



Collegno (TO)

Piedmont Region | June 2026



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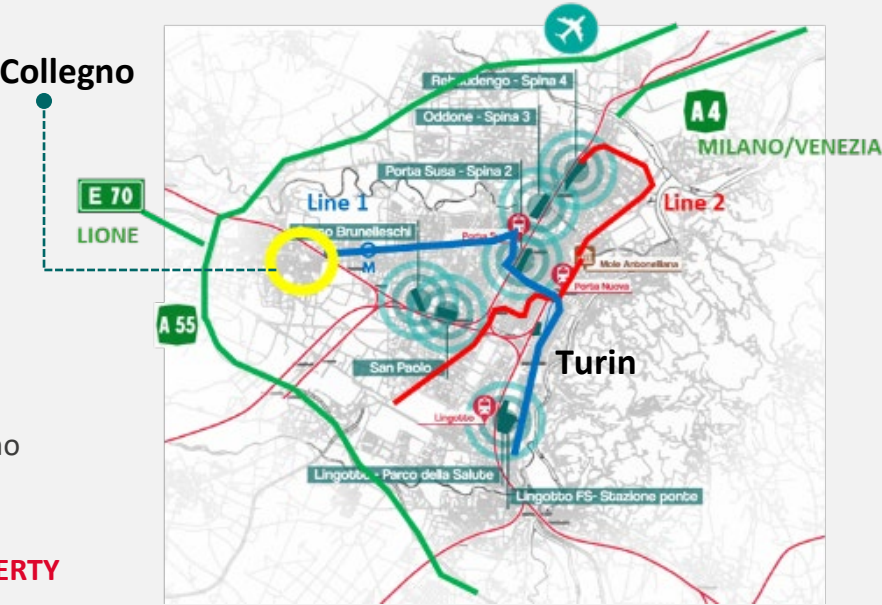
Territorial overview

Location, accessibility and points of interest

GEOGRAPHIC POSITIONING



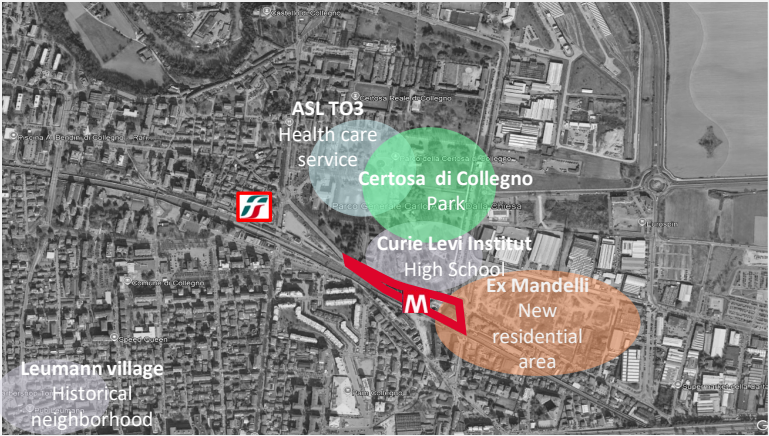
Municipality of Collegno, the area is nearby Collegno Railway Station



LOCATION



POINTS OF INTEREST



ACCESSIBILITY AND DISTANCE FROM THE PROPERTY

Node	Reference	Distance
Motorways	A55	2.8 km
	E70 (Lione)	2.8 km
Airports	Torino Caselle	22 km
	Torino Porta Nuova	9.5 km
Railway stations	Torino Collegno	300 mt
	Torino Porta Nuova	9.5 km
Underground	Line 1 "Certosa" (under construction)	0 mt

CURRENT CONDITION

Unused area; former substation vacant; closed residential building; railway worker's house leased.

