

MILANO

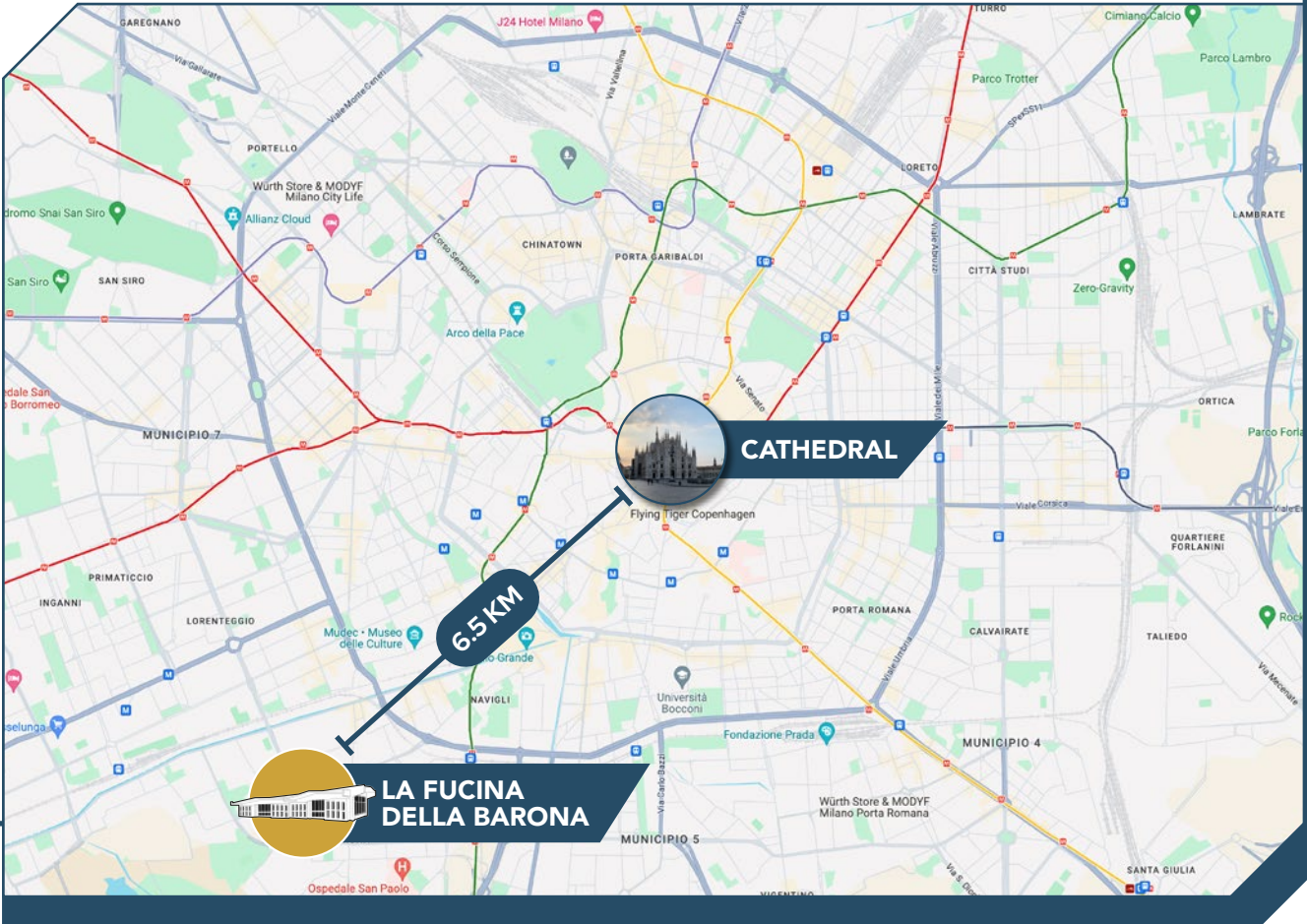
LA FUCINA DELLA BARONA



LA FUCINA
DELLA
BARONA

AN INDEPENDENT FULLY RENOVATED URBAN LOGISTICS SITE, RIGHT IN THE HEART OF MILAN

La **FUCINA DELLA BARONA** is strategically located south of Milan, serving the city centre. Its proximity to the motorway and the ring road guarantees **EASY ACCESS TO MILAN**. Its location also makes it possible to cover the city centre using **LIGHTER, GREENER MODES OF TRANSPORT**. The ideal city logistics set-up, favouring green vehicles which have a **REDUCED IMPACT ON THE ENVIRONMENT**.



