

SECTOR



Industrial

INTERVENTION



New construction

TYPE OF INVESTMENT



Sale

MARTIGNONE

Metropolitan hub for production



Location



**Valsamoggia,
Anzola dell'Emilia**



Located in close proximity to the 'Valsamoggia' tollbooth of the A1 motorway

Accessibility

The area offers immediate access to the regional highway network and is excellently served by the public transportation system.

The industrial area of Martignone, located between the municipalities of Valsamoggia and Anzola dell'Emilia, is a strategic asset for the entire territorial system. It is located approximately 3 km from the A1 Milan-Naples highway, Valsamoggia exit.

The area is situated along the SS 9 Via Emilia, between the urban settlements of Anzola dell'Emilia and Ponte Samoggia in the municipality of Valsamoggia. As a result, the area is close to two train stations (Ponte Samoggia and Anzola dell'E.), and a public transport stop (400 m). The Bologna airport is just 15 minutes away.

Position



14 km

Airport



3 km

Train station



3 km

Highway



0,4 km

Bus/tram



33 km

Terminal
(Interporto)



102 km

Ravenna
freight port



18 km

Bologna

206 km

Milan



100 km

Ravenna

383 km

Rome

113 km

Florence

168 km

Venice

Strengths

- **Strategic location near the highway exit;**
- **Good connectivity options with two stops of the Metropolitan Railway Service;**
- **Presence of many companies in the mechanical and mechatronics supply chain.**

Information



Plots land area:
over 10.000 sq.m

Proprietary:
private owners

Time for obtaining the building permits:
aprox. 1 year



Italy



Revision date

02/16/2023

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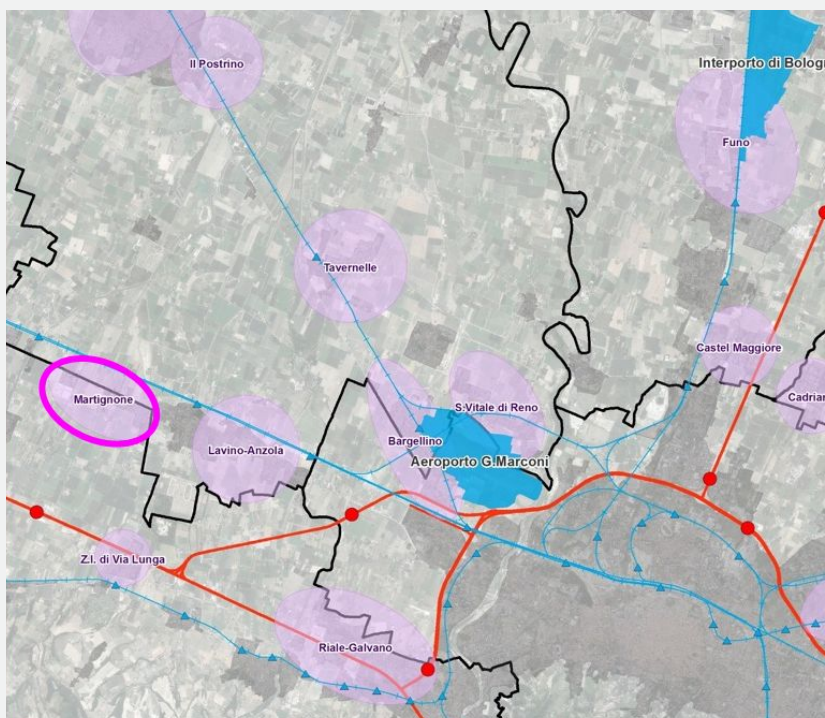
Description

The Martignone area falls within the four productive areas with development potential and suitable for accommodating the most widespread productive functions. These areas are characterized by high accessibility to highway axes and the possibility of connection through forms of public transport and sustainable mobility.

The area is characterized by its privileged position, easy railway, highway, and airport connections, and a highly developed productive system. The Martignone area is equipped to host functions such as manufacturing, craftsmanship, industry, and other related functions. To date, there are 175 already established companies, about half of which belong to the manufacturing sector, including companies in the metalworking sector. In particular, two of the most important leading companies in the Bologna Packaging Valley are located in the Martignone area.



Location of the area on Google map



Location on the map

- Production hubs
- Railway network
- Railway stations
- Motorways
- Motorway exits



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