



# GLI ACERI LOGISTICS HUB

TRECATE, NOVARA

**Newdock**

MANAGED BY KERVIS

This dossier is interactive. Click on a section to go to it.  
Click  to return to this table of contents.

# INDEX

---

01.

INTRODUCTION

02.

THE PROJECT

03.

LOCATION

04.

KEY DATA

05.

IN DETAIL

06.

TECHNICAL  
SPECIFICATIONS






# NEWDOCK PROJECT

The joint venture between Goldman Sachs and Kervis SGR brings the Newdock project, introducing new logistics developments onto the Italian market with superior, **cutting edge** and high quality building standards, ensuring outstanding **performance and social and environmental sustainability**.





● **Building B**  
14,962 sqm total area

● **Building A**  
34,235 sqm total area

## CUSTOMISED LOGISTICS

**Gli Aceri Logistics Hub** is about 40 kilometres from the centre of Milan and comprises two buildings covering a total area of **48,000 sqm**.

The complex is the ideal solution for anyone seeking complete **flexibility** and offers logistics spaces that can be **divided** according to the **tenant's specific needs, with customisable floor spaces**.

**Gli Aceri Logistics Hub** has been designed in line with high **sustainability standards** and can house up to three tenants. The project will be realised in a single stage, with both buildings expected to be completed by Q4 2025.

