

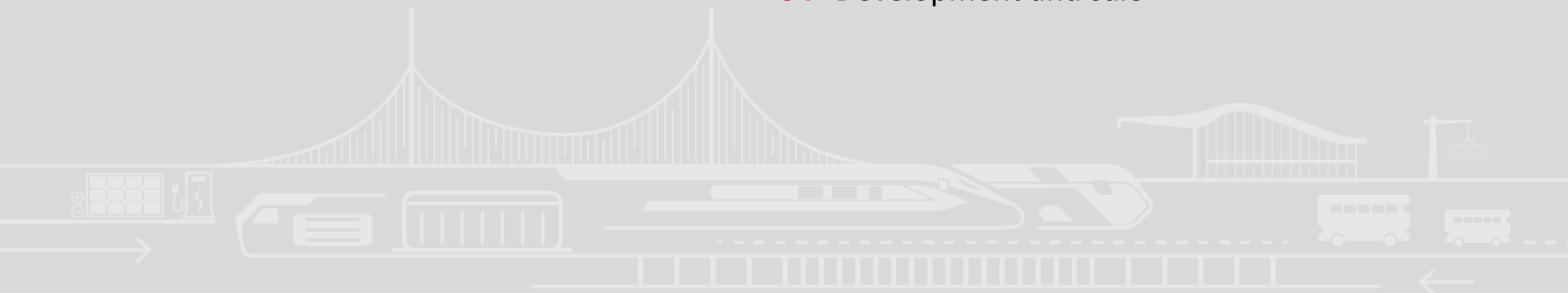
Piedmont Region

Alessandria

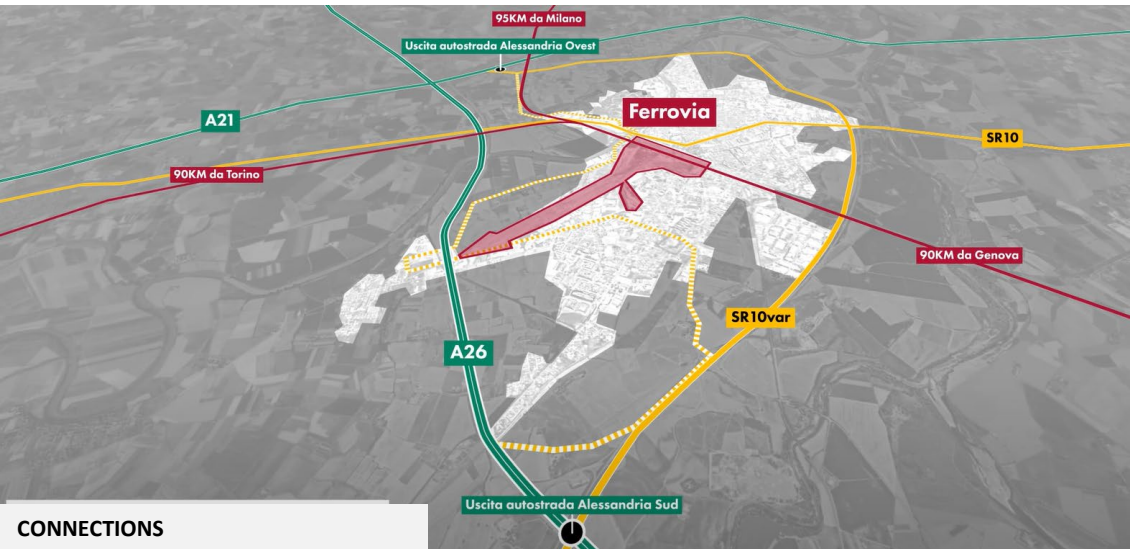
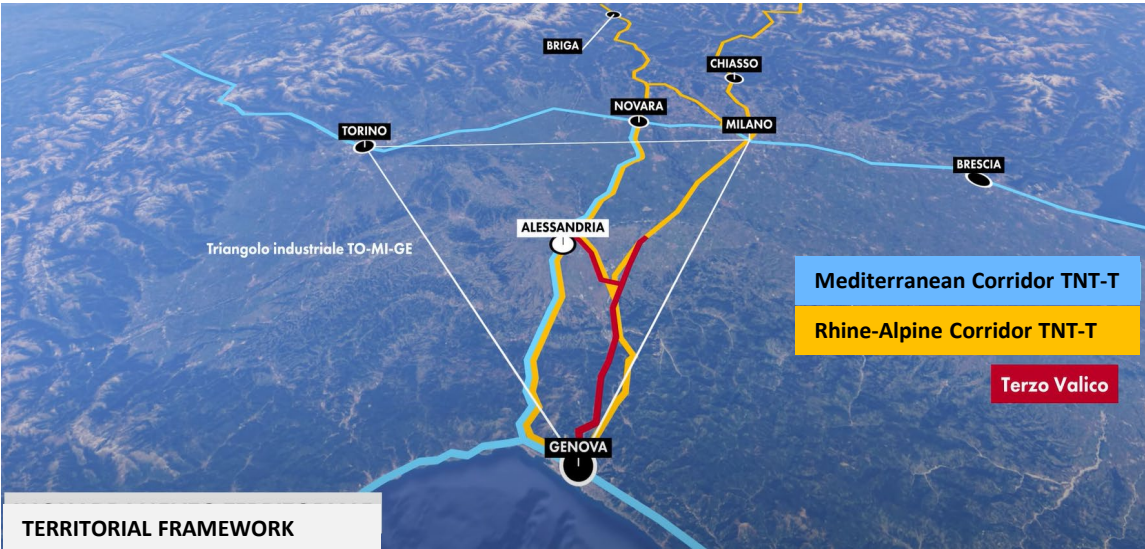