CLOSE TO THE CITY CENTRE AND BUSINESS DISTRICTS

- 1,7 KM FROM THE PORTA TICINESE CITY GATE
- 8,6 KM FROM THE GAE AULENTI SHOPPING DISTRICT
- 9,4 KM FROM THE CENTRAL STATION
- 6 KM FROM THE CITY LIFE SHOPPING DISTRICT
- 6,5 KM FROM THE CATHEDRAL

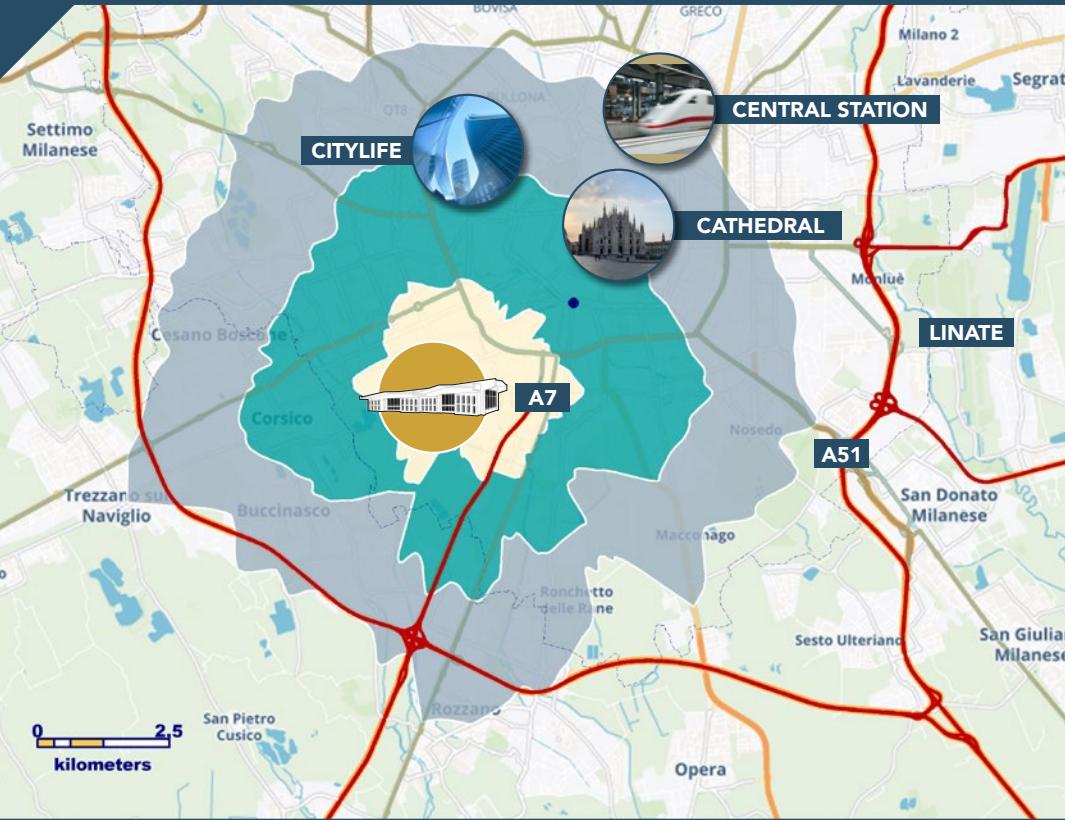
EASY ACCESS FROM MOTORWAYS AND RING ROADS

- 1,7 KM FROM THE A7 MILAN-GENOA MOTORWAY AND WEST RING ROAD
- 8,4 KM FROM THE A1 MILAN-BOLOGNA MOTORWAY AND EAST RING ROAD

