



AUNIQUE LOCATION

Goodman Novate Logistics Centre

Via Fratelli Beltrami, 20026 Novate Milanese (MI), Italy

Space for the well-connected

Goodman Novate Logistics Centre

The Novate Logistics Centre is a spacious, customisable and energy-efficient warehouse located in the heart of Milan's market.

Thanks to its exclusive location and high accessibility, this facility is the ideal solution for both light industrial and logistic companies.

10,000 sqm warehouse space

Custom offices

Solar panels installed

BREEAM Excellent certification



Accessibility



Goodman Novate Logistics Centre
Via Fratelli Beltrami, 20026 Novate Milanese (MI), Italy



500 m to
Milan



1.9 km to
A52 Milano North ring-road



4 km to
A8 highway (Milan-Varese)



9 km to
A4 highway (Turin-Venice)



30 km to
Linate Airport

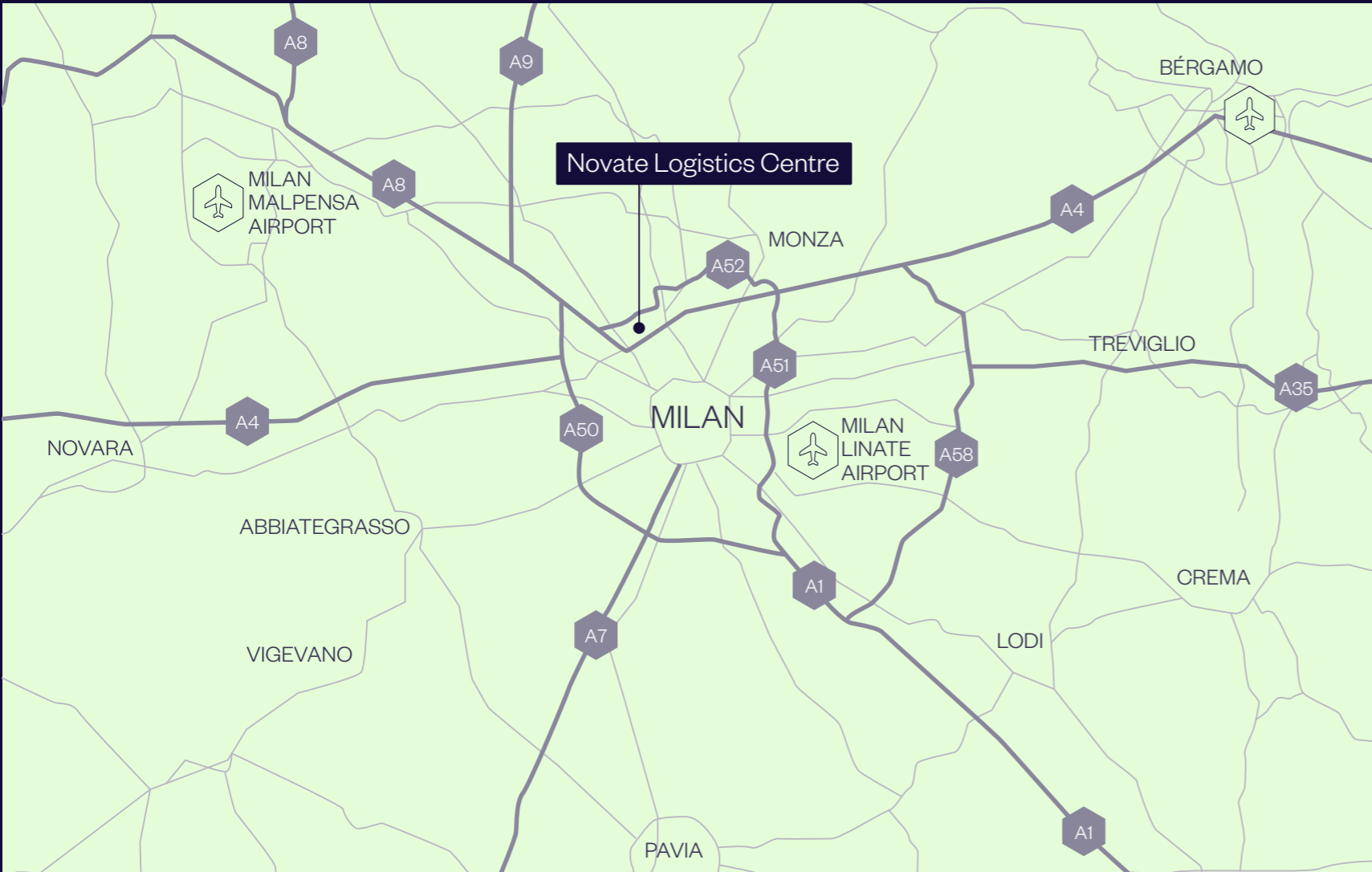


40 km to
Malpensa Airport

[ONLINE MAP](#)

