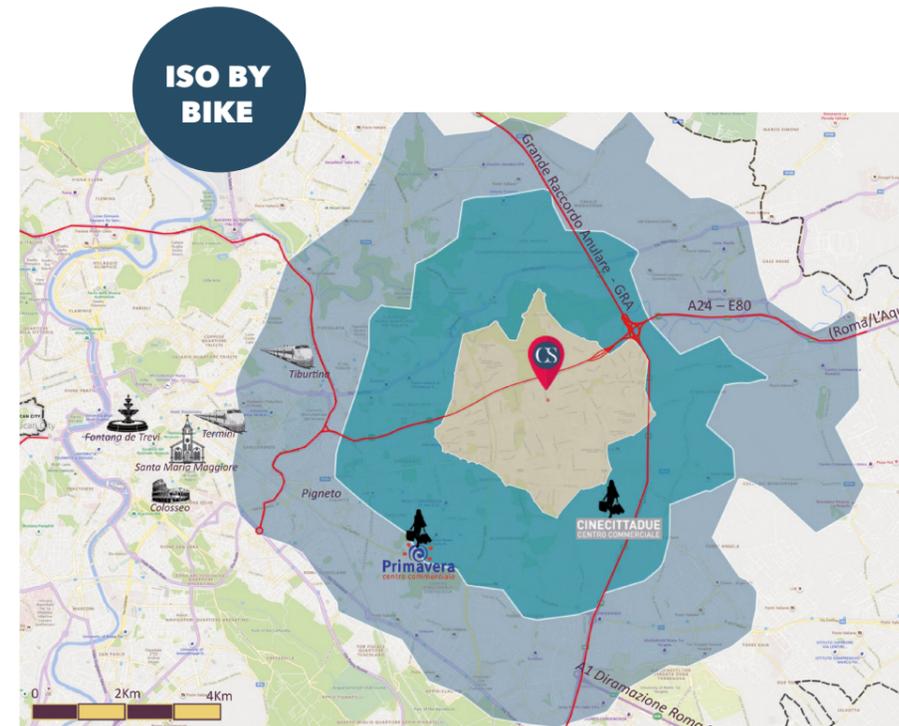
EASY ACCESS TO CITY CENTRE

- 200 m from the Tor Sapienza station
- 7 km from the Tiburtina station
- 8 km from the Termini station

