

Osmannoro

Sesto Fiorentino - Florence
Osmannoro

Logistics park, 2 units Total
GLA: 50,934 sqm

Availability: Q3 2026





Two-unit logistics park

Located in the Osmannoro area, this upcoming logistics park will offer two adaptable, standalone units built to a high-quality standard.

Located in the northern province of Florence, close to the A1 Rome-Florence-Milan motorway (Sesto Fiorentino-Calenzano exit), this strategically positioned complex features a modern design focused on operational efficiency and workplace comfort. It is set to obtain a BREEAM Excellent certification, leveraging innovative energy-saving solutions.

Building specifications



Motorway A1
Milano-Napoli



12m eaves height
(both units)



Office HVAC system



Certified
BREEAM Excellent



16 bays in Unit A
38 bays in Unit B



Photovoltaic plant
up to 2 MW



Targeting EPC A



Spacious yards

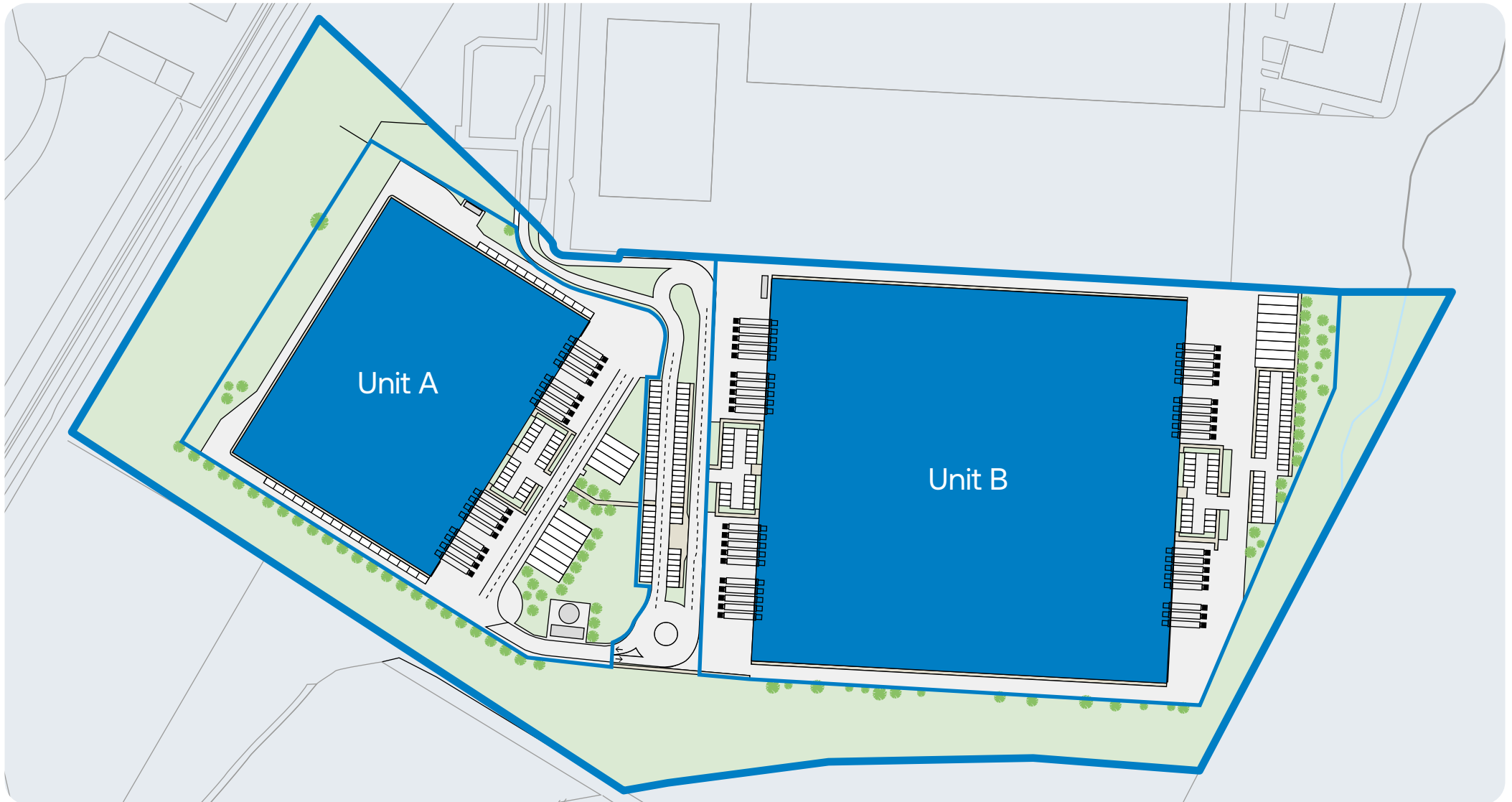


Access 24/7



Dedicated parking

Overall layout



Unit A

Available sizes and features

Site area (sqm) 70,000

GLA (sqm) 15,470

Warehouse (sqm) 14,150

Office and locker space (sqm) 1,320

Loading bays 16

