



portfolio ZIP PRODUCTIVE AREAS



ZIP PRODUCTIVE AREAS





Consorzio ZIP, through a network of participated companies for urban transformation, coordinates the activity of planning, management and marketing of industrial areas on the territory of Veneto Region for nearly m² 3,800,000, besides the m² 10,500,000 of its own area.

All the initiatives are supported by the local administrations and have a single area manager company responsible for all the activities.



I3 – Iniziative Immobiliari Industriali spa

Public limited company established in 2000.

Established by Municipality of Villamarzana, Municipality of Arquà Polesine, Mip Engineering srl (27.25%, controlled by Consorzio Zip), Cassa di Risparmio del Veneto, Provincial Administration, Chamber of Commerce and Freight Intermodal Area of Rovigo.



Parco Produttivo del Fiumicello spa

Urban transformation company established in 2007.

Established by Municipality of Montagnana, Municipality of Megliadino San Fidenzio and Municipality of Santa Margherita d'Adige, Consorzio Zip (39%) and Zaico.



Ca' Bianca srl

Limited liability company established in 2008 by Consorzio Zip, which holds 100% of its capital stock.



Obiettivo Sviluppo spa

Urban transformation company established in 2002.

Established by Municipality of Piazzola sul Brenta, Consorzio Zip (9.1%), Chamber of Commerce of Padova, Artisans Union, Banca di Credito Cooperativo dell'Alta Padovana, Cassa di Risparmio del Veneto and other private partners.



Zitac spa

Urban transformation company established in 2002.

Established by Municipality of Cittadella, Consorzio Zip (33.41%), Tradespeople Union, Artisans Union and General Warehouses of Padova.



Consorzio Zona Industriale di Padova

The Consorzio ZIP (The Padua Industrial Area), established in 1956, is a public economic body which has planned and established one of the largest industrial areas of Europe, covering a whole territory without interruption and managed by a single body (m² 10.5 million). Its partners on equal terms are the Municipality, the Province and the Chamber of Commerce.

ZIP includes the largest freight intermodal area in the north of Italy. Over 1,400 companies are located here and occupy 1,200 lots with facilities. The area is served by a 7 km long railway junction, 2 motorway tollgates, 5 service centres with post offices, hotels, restaurants, banks, offices, services for companies and people, and a 30 km long fibre optic ring. 18% of its territory is for parks and gardens.