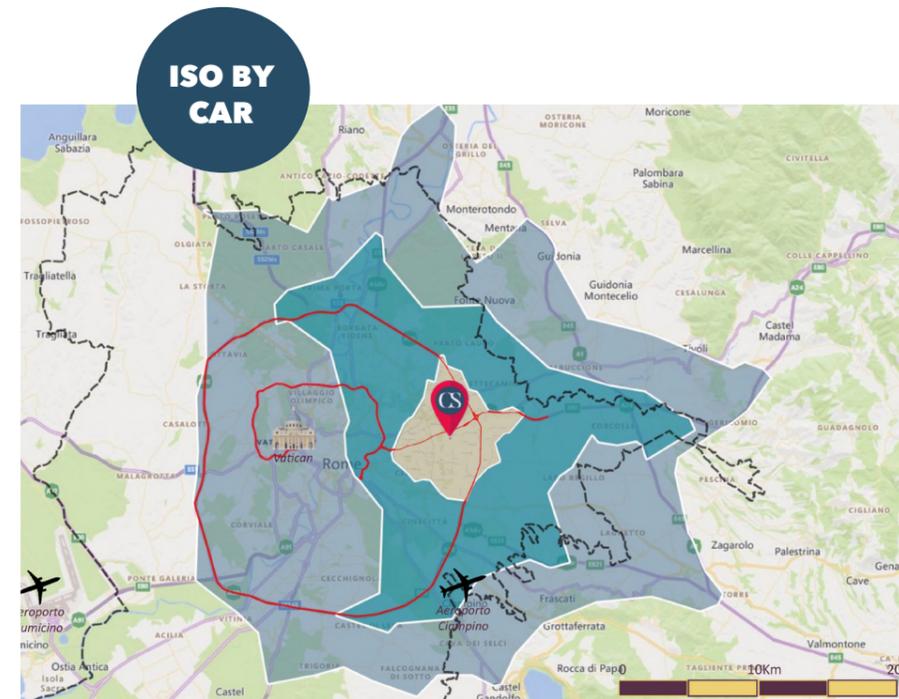


Il Molino di Tor Cervara is in a strategic traffic position, close to the Grande Raccordo Anulare (GRA), within the VII zone of Tor Cervara and is part of the municipality IV, the second largest agglomeration of population in Rome. The easy access to the site makes it possible to cover the greater part of the municipality of Rome. Il Molino

di Tor Cervara is therefore an urban logistics solution that favors the reduction of heavy vehicle circulation and promotes the use of environmentally-friendly vehicles and those with minor impact on traffic.



- **MORE THAN 350,000 PEOPLE** within 20min by bike from Il Molino di Tor Cervara.
- **ALMOST 3,000 SHOPS AND MORE THAN 800,000 PEOPLE** can be delivered in less than 30min by bike from the site.

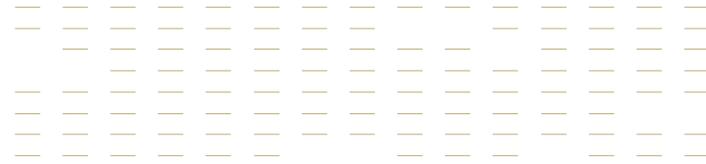


- **ALMOST 620,000 HOUSEHOLDS** live less than 20min by car from the site.
- **2.8 MILLION PEOPLE** and almost **11,000 STORES** within 30min away from Il Molino di Tor Cervara.

ISOCHRONES ● 10min ● 20min ● 30min - - - - - Rome ——— GRA & express roads

A LARGE SITE OF 12,000m² WITH 11.5m FREE HEIGHT specifically designed for urban logistics needs

- **LARGE EXTERNAL AREAS** for parking vehicles dedicated to B2C deliveries and docks for trucks.
- **4 DIFFERENT POINTS OF ACCESS TO THE SITE** facilitate the movement of vehicles around the site.



- **HIGH STORAGE CAPACITIES AND LARGE INTERNAL SPACES** for the circulation and parking of light commercial vehicles and bicycles.