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INTERMODAL HUB ALESSANDRIA SMISTAMENTO_Territorial framework



LOCATION/ADDRESS		
Back Station FS		
CORRENT STATUS		
Area partly occupied by railway activity		
ACCESSIBILITY – DISTANCE FROM		
• Highways	A7 (Genoa)	95 km
	A21 (Turin)	92 km
	A7 (Milan)	94 km
	A26 (Novara)	117 km
• Airports	Genoa	57 km
• Stations	Alessandria	0,5 km

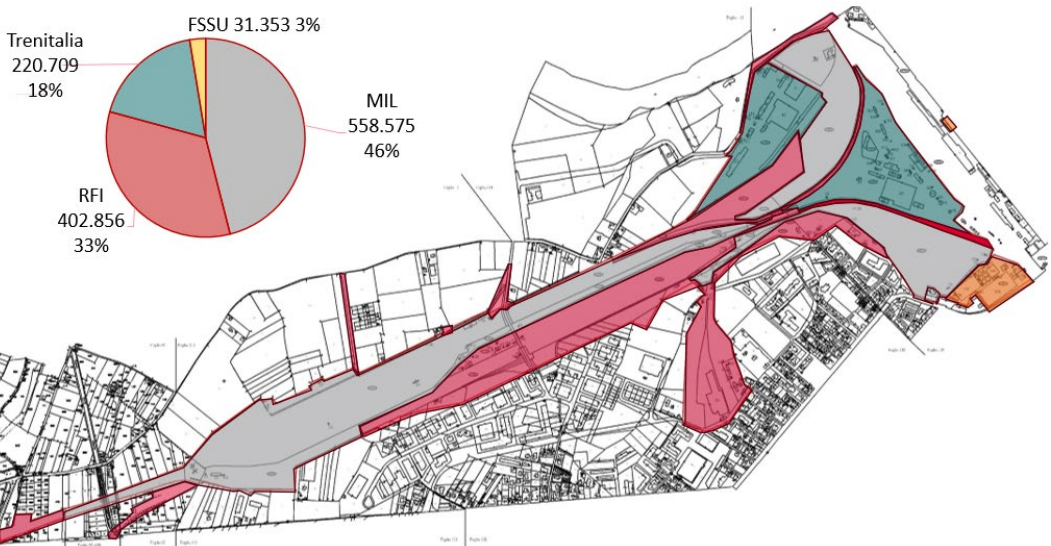


INTERMODAL HUB ALESSANDRIA SMISTAMENTO

Constraints, urban planning data and commitments

Constraints

ENVIRONMENTAL INVESTIGATIONS
Not done
CULTURAL INTEREST FOR THE SUPERINTENDENCY Dlgs 42/2004
To be verified
DISTANCE FROM THE RAILWAYS D.P.R. 753/1980
To be verified because the asset is partially in the range of 30 mt from the railways
UNDERGROUND UTILITIES/INTERFERENCES
No underground utilities or interferences found at the moment