Site location

- Municipality: PADOVA
- Provincial Administration: PADOVA

① ZIP SUD extension

- Settlement type: industrial activity
- Total surface: m² 600,000

② Research Area

- Settlement type: research activity
- Total surface: m² 90,000

③ Service Centre Nuova Zelanda Ovest

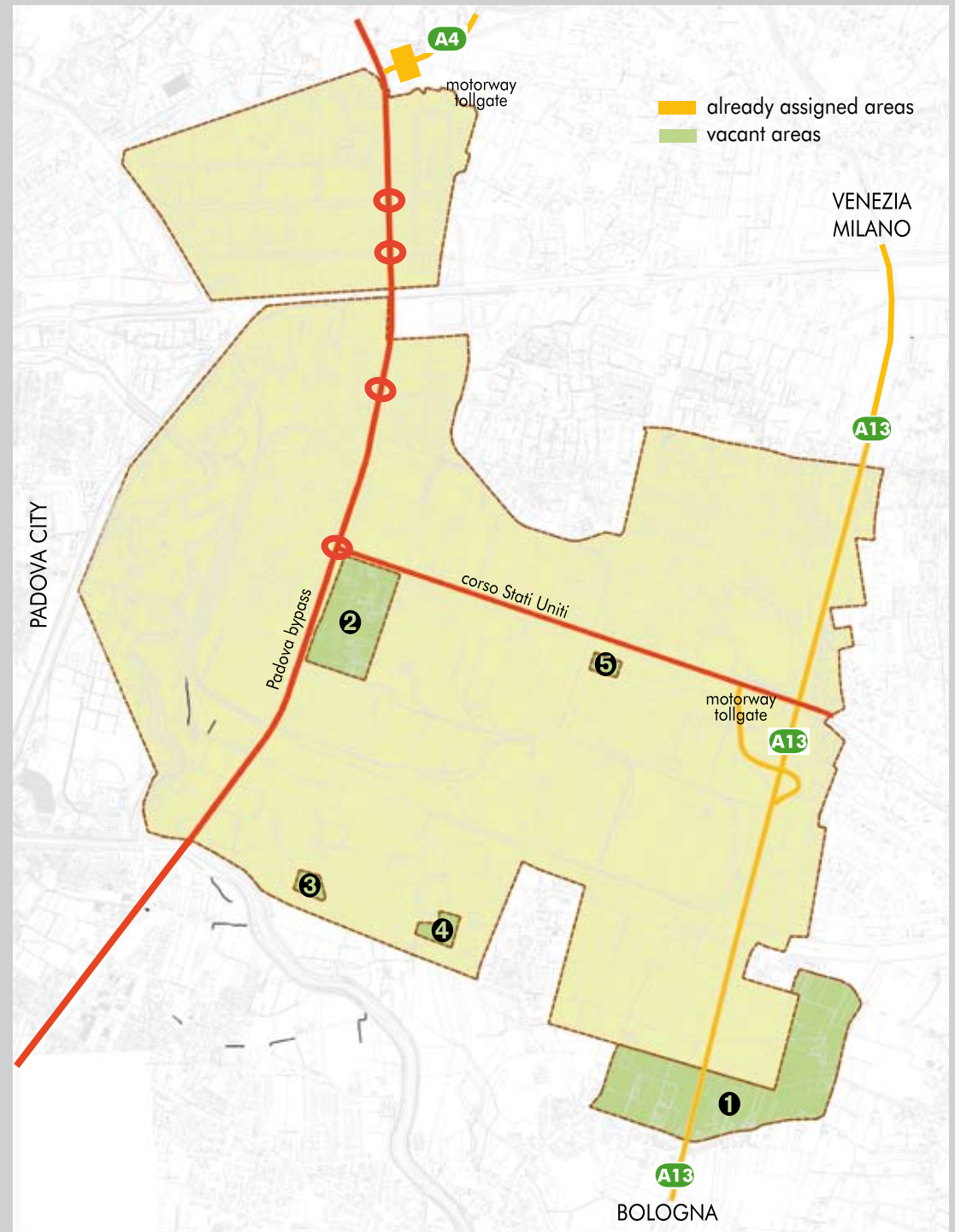
- Settlement type: general services
- Total surface: m² 25,000

④ Service Centre Nuova Zelanda Est

- Settlement type: general services
- Total surface: m² 25,000

⑤ Service Centre Corso Stati Uniti

- Settlement type: general services
- Total surface: m² 10,000





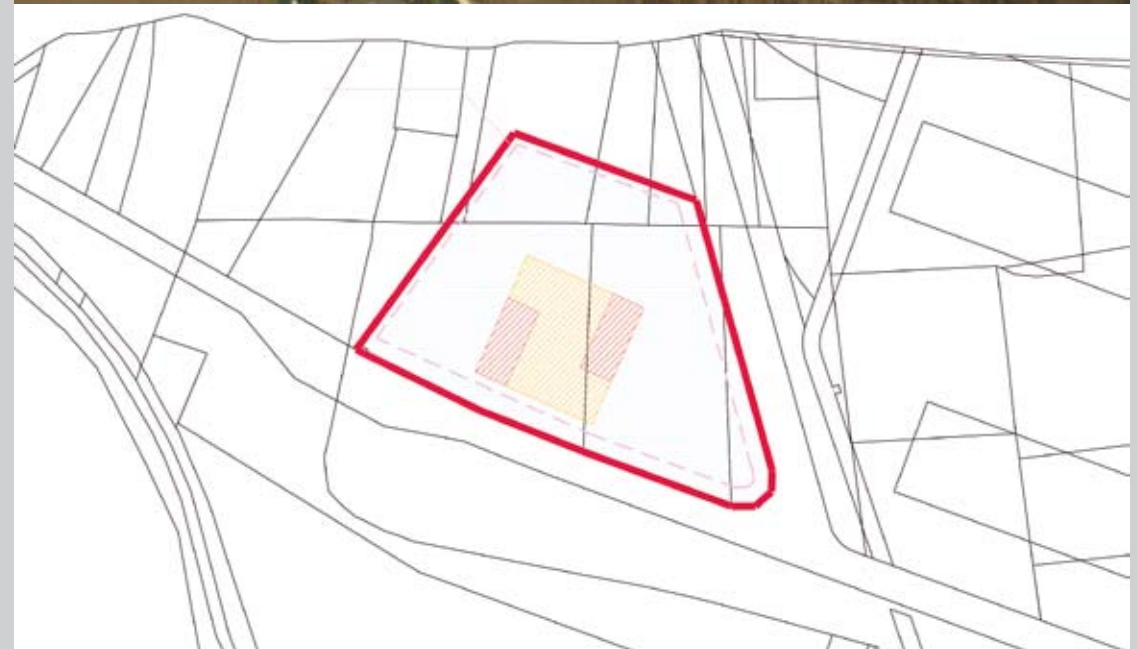
Technical data of the service centres (Ⓢ Ⓢ Ⓢ)