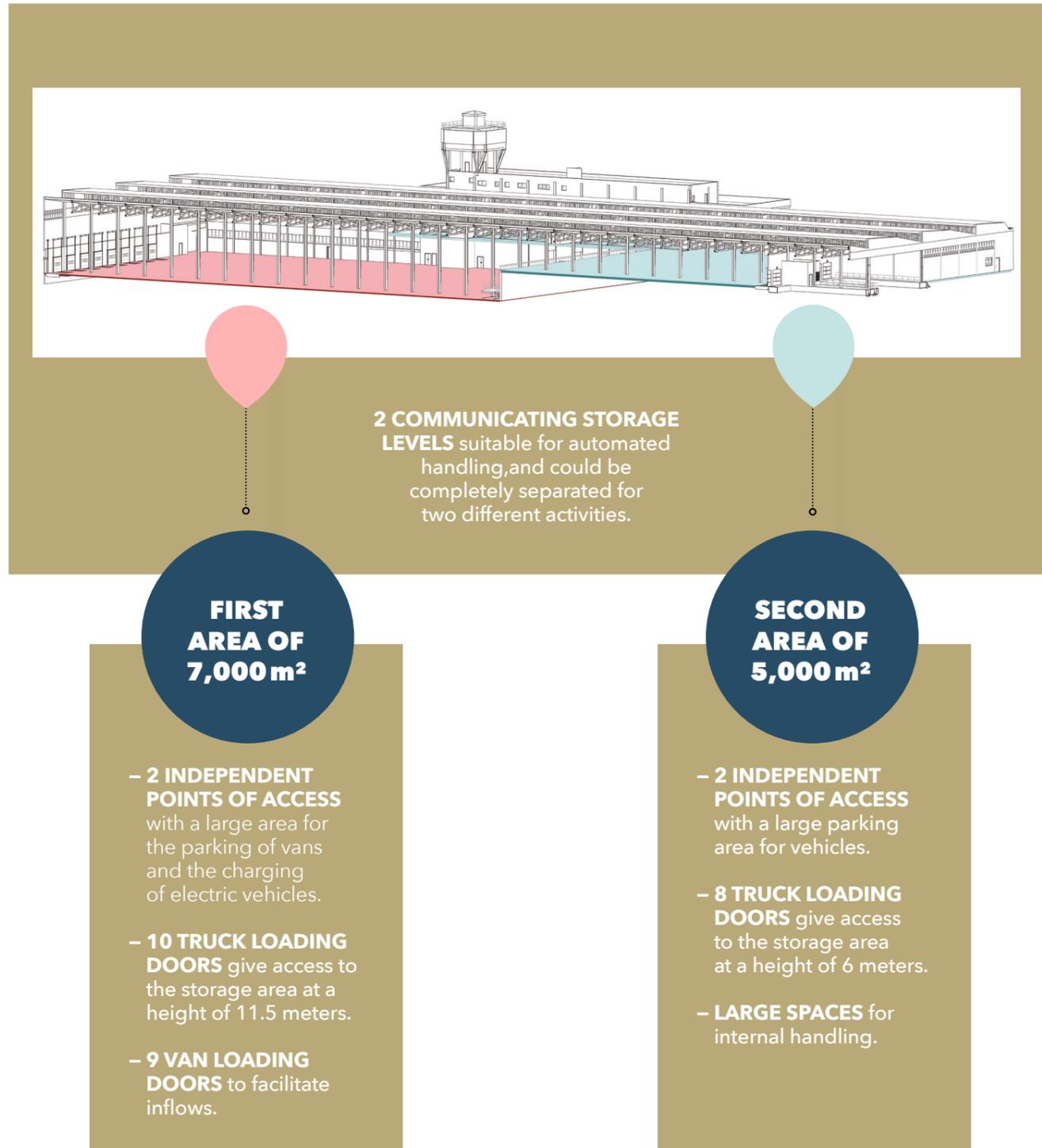
- **18 TRUCK AND 9 VAN LOADING DOORS** to facilitate the inflows and outflows of vehicles.
- **CHARGING STATIONS** for electric vehicles (16 stations serve 32 electric charging points).
- **31 CAR SPACES AND 34 PARKING SPACES FOR VANS.**



- **3,000 m² OF OFFICES AND STAFF FACILITIES** which can be private in the case multi-tenant use.



A UNIQUE URBAN DISTRIBUTION CENTER WITH TWO LARGE AREAS can be used for two activities



IL MOLINO DI TOR CERVARA A CORSALIS PROJECT for an international investor



CORSALIS is a real estate company dedicated to logistics and urban distribution. The company places at the center of its concerns the objective of meeting the needs of final consumers and the design of premises with low environmental and social impact in the urban fabric. These principles ensure

the sustainability of assets and maximize their long-term value. CORSALIS adopts a 360° view of the assets to be restructured or development projects located in the city center or in close proximity.

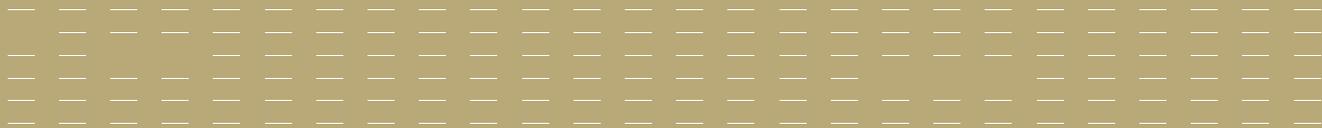
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