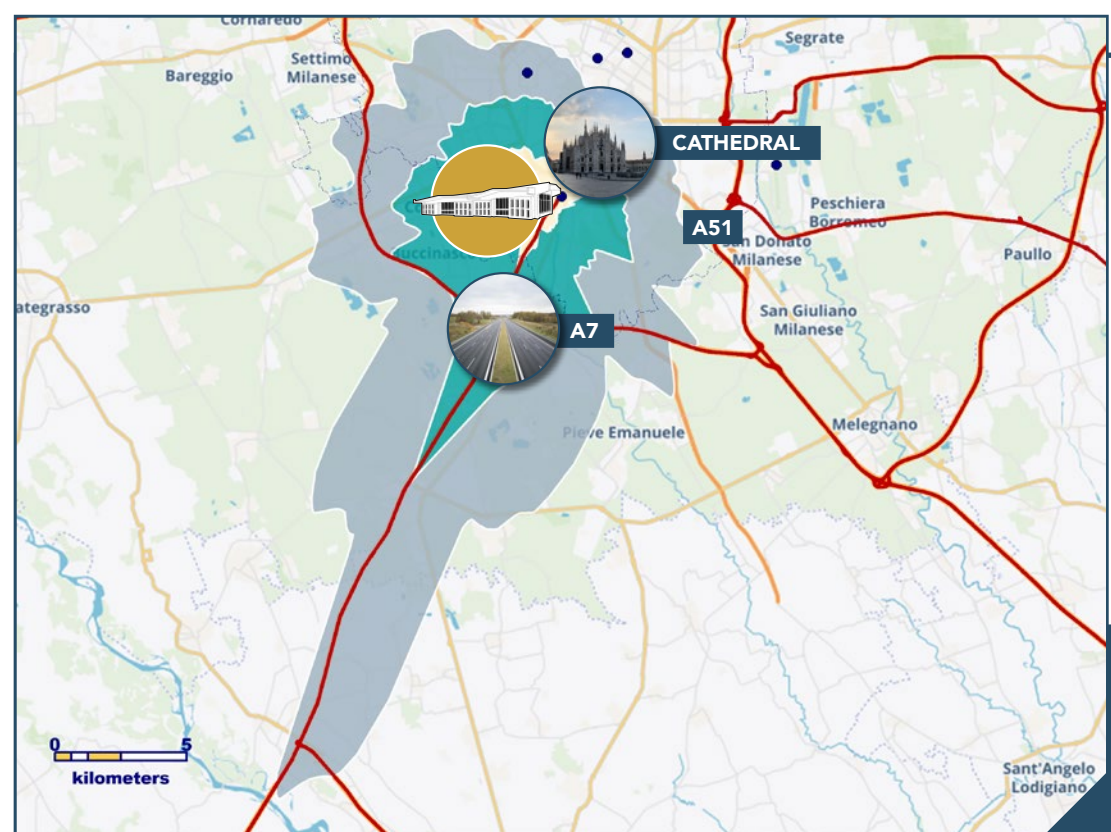


More than **25,000 families** reachable in a 15-minute walk.

432,000+ people reachable in under 20 mins for cargo bike deliveries.



15 MIN 20 MIN 30 MIN



850,000+ people and **122,000+** companies reachable in 30 mins by van.



TWO VEHICLE-ACCESSIBLE LEVELS ALLOWING GOODS TO BE RECEIVED, STORED, PREPARED AND DISPATCHED ENTIRELY WITHIN THE BUILDING