- Covered surface: no more than 50% of the area
- Building index: $m^2 1$ per $m^2 1$
- Height: not exceeding 35 metres
- Private car parks: $m^2 1$ per $m^2 2.5$ of gross floor surface
- Public car parks: $m^2 40$ per $m^2 100$ of net surface

Acceptable activities

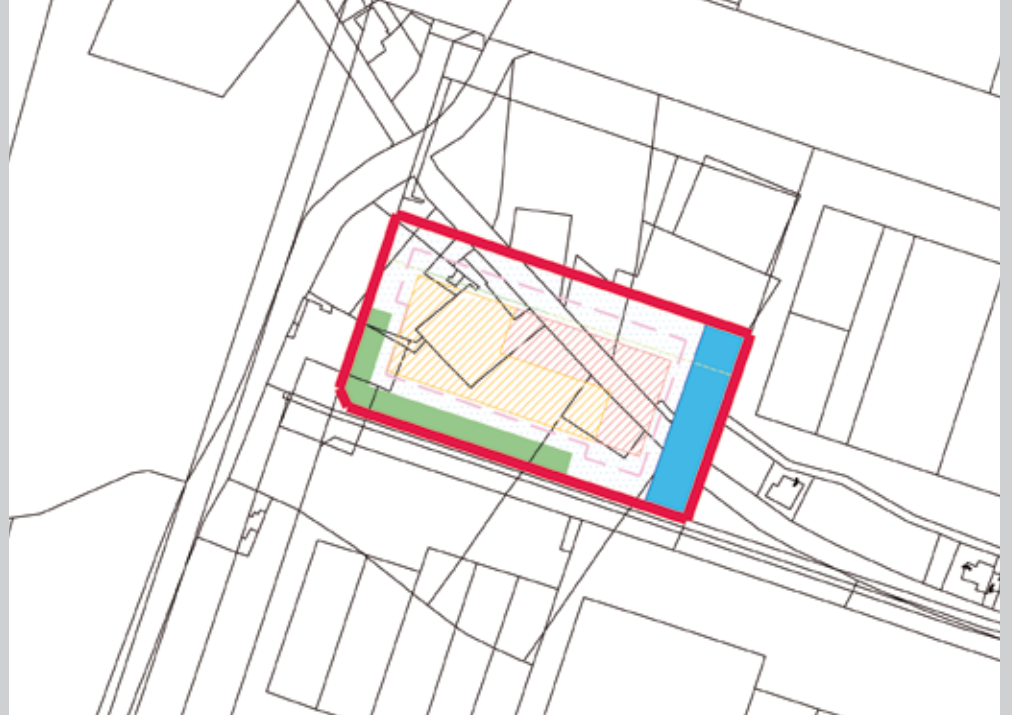
- Participatory, cultural, social, associational, accommodating/receptive and health activities;
- Offices of bodies centred on scientific, technological, information-technology/computer, and telematic research promoting innovation and employment;
- Bank and insurance branch offices, premises for the sale and consumption of food and drinks, retail businesses with a surface smaller than $m^2 100$, sports and recreation facilities;
- Private and/or public use garages, car repair shops, petrol stations, car washes, kiosks, newsagents, etc.

Destinations supporting the Industrial Area shall be specified at the time of the Agreement.





⑥ **Service Centre Corso Stati Uniti**
• Total surface: m² 10,000



④ **Service Centre Nuova Zelanda Est**
• Total surface: m² 25,000



I3 – Iniziative Immobiliari Industriali spa

Public limited company established by the Municipality of Villamarzana, Municipality of Arquà Polesine, Mip Engineering srl (27.25% controlled by Consorzio Zip), Cassa di Risparmio del Veneto, Provincial Administration, Chamber of Commerce and Freight Intermodal Area of Rovigo. It deals with the realization and management of a logistic-productive macro-area in the Polesine territory.