Space for easy access

The facility is located in a well-connected area, only a few km away from the main motorways (A52, A4 and A8). This allows to quickly move around all the Lombardy provinces and throughout northern and central Italy. The Malpensa Airport, one of the main cargo airports in Europe, is only 30 minutes away.



Location

A fast-growing area

The Novate Logistics Centre is located north of Milan, in the municipality of Novate Milanese - in the heart of the Milan Metropolitan City.

The area is undergoing significant change thanks to several urban regeneration interventions that are taking place. Among them, the Città Sociale project, which will lead to the development of a university campus with residences, and the new NOM (North Of Milan) residential neighbourhood.

The facility is very close to the Novate train station and several bus stops that provide easy access to both Milan and the neighbouring towns. Affori FN M3 and Comasina M3 subway stops are only 15 minutes away by bicycle.



950 m to
public railway station



1 km to
bus 89: Novate – Affori FN M3



1 km to
bus Z121: Rho – Arese – Bollate – Novate – Milano



Sustainability

GreenSpace+ our pathway towards building and operating circular, net-positive spaces —inside our properties and beyond.



GREENSPACE+

Beyond carbon neutrality

When we think of the toll we've already taken on this planet, we recognise that net-zero isn't good enough. That's why we've launched GreenSpace+ as our pathway towards building and operating circular, net-positive spaces. We take care of making them green, so that our partners can focus on making them their own.



Energy
We're constantly looking for ways to optimise and minimise our energy usage.



Circularity
We're committed to transforming our way of constructing and reaching a point where we can proudly claim to build, own and manage circular buildings.



Low carbon materials
We are actively reducing embodied carbon emissions of our developments and promoting global carbon neutrality through innovative designs, lifecycle assessments, and strategic partnerships.

Beyond four walls

Space means so much more than what happens within the walls of our buildings. It's also the ecosystems they sit within. The soil that they stand on top of. And the communities they operate within. Because the space we're talking about, everyone shares — now and in the future.



Brownfield
We are committed to developing 100% brownfield sites in the future in order to reuse finite materials, preserve biodiversity and natural habitats, reduce our construction emissions, and more.



Biodiversity
We recognise that carbon is only one piece of the sustainability puzzle — in order to restore our relationship with nature, we also need to protect and enhance biodiversity.



Wellbeing
We aim to design and develop human-friendly environments that create a positive experience and sense of community for people.

Sustainability features

GOODMAN NOVATE LOGISTICS CENTRE



- Energy**
- + Class A building with energy efficiency features to minimise consumptions
 - + Solar ready rooftop (providing at least 444 kWp)
 - + LED lighting with sensors
 - + PIR/PUR insulation to reduce heat loss
 - + Building Management System (BMS) for plant management and energy and water consumption monitoring
 - + Up to 47 EV charging stations for electric vehicles
 - + BREEAM Excellent certification.

- Wellbeing**
- + State-of-the-art facility with optimised natural lighting to increase people's wellbeing
 - + Outdoor spaces equipped with social break areas and finely designed greeneries
 - + Proximity to the Novate Milanese public railway station and with bus 89 and Z121, which provide easy access to the site by public transportation
 - + Covered parking for bicycles inside the area.

- Brownfield**
- + The project embodies the unique challenge of giving a second chance to brownfield sites. Following a thorough requalification process, the area is now ready to live a new life as a prime location for a modern warehouse.

- Low carbon materials**
- + A Life Cycle Analysis (LCA) will be performed to select the best materials and solutions to minimise the carbon footprint of the facility.