FULLY INDEPENDENT



4.250 m²
TOTAL SURFACE AREA

Double access ramp, making it easier to move around inside

6 entrances for easy access to the indoor spaces



ACCESSIBLE TO VEHICLES UP TO 10 TONNES



PRACTICAL, COVERED LOADING/UNLOADING AREAS



Loading areas internally connected **by hoists**

INTERNAL PARKING AND CHARGING STATIONS



Up to **56 van parking spaces**



Up to **56 charging stations** for electric vehicles



Up to **80 cargo bike and scooter parking spaces**



Accessible by vehicles up to **10 tonnes**



Natural lighting and practical spaces in all operating areas

ROOMS FOR ADMIN STAFF, SOCIAL SPACES
FOR OPERATIONS TEAM AND DRIVERS,
PICKUP POINT

GUARDS AND PICKUP POINT



Good visibility and
road access



ROOMS FOR STAFF AND DRIVERS

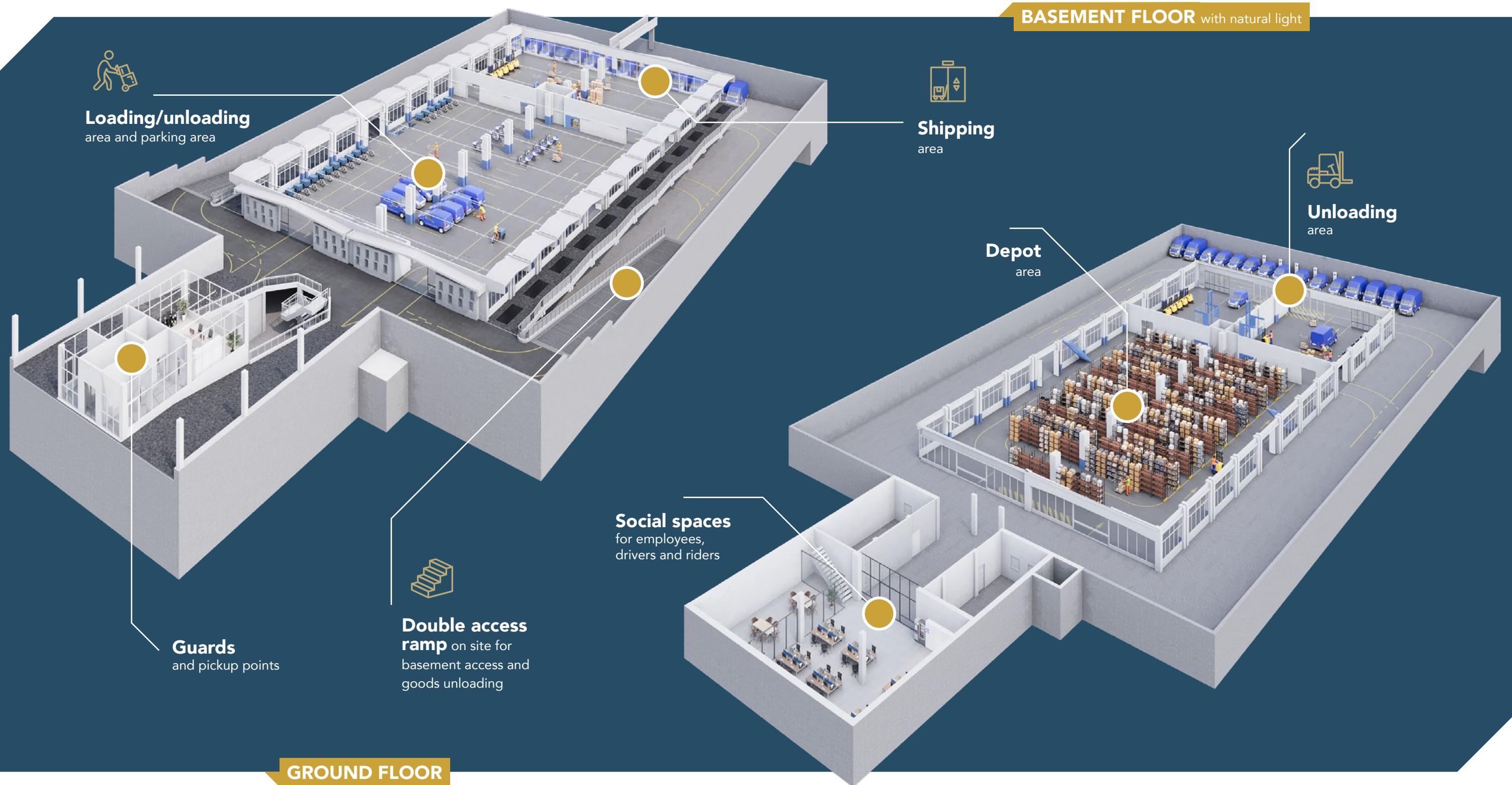


Natural light and
functional spaces



Operational area and social
spaces **separate from the
warehouse area**

TWO SEPARATE, COMPLEMENTARY LEVELS OF APPROXIMATELY 2,000 m² FOR A SINGLE USER OR WHICH CAN BE SPLIT BETWEEN MULTIPLE TENANTS



Modular spaces for
up to 4 operators





LA FUCINA DELLA BARONA

CORSALIS is a real estate company that develops properties and spaces in Italy and France for urban distribution and last-mile logistics operators.