Site location

- Municipality: ARQUA' POLESINE - VILLAMARZANA
- Provincial Administration: ROVIGO

Area information

- Total surface: m² 1,400,000
- Plot sizes: from m² 5,000 to m² 25,000

Settlement type

- Logistic and productive activity
- Commercial and directional activity
- Craftsmanlike activity

Infrastructures

- State road 434 Transpolesana Rovigo-Verona
- Motorway "Padova Bologna A13" (tollgate next to the area)

Qualifying factors

- Freight Intermodal Area of Rovigo 10 minutes away
- Freight Intermodal Area of Padova 30 minutes away
- International logistic operators are settled in the area





Parco Produttivo del Fiumicello spa

Urban transformation company. Established by Municipality of Montagnana, Municipality of Megliadino San Fidenzio and Municipality of Santa Margherita d'Adige, Consorzio Zip (39%) and Zaico. It plans to carry out interventions for the urban and building transformation and the productive development of the territory with the possibility of enlarging into the nearby municipalities of Casale di Scodosia and Megliadino San Vitale.

Site location

- Municipality: SANTA MARGHERITA D'ADIGE
- Provincial Administration: PADOVA

Area information

- Total surface: m² 250,000
- Plot sizes: from m² 4,000 to m² 40,000 (personalized sizes are available)

Settlement type

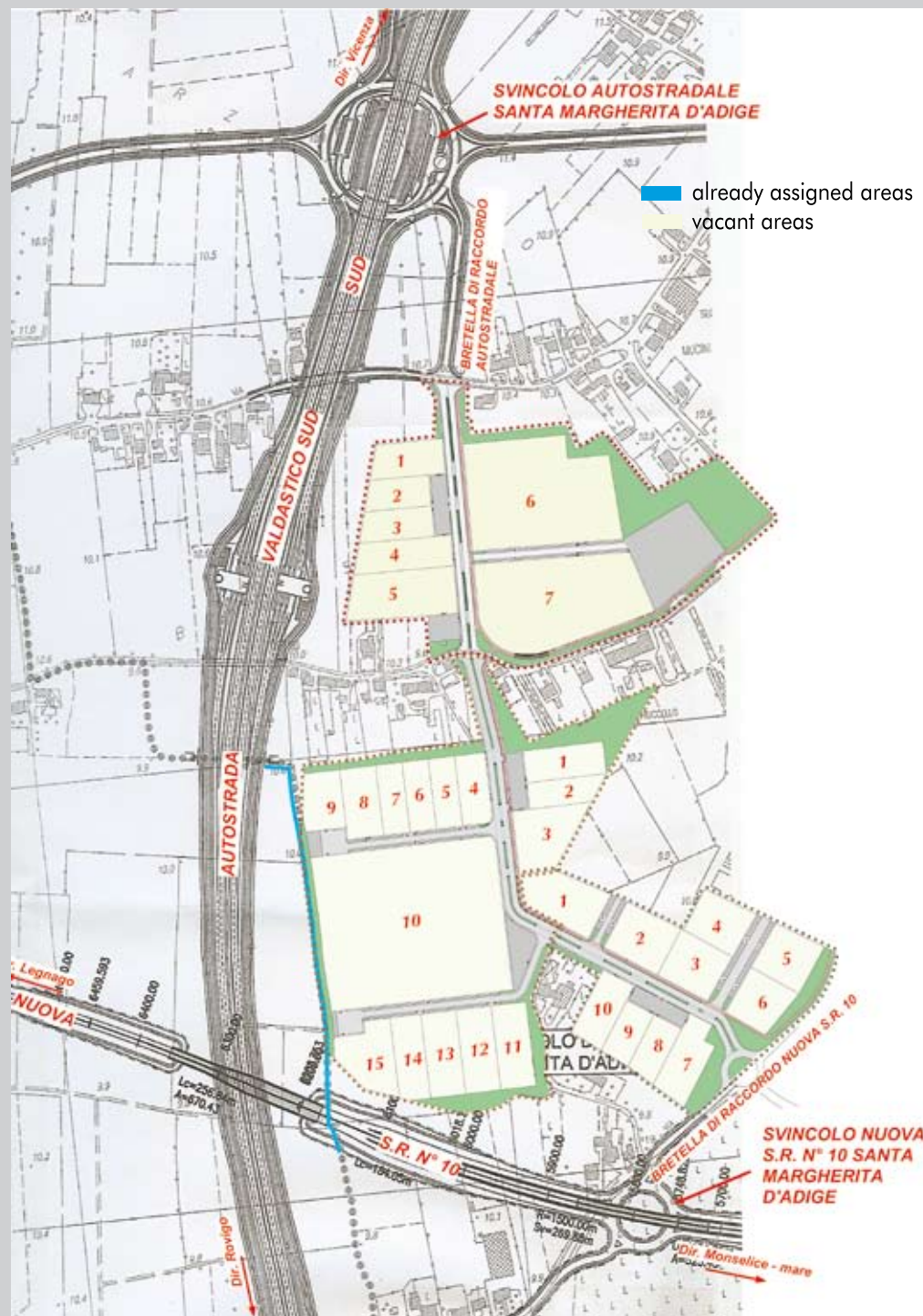
- Logistic and productive activity (m² 165,000)
- Commercial and directional activity (m² 85,000)

