



EX SIAPA

Regeneration area



Location



Galliera



Via Vittorio Veneto 2-5,
San Vincenzo

Accessibility

The area, located north of Bologna, has good accessibility to the motorway axes, public transport connection and sustainable mobility.

The site is only 10 km far from the highway exit of A13 Bologna-Padua, that is connected with the A1 (Milan-Naples).

Furthermore, the Galliera train station allow a good connection with the cities of Ferrara and Bologna, which is only 34 minutes far, with trains hourly.

Position



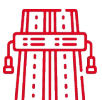
37 km

Airport



20 m

Train Station



10 km

Highway



100 m

Bus/tram



22 km

Terminal
(interporto)



104 km

Ravenna
freight port



36 km

Bologna

243 km

Milan

102 km

Ravenna

409 km

Rome



143 km

Florence

130 km

Venice

Strengths

- Strong interest of the public administration in the area valorisation.
- Near the railway and bus stations.
- Reclamation work already planned and financed.

Information



Land area:

194,000 sq.m

Proprietary:

Galliera Municipality

Time for obtaining the building permits:

approx. one year



Italy



Revision date

02/22/2022

Description

The area is occupied by the former Siapa plant, which has long contributed to the development of the local community, and is located within the Municipality of Galliera, which is part of the metropolitan conurbation of Bologna. The plant is located in San Vincenzo, in the heart of the town and a short walk from the railway station. The area is bordered to the south by via Vittorio Veneto, where there is the only access to the area, to the east by the Bologna-Venice railway line and to the west by some agricultural land that separates it from the inhabited center.

The structure consists of three groups of buildings and is characterized by wide open spaces.

The Ministry of Ecological Transition has allocated an important loan, amounting to four million euros, for the reclamation of the production area. The completion of the reclamation works is expected by 2024 with the commissioning of the work in 2025.

The area can host production functions, offices, research and training facilities, residential for students and senior housing, welfare and social-health facilities.

Potential investment:

- University and student accommodation
- Research and healthcare hub
- Energy and agro-industry innovation

Estimated gross yields:

- Commercial: from 6,0% to 7,0%
- Industrial: from 5,5% to 6,5%



Site map from Google map



Masterplan. Private investments in purple, public investments in blue.



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