



LE BETULLE LOGISTICS HUB

CASTEL GUELFO DI BOLOGNA, BOLOGNA

Newdock


MANAGED BY KERVIS



Web



360 Tour

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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**.







● **Stage 2**
58,128 sqm total area

● **Stage 1**
77,372 sqm total area

CUSTOMISED LOGISTICS

Newdock Le Betulle Logistics Hub is just 30 kilometres from the centre of Bologna and comprises three buildings covering a total area of **136,231 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**. **Newdock Le Betulle Logistics Hub** has been designed in line with high **sustainability standards** and can house up to nine tenants.

The project will be realised in two stages, with the first expected to be completed by Q2 2025:

- Stage 1 - 77,372 sqm
- Stage 2 - 58,128 sqm

LOCATION

In a prominent location between Northern and Central Italy.

The logistics hub is in **Castel Guelfo di Bologna**, a town in the Emilia-Romagna region located between Bologna and Imola. **At a strategic point between Northern and Central Italy**, the area is one of the country's major **manufacturing centres**. The location of the logistics hub makes it especially attractive owing to its motorway links, airports and proximity to **Bologna, Imola and Ravenna**.

TEN-T Transport network

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





A14 Bologna-Taranto - Castel San Pietro Terme Exit	5 min.	2.5 km.	Bologna interport	35 min.	40 km.
Central Bologna	30 min.	30 km.	A1 Milan-Naples motorway	35 min.	45 km.
Bologna airport	30 min.	35 km.	Port of Ravenna	50 min.	60 km.

KEY DATA



127,778 sqm

Warehouse floor space



7,722 sqm

Office Space



11.2 m

Clear Height



1/820 sqm

Loading bays per square metre



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.** Newdock Le Betulle Logistics Hub has a total floor area of **136,231 sqm** and comprises two cross-dock warehouses and one single-fronted premises, ideal for those in need of **very 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

- 58,128 sqm total area
- 76 loading bays
- 162 parking spaces
- 42 truck spaces

BUILDING B

- 58,328 sqm total area
- 76 loading bays
- 180 parking spaces
- 43 truck spaces

BUILDING C

- 19,044 sqm total area
- 22 loading bays
- 149 parking spaces
- 16 truck spaces

SURFACES



136,231 sqm
Total GLA

127,778 sqm

Warehouse

7,722 sqm

Office space + Mezzanine

731 sqm

Other

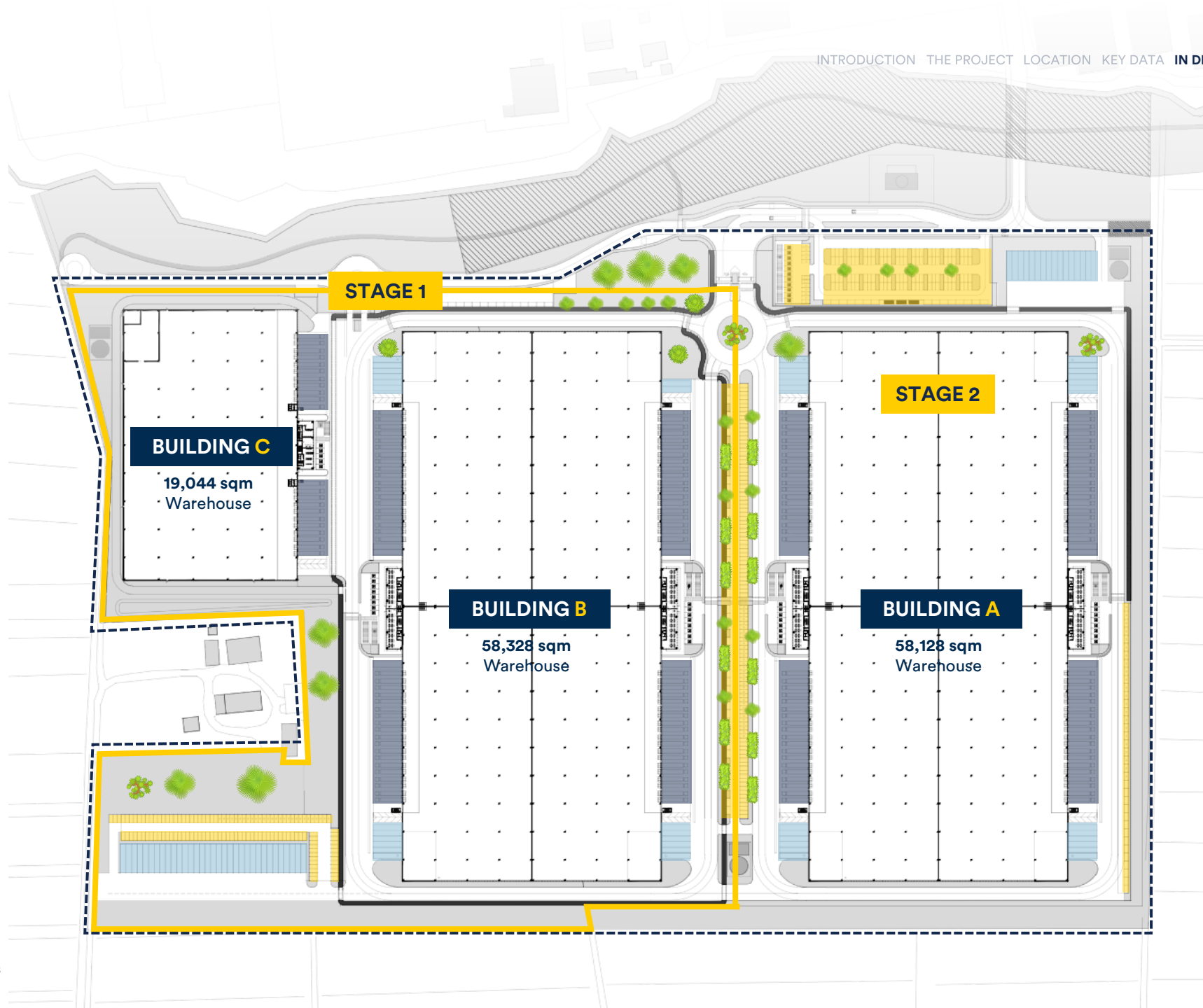
	Warehouse	Office	Mezzanine (weighted 50%)	Total	Other (Guard house + Fire prevention unit, electric units)
Building A	54,817 sqm	2,000 sqm	1,311 sqm	58,128 sqm	731 sqm
Building B	54,817 sqm	2,200 sqm	1,311 sqm	58,328 sqm	
Building C	18,144 sqm	900 sqm	-	19,044 sqm	





PLANS

NEWDOCK
LE BETULLE
LOGISTICS HUB
Surface | 136,231 sqm



- Truck Parking spaces
- Car Parking spaces
- Docks
- Plot limit



TECHNICAL SPECIFICATIONS

- The asset is a grade A development offering great flexibility and comprises 2 large double-fronted warehouses and 1 single-fronted warehouse.
- Total GLA 136,231 sqm, of which 127,778 sqm is warehouse space (apart from the 2,621 sqm mezzanine) and 5,100 sqm office space.
- Minimum yard depth 35 m
- Clear Height 11.2 m
- Structural mesh 17x20 m
- Floor load-bearing capacity 5 T/sqm
- Loading bays per square metre 1/820 sqm
- DALI system included for all buildings
- LED lighting system
- Forklift charging 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
- Minimum size of each individual module 15,000 sqm
- Maximum permitted height for automated warehouses 30 m





EXCLUSIVE AGENTS



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