Dock level doors 2

Car parking 52

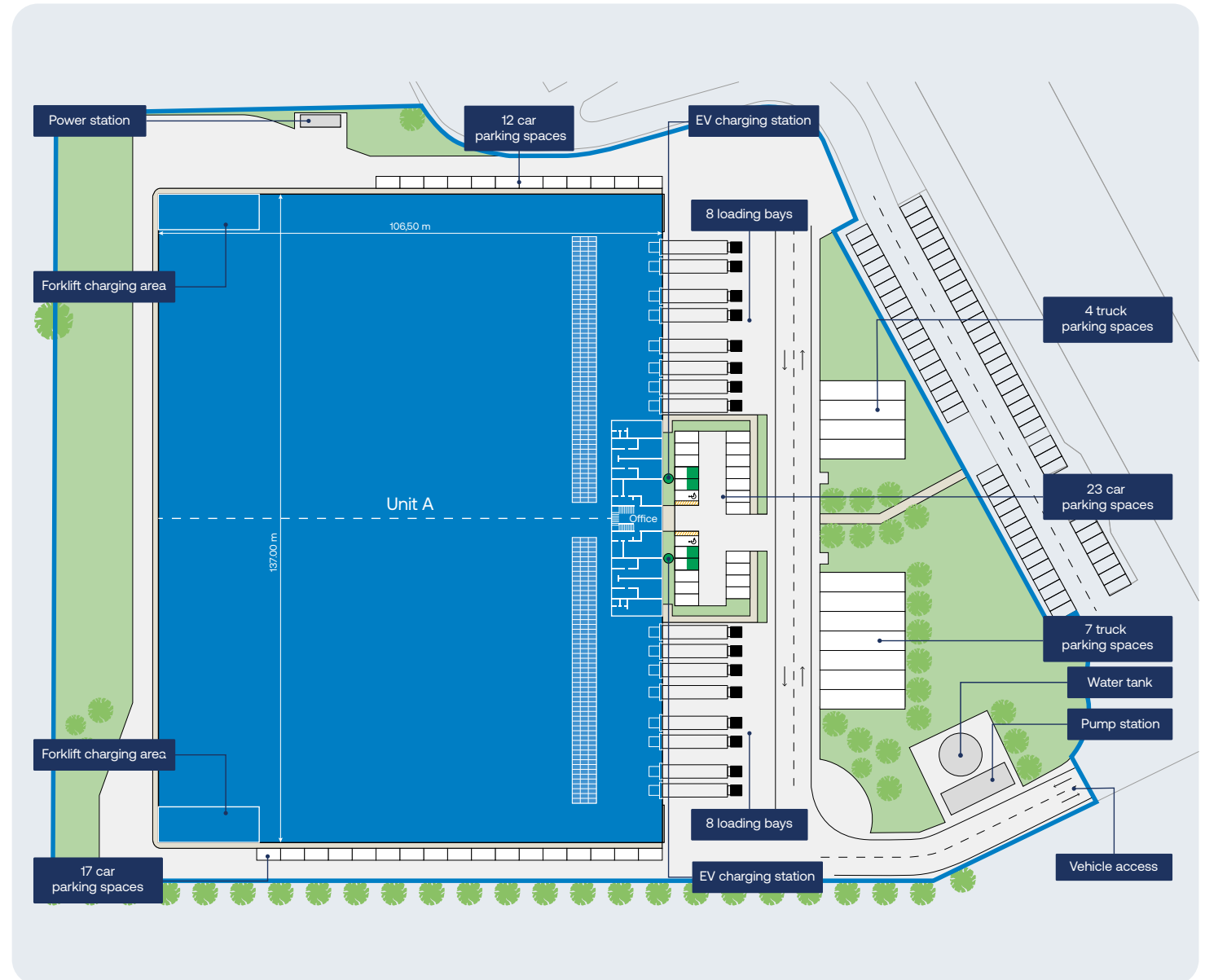
Truck parking 11

Eaves height (m) 12

Photovoltaic system total capacity (MWp) Up to 1

NFPA System Yes

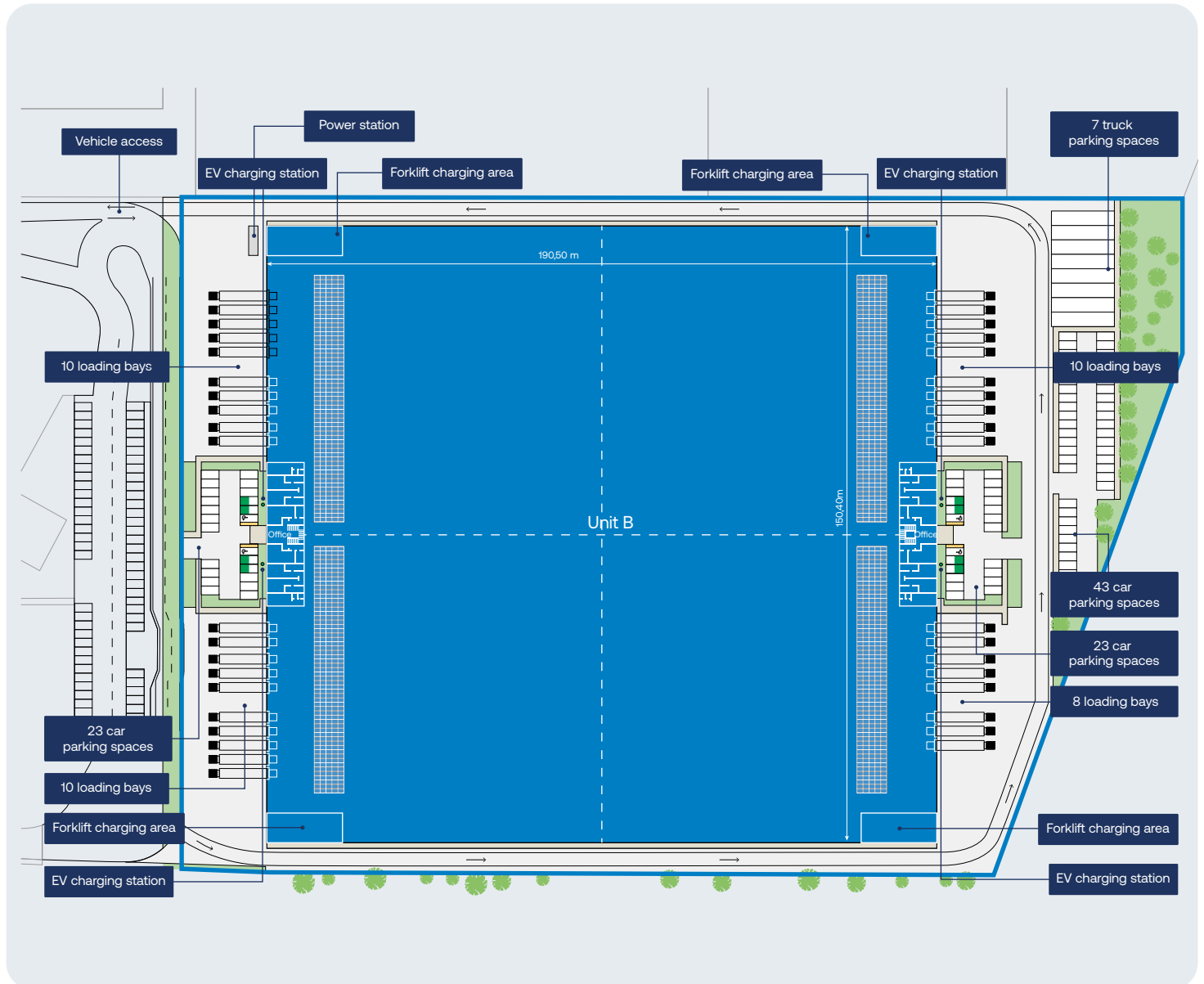
Certification BREEAM Excellent



Unit B

Available sizes and features

Site area (sqm)	81,651
GLA (sqm)	35,464
Warehouse (sqm)	32,824
Office and locker space (sqm)	2,640
Loading bays	38
Dock level doors	4
Car parking	89
Truck parking	7
Eaves height (m)	12
Photovoltaic system total capacity (MWp)	Up to 2
NFPA System	Yes
Certification	BREEAM Excellent