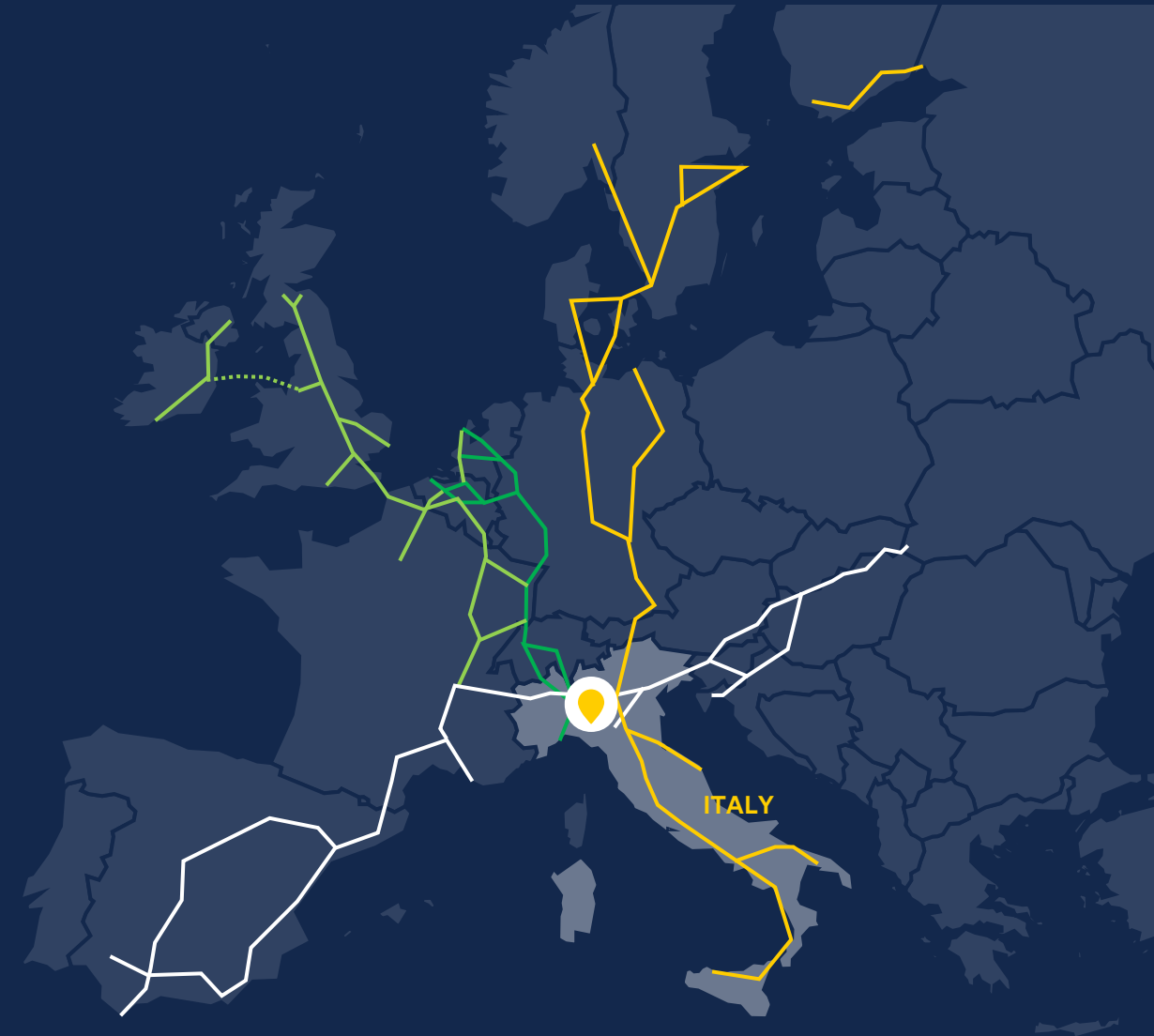
## LOCATION

The logistics focal point between Lombardy and Piedmont.

**Gli Aceri Logistics Hub** is in **Trecate** (province of Novara), on the border between Piedmont and Lombardy, in a **strategic area** where demand for goods distribution is high. The hub's location makes it especially attractive owing to its **excellent accessibility**, nearby airports and **rapid communication links** with Milan, Turin, destinations **abroad** and **Europe's transport corridors**.

TEN-T Transport network

- Mediterranean
- Scandinavian - Mediterranean
- Rhine - Alpine
- North Sea - Mediterranean





A4 Novara Est exit	10 min.	9 km.
A4 Marcallo Mesero exit	15 min.	14 km.
Milan Malpensa Int. Airport	25 min.	30 km.
Milan's western ring road	25 min.	30 km.

## KEY DATA



**47,000 sqm**

Warehouse floorspace



**1,600 sqm**

Office Space



**11.4 m**

Clear Height



**49**

Number of bays  
Building A: 36 | Building B: 13



**35 m**

Yard Manoeuvring space



**5 T/sqm**

Floor load-bearing capacity

**LEED®**

LEED® Platinum

\*Certification pending confirmation from USGBC



**NFPA 13/ ESFR**

Sprinkler system

## IN DETAIL

- 1.** Gli Aceri Logistics Hub has a total floor area of **49,226 sqm** and comprises two single-fronted premises, ideal for those in need of **medium/large storage spaces and a flexible layout**.
- 2.** The complex offers **outstanding logistics performance** in terms of warehouse and internal operations capacity, thanks to its **large manoeuvring spaces** for trucks and its **dedicated goods storage areas**. In addition, safety is guaranteed by **security personnel** at the entrance who monitor all access to the site.
- 3.** All these grade A premises offer the highest standards of **energy efficiency** and **environmental sustainability** and have **LEED® Platinum** certification pending.





## BUILDING A

- 34,235 sqm total area
- 36 loading bays
- 12 dedicated parking spaces

- 24 private truck spaces + 34 public
- 116 private parking spaces + 117 public
- 30 sqm guard rooms

## BUILDING B

- 14,962 sqm total area
- 13 loading bays
- 8 dedicated parking spaces





# SURFACES



**49,226 sqm**  
Total GLA

**47,002 sqm**  
Warehouse

**1,600 sqm**  
Office space

**29 sqm**  
Guard house

	Warehouse	Offices P1	Offices P2	Trafo	Battery	TOTAL
<b>Building A</b>	33,040.1 sqm	450 sqm	450 sqm	53 sqm	242 sqm	34,235.1 sqm
<b>Building B</b>	13,961.59 sqm	350 sqm	350 sqm	49 sqm	251 sqm	14,961.59 sqm
<b>Guard House</b>					29,4 sqm	29,4 sqm
						49,226.09 sqm





# PLANS

NEWDOCK  
TRECATE - GLI ACERI  
Surface | 49,226 sqm



- Car parking spaces
- Docks
- Plot limit



## TECHNICAL SPECIFICATIONS

- The building is a highly flexible grade A development, comprising 2 single-fronted warehouses
- Total GFA 49,226 sqm, of which 47001,69 sqm is warehouse space and 1,600 sqm office space
- Minimum yard depth 35 m
- Clear Height 11.4 m
- Structural mesh 17x22 m
- Floor load-bearing capacity 5 T/sqm
- Number of bays: 49 - Building A: 36 | Building B: 13
- DALI system included for all buildings
- LED lighting system
- Forklift loading area in each section
- REI 120 structure
- NFPA 13/ESFR fire sprinkler system
- Solar panels
- Electric-car charging stations
- LEED® Platinum Certification. \*Pending confirmation from USGBC





EXCLUSIVE AGENTS



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