

Piedmont Region

Casale Monferrato (AL)



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CASALE MONFERRATO_ Territorial framework



Piedmont



LOCALIZATION
Casale Monferrato, Str. Caduti Nei Lager Nazisti
CURRENT STATUS
Partially occupied

DISTANCES		
• Highways	E25 Genova-Milano	3 km
	SP 31	1 km
• Station	Casale Monferrato	0,3 km
• Airports	Torino	70 km

Casale Monferrato, located on the banks of the Po River, is not only a historically significant town but also strategically positioned within the triangle formed by Turin, Milan, and Alessandria, an area of great importance for freight traffic. The area available for redevelopment is about one kilometer south of the urban center, in a district with an industrial and tertiary vocation. This area hosts manufacturing facilities, a trade fair center, a multiplex cinema, and an urban park. The site and its warehouses were historically used for transporting timber by rail to destinations beyond the Alps, particularly to France. The area is still connected to railway tracks, allowing for potential rail linkages for multimodal logistics. Additionally, the road infrastructure serving the area is well-developed, with easy access to the provincial road and the E26 Genua-Milan highway.

CASALE MONFERRATO_Constraints, urban planning data and commitments

Constraints

ENVIRONMENTAL INVESTIGATIONS

Environmental Due Diligence (years 2019-2021)

CULTURAL INTEREST VERIFICATION DLgs. 42/2004

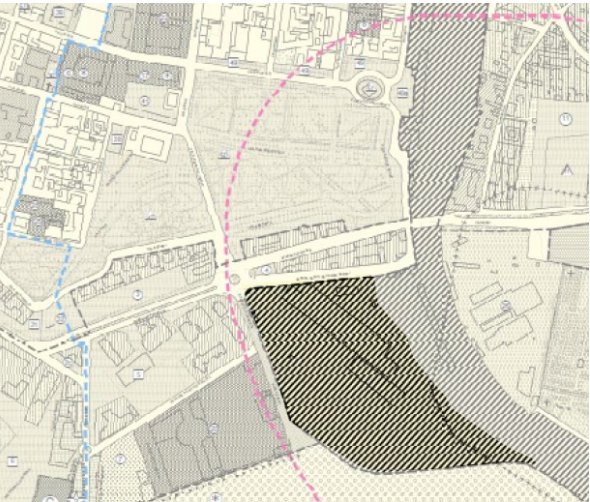
Not necessary

D.P.R. 753/1980

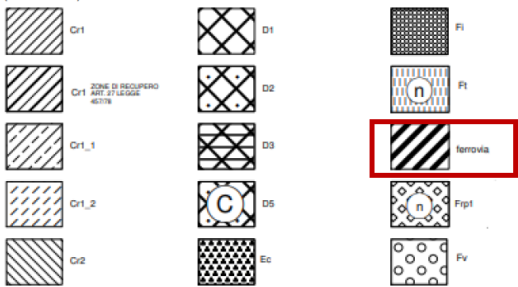
To be requested. Due to its proximity to the railway line, the property is subject to DPR 753/80

INTERFERENCES

To be verified



CATEGORIE OMOGENEE D'USO DEL SUOLO (art. 11 N.d.A.) E/O D'INTERVENTO (art. 13 N.d.A.)



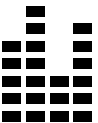
Urban Planning Data



Land area
54.600 mq circa



Gross floor area
6.950 mq circa



Urban uses admitted

The area under examination is identified by the current urban planning instrument, Structural Variant No. 2 to the 1989 PRGC of Casale Monferrato – Final Project (adopted by City Council Resolution No. 21 of 10/04/2013 and approved by City Council Resolution No. 2 of 20/01/2014), within the zone classified as Category FG Areas – designated for railway facilities and infrastructure, regulated by Article 18.5 of the NTA.

PLANNING RULES

Planning tools

Approved

Services

To be verified based on the urban plan

Commitments

AGREEMENTS

No agreements signed

DEVELOPERS COMMITMENTS

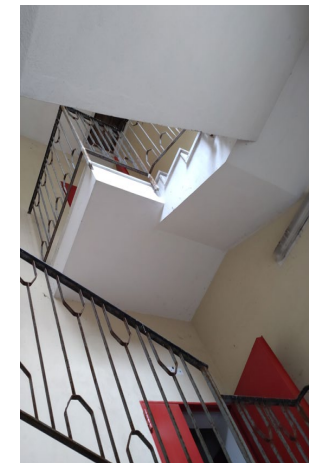
Possible amendment to the PRGC or maintenance of the designation for railway facilities.

CASALE MONFERRATO_Photos book as is state



Asset Strenghts

- ✓ Large territorial area
- ✓ Large yard with the possibility of connecting to the railway line
- ✓ Presence of buildings potentially suitable for logistical use
- ✓ Presence of a former dormitory building potentially adaptable for other uses



CASALE MONFERRATO_Development



TIMELINE

1 2025: Start of the in-depth analysis phases, update of the real estate due diligence, update of the property valuation

2 2026: Completion of studies and analyses, initiation of the sales project