Description

Specification

The Site

Gallery

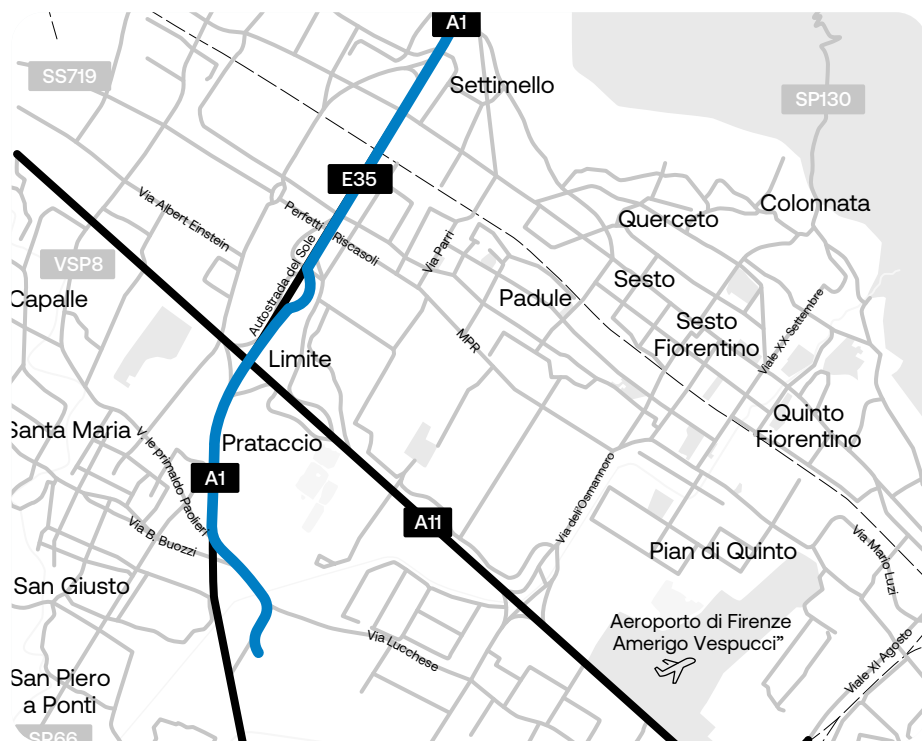
Location

Contact



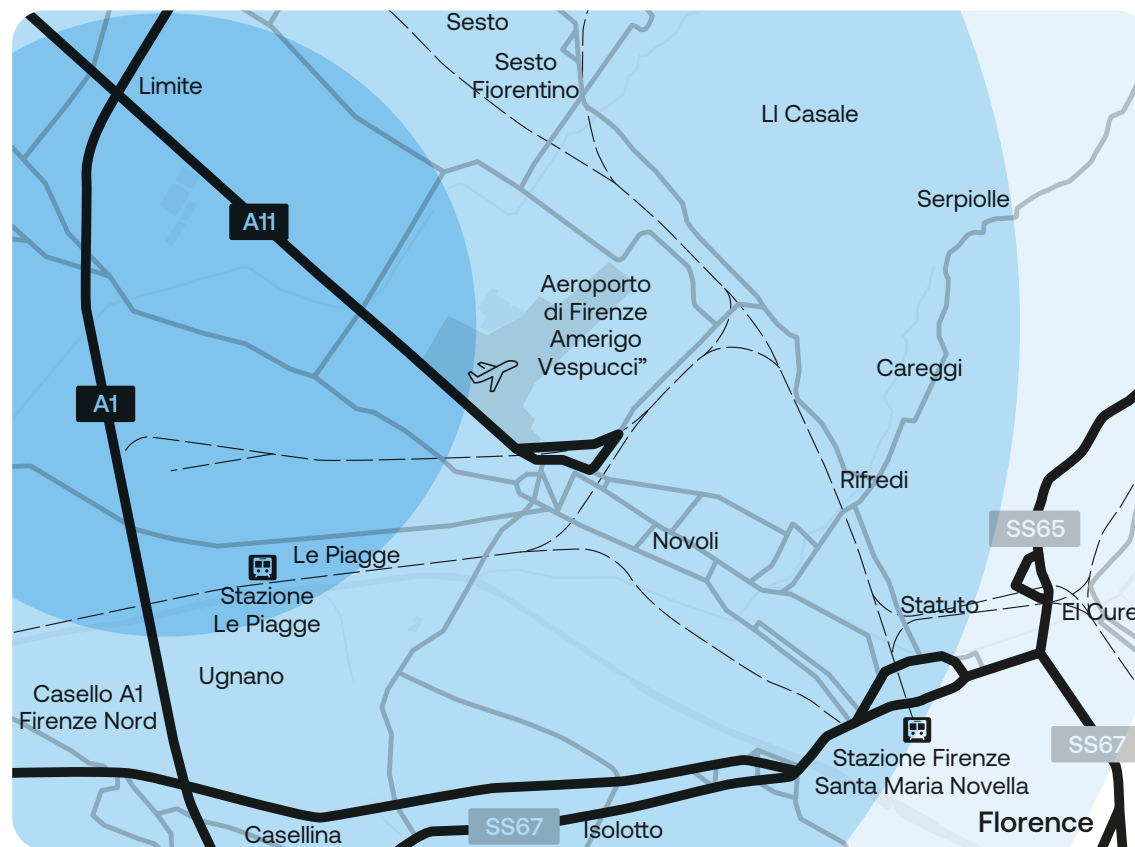
Location

Strategically positioned for easy access to Florence city center, surrounding areas, and Florence airport. The property boasts excellent connections to key national highways and regional roads, located in a district focused on industrial and logistics operations.



Source: CACI/ONS

Car drive times 10 mins 20 mins 30 mins 45 mins



Source: CACI/ONS

Travel times	Distance (km)	Average driving time (mins)
Motorway A1 - Calenzano -Sesto Fiorentino	6	6
Motorway A11 - Firenze ovest	5	7
Florence Airport Amerigo Vespucci	5	10
Train station Firenze Santa Maria Novella	12	25
Florence (city center)	15	40

Osmannoro

Logistics park, 2 units in Sesto Fiorentino (FI)
Total GLA: 50,934 sqm

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Mileway

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Scan the QR code to
access our website

Further information:

Project timeline

Start date: January 2025

Delivery: Q3 2026

EPC

Available on completion

Terms and conditions

Tailored during the
negotiation phase

Personalizations

Offered upon request

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