Infrastructures

- Regional road 10 Padana Inferiore
- Railroad Monselice - Mantova
- Motorway Valdastico Sud (tollgate next to the area)

Qualifying factors

- Freight Intermodal Area of Rovigo 40 minutes away
- Freight Intermodal Area of Padova 40 minutes away





PARCO PRODUTTIVO
del Fiumicello

Site location

- Municipality: MONTAGNANA
- Provincial Administration: PADOVA

Area information

- Total surface: m² 130,000
- Plot sizes: from m² 4,000 to m² 40,000 (personalized sizes are available)

Settlement type

- Logistic and productive activity

Infrastructures

- Regional road 10 Padana Inferiore
- Railroad Monselice – Mantova
- Motorway Valdistico Sud (tollgate 5 minutes away)

Qualifying factors

- Freight Intermodal Area of Rovigo 40 minutes away
- Freight Intermodal Area of Padova 40 minutes away

- already assigned areas
- ▨ vacant areas



Ca' Bianca

Ca' Bianca srl

Established by Consorzio Zip, which holds 100% of the capital stock. It aims to realize an industrial commercial settlement at Cà Bianca, locality in the municipality of Adria (Rovigo). Zip has undertaken to enlarge the social structure, first of all in favour of the municipality itself.

Site location

- Municipality: ADRIA (Loc. Cà Bianca)
- Provincial Administration: ROVIGO

Area information

- Total surface: m² 600,000
- Plot sizes: from m² 4,000 to m² 40,000 (personalized sizes are available)

Settlement type

- Logistic and productive activity (m² 315,000)
- Commercial and directional activity (m² 285,000)

Infrastructures

- Provincial road 45 Adria-Loreo
- Railroad Rovigo - Chioggia
- Motorway "Nuova Romea Commerciale"
- Motorway Nogara - Mare (Transpolesana)

Qualifying factors

- Freight Intermodal Area of Rovigo 30 minutes away
- Near methane pipeline
- Near electrical terminal



OBBIETTIVO SVILUPPO

Obiettivo Sviluppo spa

Urban transformation company established by Municipality of Piazzola sul Brenta, Consorzio Zip (9.1%), Chamber of Commerce of Padova, Artisans Union, Banca di Credito Cooperativo dell'Alta Padovana, Cassa di Risparmio del Veneto and other private partners. In the municipality of Piazzola sul Brenta it is committed to the planning and realization of productive areas.

Site location

- Municipality: PIAZZOLA SUL BRENTA
- Provincial Administration: PADOVA

Area information

- Total surface: m² 170,000
- Plot sizes: from m² 1,000 to m² 5,000 (personalized sizes are available)

Settlement type

- Productive activity
- Commercial activity

Infrastructures

- Provincial road 94 Contarina
- Provincial road 75
- Regional road 47 Valsugana
- Motorway "Brescia-Padova A4"
- Motorway "Padova-Bologna A13"
- Bypass of Limena and Bypass North of Padova

Qualifying factors

- Freight Intermodal Area of Padova 30 minutes away

- already assigned areas
- vacant areas





Zitac spa

Urban transformation company established by the Municipality of Cittadella (Pd), Consorzio Zip (33.41%), Tradespeople Union, Artisans Union and General Warehouses of Padova. Its aim is to realize and manage two industrial/artisan areas.

