



LE BETULLE LOGISTICS HUB

CASTEL GUELFO DI BOLOGNA, BOLOGNA

Newdock

MANAGED BY KERVIS



Web



Tour 360 gradi

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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**
60.417 sqm total area

● **Stage 1**
79.496 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 – 79.496 sqm
- Stage 2 – 60.417 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 Casello Castel San Pietro Terme	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



129.195 mq

Warehouse floor space



10.684 mq

Office Space



11,2 mt

Clear Height



1/820 mq

Loading bays per square metre



35 m

Yard Manoeuvring space



5 T/mq

Floor load-bearing capacity

LEED®

LEED® Platinum

*Certification pending
confirmation from USGBC



NFPA 13/ ESFR

Sprinkler system

THE HUB

1. SPACE & FLEXIBILITY

Newdock Le Betulle Logistics Hub has a total floor area of **139.913 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. PERFORMANCE & SAFETY

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. EFFICIENCY & SUSTAINABILITY

The hub is an innovative logistics center designed with an **ESG approach**, ensuring efficiency, durability, and compliance with the **highest international sustainability and social responsibility standards**. Every building is designed to promote people's well-being, deliver high **energy efficiency**, and optimize resource management, reducing environmental impact and respecting the local community.



Stage 2 BUILDING A

- 60.417 sqm total area
- 76 loading bays
- 162 parking spaces
- 42 truck spaces

BUILDING B

- 60.417 sqm total area
- 76 loading bays
- 180 parking spaces
- 43 truck spaces

BUILDING C

- 19.046 m² sqm total area
- 22 loading bays
- 149 parking spaces
- 16 truck spaces