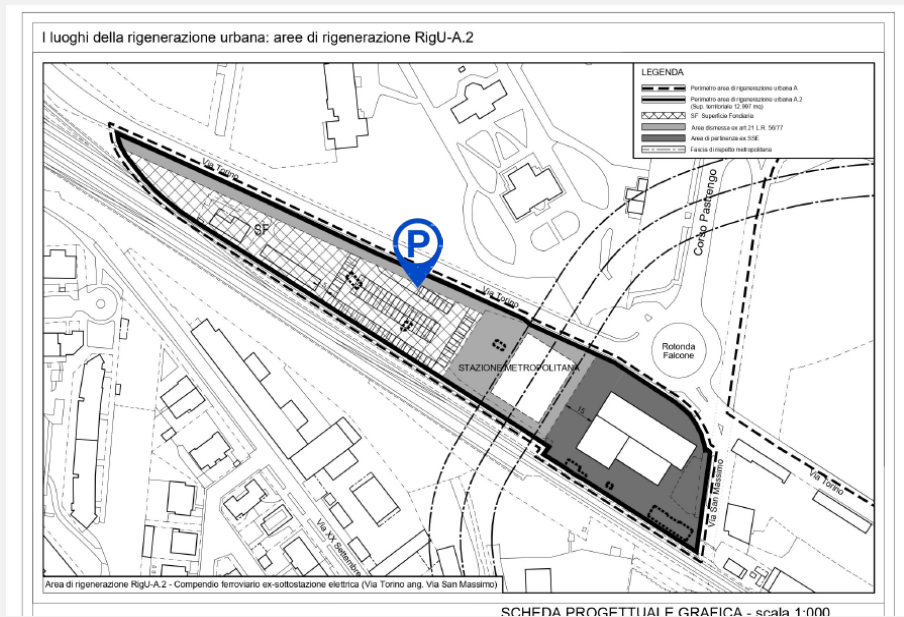
Planning - Commitments - Constraints

Urban data, rules, agreements and obligations

URBAN DATA

Land Area 12.997 sqm Gross Floor Area 5.000 sqm

Urban uses admitted: Tertiary Commercial Offices



AGREEMENTS

Plan extract / transformation area

Agreement of 16/11/2016, regarding the new metro station; areas for underground stop and cycle/pedestrian path already transferred

DUTIES FOR THE DEVELOPMENT

Conservation of the listed building; Urbanization charges; fulfilled standard obligations

URBAN PLANNING REQUIREMENTS

Planning Urban tools	Executive Urban plan
	Implementing agreement
Services areas	4.000 sqm for public use (transferred in advance by the provision of the areas for the stop of the metro line 1 and the cycle/pedestrian path)
Demolitions	Demolition of buildings too close to tracks, with volume recovery
New Parking Areas	New parking areas in Urban planning variation data sheet RigU A.2

CONSTRAINTS

ENVIRONMENTAL STUDIES

Environmental investigation by Infra.To on the part of area of the new metro station

HERITAGE SITE CONCERNING LAW D.LGS. 42/2004

Heritage Protection decree of 22/7/2015 for the former electric substation building.

RAILWAY BUFFER ZONE UNDER D.P.R. 753/1980

Necessary evaluation for interventions within 30 mt from railway line

UNDERGROUND UTILITIES / INTERFERENCES

new Metro 1 “Certosa” stop station; possible presence of active and inactive above/below-ground systems/sub-services.

Current state photo book

Buildings, interiors and asset strengths

STRENGTHS

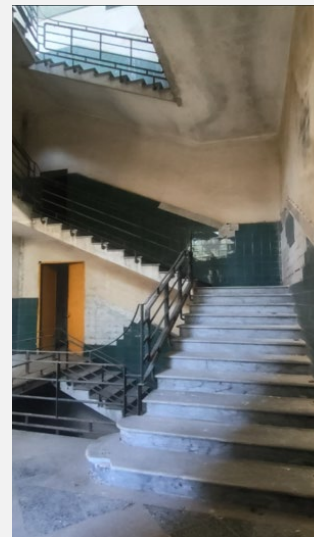
- Area already enhanced in Municipality Urban Plan by RigU A.2 Variant including the asset and nearby "ex Mandelli" area.
- Area close to the centre of Collegno, directly connected to Turin via Corso Francia or by train from the Collegno railway station, via the new stop on the Metro line 1 «Certosa» (under construction).
- Nearby: high schools, university, residences, municipal offices and regional agencies.
- Urban planning standard areas already ceded for station/cycle path;
- Floors free from partitions.



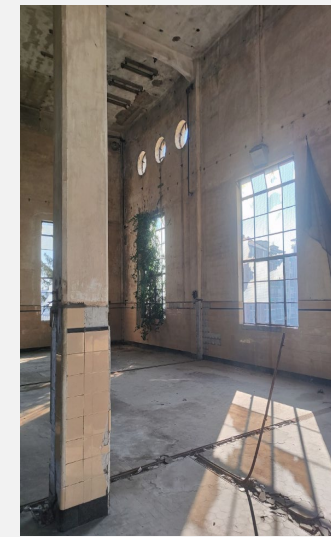
Main interior space



Aerial view of the building



Stairs



Interior space



Interior space



Interior detail

Development and sale

Timeline, expected transformation and value enhancement

TIMING

1

Agreement

“Agreement to regulate the relationship between the Italian Railways and the Municipality of Collegno towards the construction of the Certosa metro stop and the cycle/pedestrian link along Via Torino”



M1 Certosa Stop

2

Approval

Approval of the "Collegno Rigenera" urban regeneration program



Urban regeneration

3

Development

Realization by executive urban plan and an implementation agreement; enhancement through conversion for tertiary, retail, and office use.



Possible interior reuse