Urban data

Land area
708.000 mq

Gross floor area
To be defined on Masterplan

Urban uses admitted
To be defined on Masterplan

PLANNING RULES	
Planning tools	Urban Plan Modification
Service areas	To be defined on Masterplan
Social Housing	To be defined on Masterplan

Commitments

AGREEMENTS
Memorandum of Understanding signed in 20/03/2023
COMMITMENTS
Develop access to the Hub
Create connections, also green, between the Hub and the old city
Plan a photovoltaic park to cover the entire energy requirement

INTERMODAL HUB ALESSANDRIA SMISTAMENTO

Photo book as is state

Legenda

- Perimetro oggetto di trasformazione 980.00 mq
- Scalo Innovativo PFTE RFI 272.000 mq
- Area oggetto di bando di gara 708.000 MQ



STRENGTHS

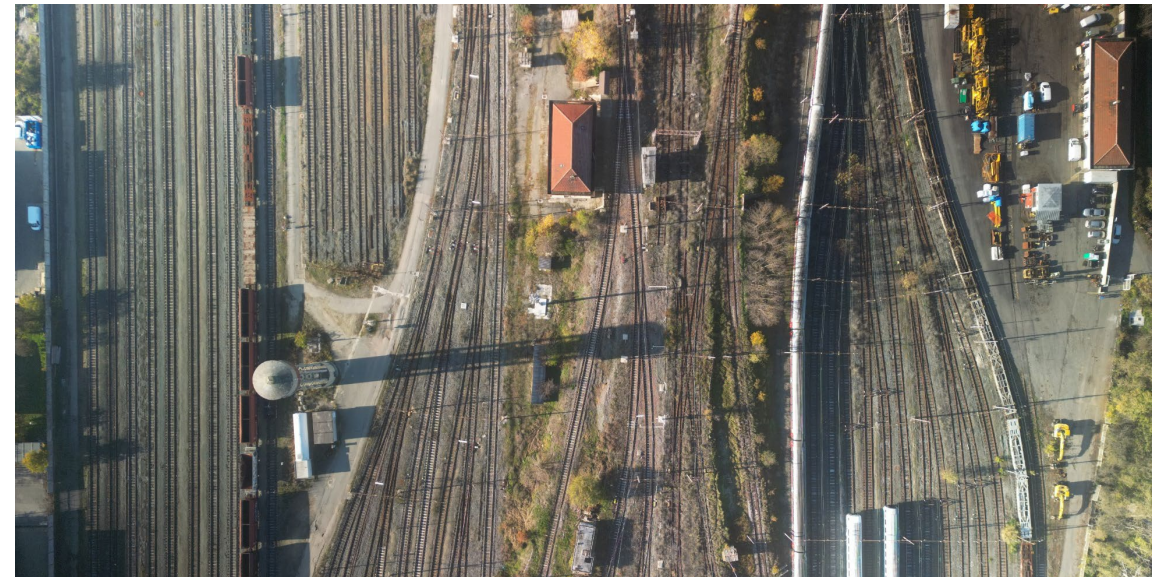
- ✓ Creation of a dedicated junction with highways A26
- ✓ Logistics area with dedicated services area
- ✓ Storage area with rail connection
- ✓ 3 40 ton gantry crane on 4 track with storage area
- ✓ Time reduction of entry/exit train and freight loading/unloading goods
- ✓ Track for freight 750 m trains
- ✓ Stop rails for dangerous goods
- ✓ Urban park and university campus
- ✓ New residential area next to sports center



INTERMODAL HUB ALESSANDRIA SMISTAMENTO

Development and sale

SCALO DI ALESSANDRIA SMISTAMENTO



1

2025: Masterplan definition and approval

2

2026: Urban planning modification and value estimation

3

2027: Public sale procedure