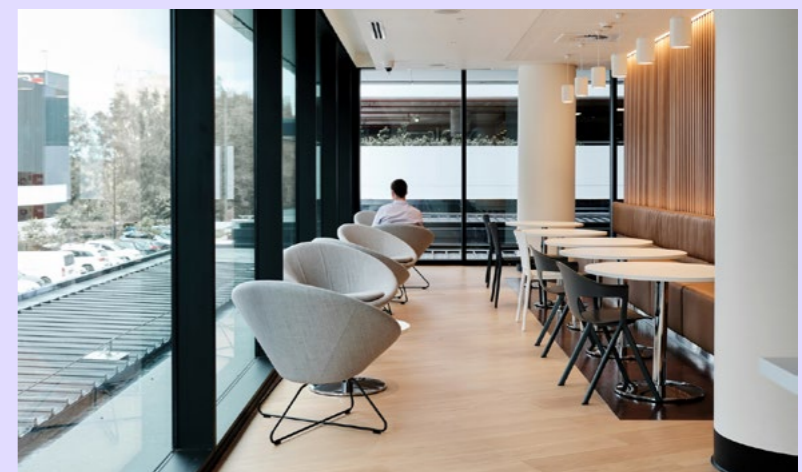
Light industrial focus

Space for expanding horizons

The Novate Logistics Centre is a great solution for companies looking for new, flexible space in a well-connected area.

The main advantage of this solution is how customisable the project is, starting from the space to be reserved for offices, to the possibility to have a showroom area.

In addition, since all necessary documents - building permit included - have already been obtained, the facility will be available in an extremely short time (about 10 months*).



* To be confirmed once agreed on the design solution.

Technical specifications



Light industrial

Warehouse

- + Class A air-conditioned warehouse with low energy consumption
- + Energy efficient roof
- + Up to 20 autodocks and access doors
- + Free height from 11 m and maximum storage height up to 12.20 m
- + Floor: load capacity 5 t/sqm
- + ESFR sprinkler type.

Office

- + Free height 3 m
- + AirCo system
- + LED lighting with motion sensors
- + A4 energetic performance certification.

Exterior

- + Fence
- + Covered bicycle parking
- + Well-defined smoking corner
- + Social break areas
- + Cars and trucks parking lots.

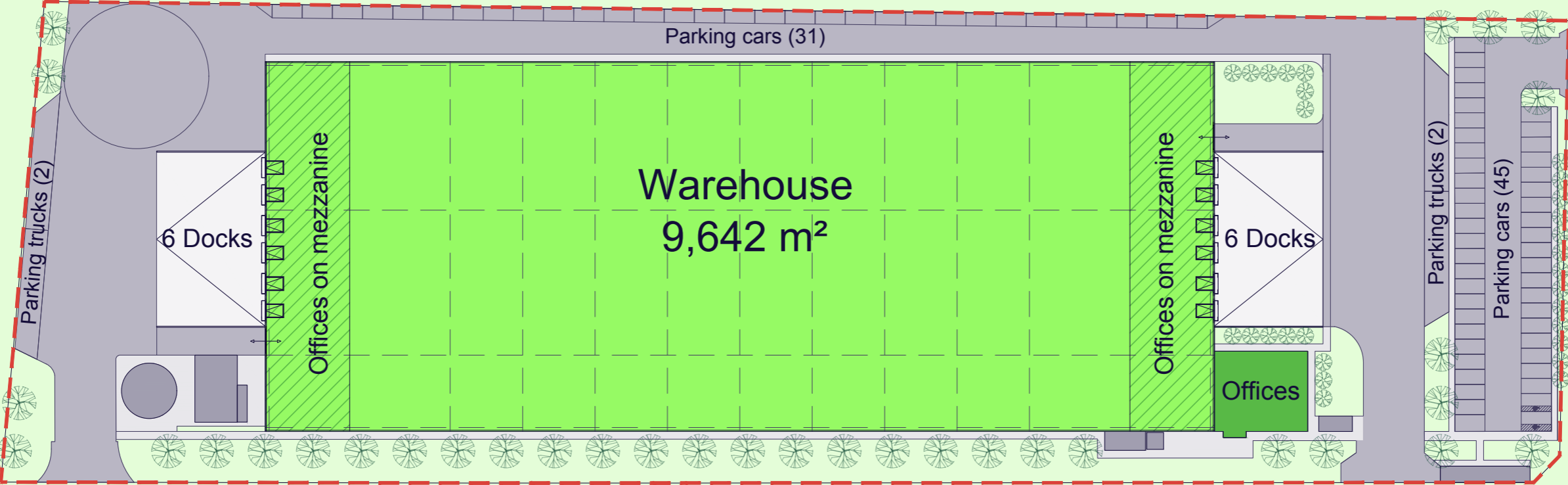


Site plan

Light industrial

	Unit 1
Warehouse (sqm)	9,642
Offices (sqm)	customizable
Dock doors	12
Ground level doors	2

