



FOSSATONE

Industrial area



Location



Medicina



via Torricelli,
Medicina

Accessibility

The “Fossatone” industrial area is located about 15 km from the A14 motorway exits of San Lazzaro di Savena and Castel San Pietro Terme. Two interventions will make the location of the area even more strategic:

- the completion of the Pianura Transversal road (Bologna - Ravenna) will allow access from the north with a strategic link to the logistics hub of the Bologna Interport, the A13 Bologna-Padua motorway and to the Ravenna port hub;
- the Metrobus, a line of fast extra-urban buses, on the San Vitale route (Medicina-Bologna).

Position



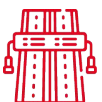
27 km

Airport



15 km

Train station



15 km

Highway



0.5 km

Bus/tram



30 km

Terminal
(interporto)



72 km

Ravenna
freight port



30 km

Bologna

237 km

Milan

70 km

Ravenna

393 km

Rome



132 km

Florence

165 km

Venice

Strengths

- **Presence of free and buildable lots upon building permit request.**
- **Companies specialized in the mechanical, automotive, lighting and paper sectors.**
- **The “Fossatone Board” promoted by the Municipality to define actions for the development and the qualification of the area.**

Information



Plots land area:

2 expansion areas: 68,800 square meters and 256,000 square meters.

Proprietary:

Several private owners

Time for obtaining the building permits:

from 60 days to 1 year depending on the intervention

Spatial planning tools:

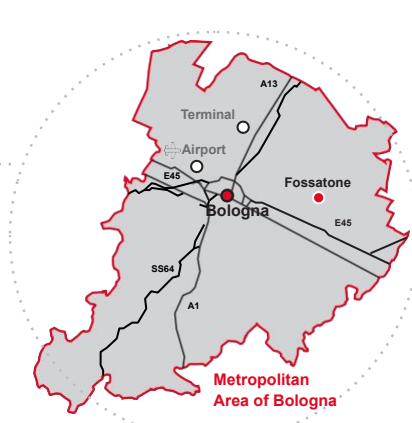
The areas are included in the metropolitan and municipal planning tools; an implementation plan has been also approved.

Revision date

02/06/2022



Italy



Description

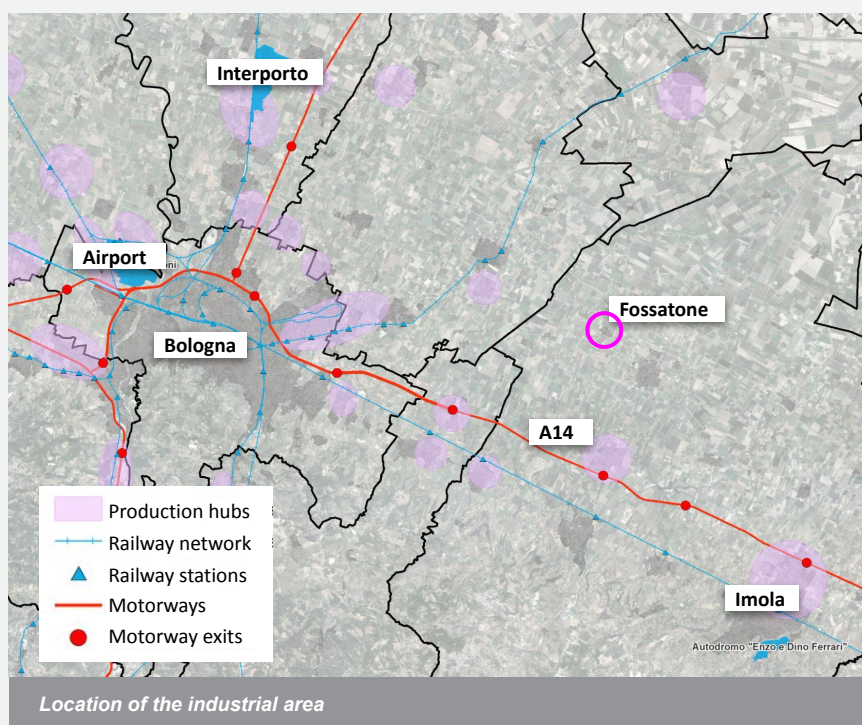
The urbanized area covers 474,000 square meters, with the possibility of hosting new companies. The territory around the area is sparsely populated, mostly devoted to agricultural and productive activities. The presence of two waterways characterizes the area on the east and west edges, connoting the landscape and qualifying the natural ecosystem.

The industrial area offers the possibility of expansion for production, tertiary and commercial functions in two areas to the north and south of the current urbanized area which respectively have an area of 68,800 square meters (area A on the map) and 256,000 square meters (area B on the map).

The development of the industrial area must include environmental sustainability requirements:

- promotion of sustainable mobility;
- insertion of services for a higher quality of work;
- reduction of energy consumption;
- reduction in the consumption of materials and waste production, tending towards the closure of the cycle;
- harmonization of interventions with the landscape and natural habitat;
- creation of eco-sustainable architectures.

Cabling is underway with Broadband, a network capable of sending data at very high speed (at least 100 Mbps). Last but not least, the area is well connected with the Logistics hubs of the Bologna metropolitan area.



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