

SECTOR



Industrial

Tourist and
cultural facilities

INTERVENTION

Urban
regenerationTYPE OF
INVESTMENTConcession
Rental

Sell

BURGO PAPER FACTORY

Redevelopment of the former Burgo paper factory area located in Lama di Reno



Location

**Marzabotto**

Via Lama di Reno 30

Accessibility

The area is situated in the municipality of Marzabotto within the district of Lama di Reno. It used to be a paper mill and is conveniently located just a short distance from the railway station on the Bologna-Porretta line. Additionally, the main Italian highway, the A1, is a mere 7 km away, accessible via the Sasso Marconi toll booth which lies between Bologna and Florence.

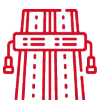
Position

**33 km**

Airport

**0,1 km**

Train station

**7 km**

Motorway

**0,1 km**

Bus/tram

**43 km**Terminal
(interporto)**108 km**Ravenna
freight Port**25 km**

Bologna

220 km

Milan

**108 km**

Ravenna

363 km

Rome

96 km

Florence

176 km

Venice

Strengths

- Proximity to highway exit and railway station;
- Located south of Bologna in a significant natural context;
- Area of over 3,000 sqm.

Information



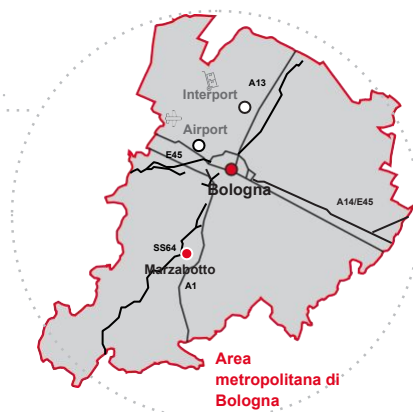
Usable area:
over 3.000 sqm

Property:
Public

**Time to obtain
building constraints
and permits:**
aprox. 1 year



Italy



Revision date

02/16/2023

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Description

The area of the former Burgo paper factory in Marzabotto is an ideal place, in an exceptional natural and cultural context, well connected to the highway and the city of Bologna. The area is already object of relevant public investments, that are regenerating part of the buildings creating cultural facilities and a hub for innovative initiatives in the field of circular economy. The redevelopment of the former Burgo paper factory represents for the Municipality a unique opportunity for the creation of an attractive tourist destination, the generation of new jobs, and the preservation of the cultural heritage of the local community.

In this context, there are some buildings to be redeveloped for offices, cultural uses and light production purposes.



Aerial views



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