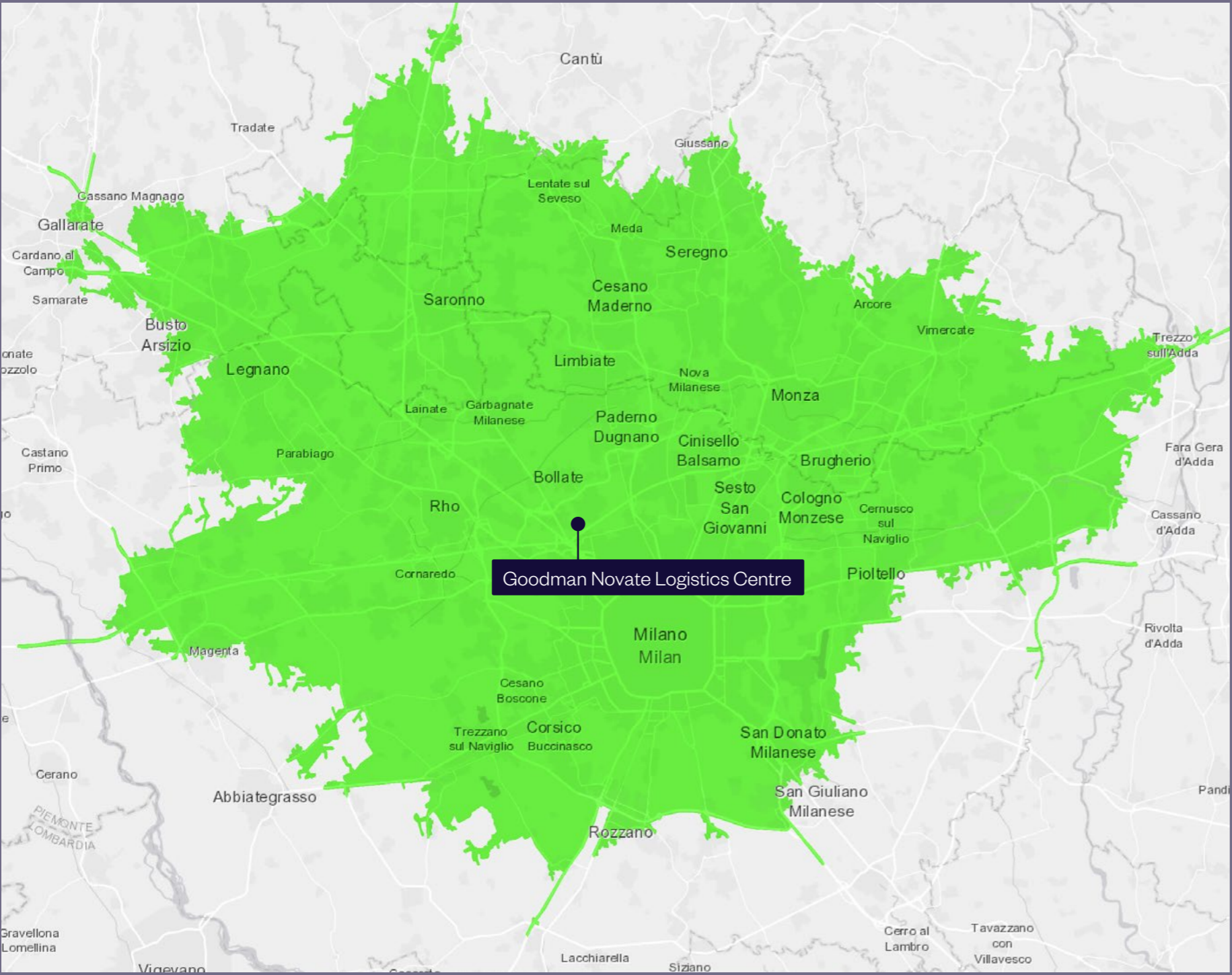
An example of site plan of a building that the site can accommodate.