Site location

- Municipality: CITTADELLA – ROMETTA
- Provincial Administration: PADOVA

Area information

- Total surface: m² 518,000
- Plot sizes: from m² 3,000 to m² 13,000 (personalized sizes are available)

Settlement type

- Craftsmanlike activity
- Industrial activity
- Commercial activity

Infrastructures

- Railroad Vicenza – Treviso
- Regional road 47 Valsugana

Qualifying factors

- Freight Intermodal Area of Padova 40 minutes away



Site location

- Municipality: CITTADELLA – S. CROCE BIGOLINA
- Provincial Administration: PADOVA

Area information

- Total surface: m² 150,000
- Plot sizes: area already allowed

Settlement type

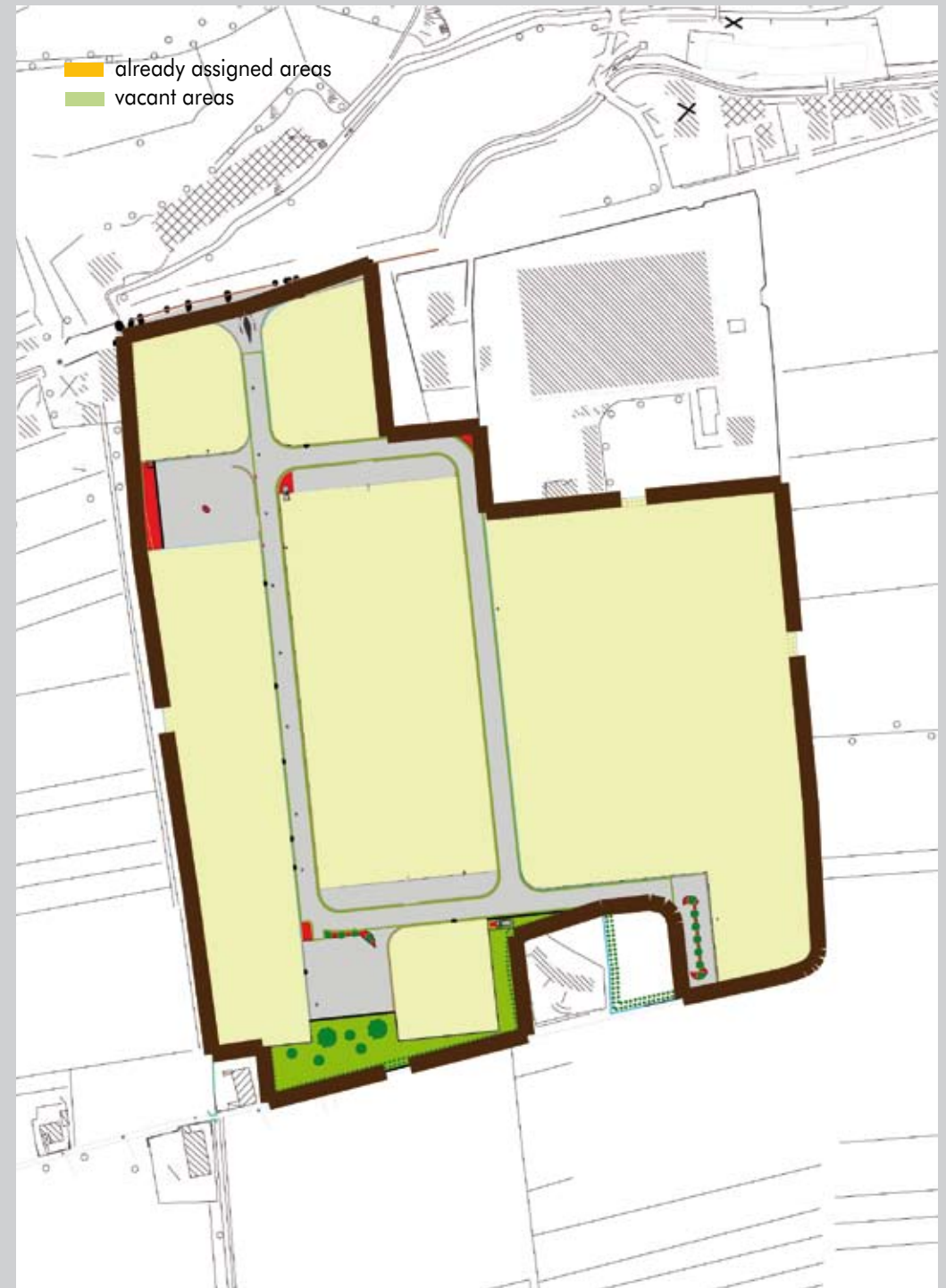
- Craftsmanlike activity
- Industrial activity
- Commercial activity

Infrastructures

- Railroad Vicenza – Treviso
- Regional road 47 Valsugana

Qualifying factors

- Freight Intermodal Area of Padova 45 minutes away





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