Logistics focus

Space for faster delivery

The Novate Logistics Centre is strategically located to serve a large pool of customers with faster and more sustainable deliveries. Solar panels and EV charging stations installed onsite will enable the adoption of an electric fleet.



Discover what is in your reach within a 30 minutes' drive-time:

3.7 m	total population
1.8 m	total households
€87.0 bn	total purchasing power
€11.7 bn	food+beverage
€3.5 bn	clothing
€1.1 bn	medical products

sources: 2021, ESRI and Michael Bauer Research

Technical specifications



Logistics

Warehouse

- + New generation building
- + 12 autodocks (1/800 sqm)
- + Free height from 11 m and maximum storage height up to 12.20 m
- + Floor: load capacity 5 t/sqm
- + ESFR sprinkler type.

Office

- + Free height 3 m
- + AirCo system
- + LED lighting with motion sensors
- + A4 energetic performance certification.

Exterior

- + Fence
- + Covered bicycle parking
- + Well-defined smoking corner
- + Social break areas
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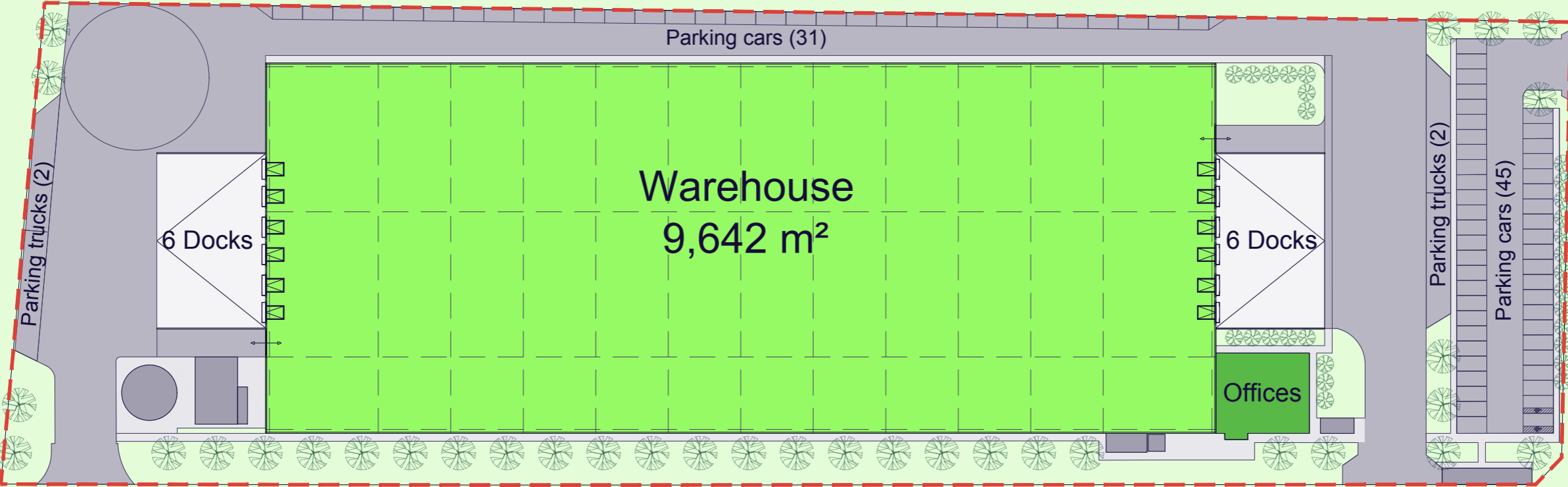


Site plan

Logistics

	Unit 1
Warehouse (sqm)	9,642
Offices (sqm)	411
Dock doors	12
Ground level doors	2

An example of site plan of a building that the site can accommodate.



Why Goodman?

We create future-proof logistics space to allow our customers to reach their greatest ambitions, by developing sustainable real estate that minimises impact or positively impacts communities and our planet. Making space for greatness.

We have a team of talented people creating value for our stakeholders:

- + Passionate and highly skilled people
- + We deliver and make things happen
- + Collaborative and inclusive approach
- + Forward thinking and focus on quality
- + Purpose driven with shared values.

Contact us



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