SURFACES



139.913 m²
Total GLA

129.195 m²
Warehouse

5.341 m²
Office space

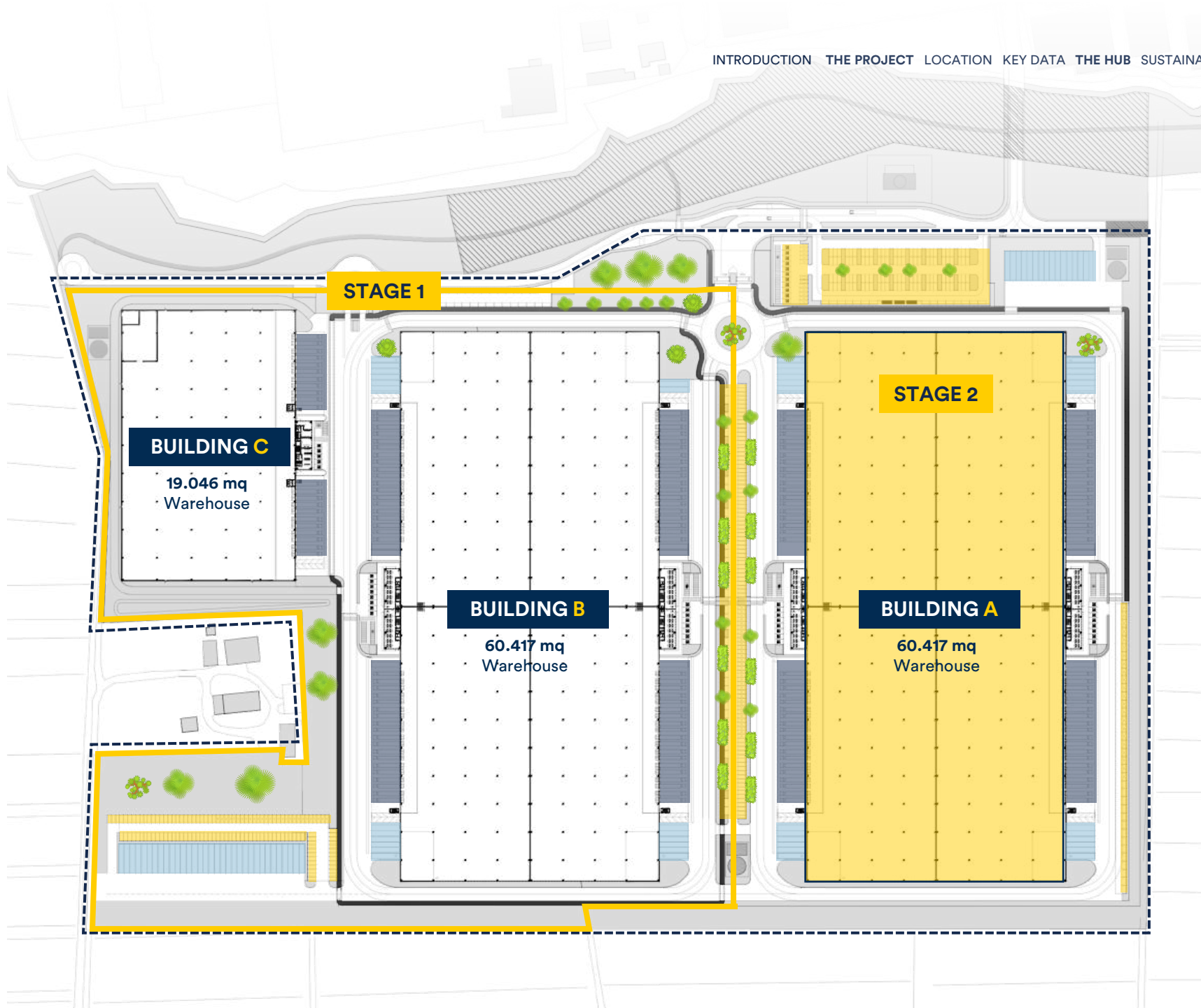
5.343 m²
Warehouse

	Warehouse	Office	Mezzanine (weighted 50%) T	Total	Other (Guard house + Fire prevention unit, electric units)
Building A	55524,8 sqm	2220,6 sqm	2671,6 sqm	60.417 sqm	283,5 sqm
Building B	55524,8 sqm	2220,6 sqm	2671,6 sqm	60,417 sqm	
Building C	18145,6 sqm	900 sqm	-	19.045,6 sqm	



PLANS

NEWDOKK
LE BETULLE
LOGISTICS HUB
Surface | 139.913 mq



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



SUSTAINABILITY & INNOVATION

AN ESG-DRIVEN APPROACH

The Castel Guelfo hub is a tangible example of a sustainable vision where innovation and social responsibility come together to shape a new model of logistics space. Every building is designed to combine efficiency, durability, and environmental respect, with optimized resource management and a footprint that enhances the local area.

ESG principles guide every decision, from design to construction, ensuring community respect, climate impact mitigation, and the promotion of human well-being. The result is a virtuous ecosystem where people and the environment thrive together, and where the future takes shape today.





LEED PLATINUM

ENVIRONMENTAL EXCELLENCE

The project aims to achieve the prestigious LEED Platinum certification, an international symbol of sustainability excellence. Every detail is carefully designed to maximize energy efficiency and minimize environmental impact.



CONCRETE ACTIONS



Renewable energy production:
photovoltaic system of approx. 10
MW when fully operational.



Sustainable mobility:
integrated cycle paths, dedicated
bike areas, and EV charging
stations.



Optimized resource use:
rainwater reuse and smart
consumption monitoring system.



Air quality:
indoor ventilation compliant with
ASHRAE standards.



Reuse and recycling:
traceable, low-impact materials.



Indoor environmental quality:
the internal layout maximizes
acoustic and thermal comfort,
with lighting systems that
minimize light pollution, enhance
visual comfort, and maximize
natural light.



WELL

PEOPLE'S WELL-BEING AT THE CORE

Office spaces are designed with a focus on health and well-being, aiming to meet the requirements for WELL certification. This holistic approach prioritizes air quality, natural light, and acoustic comfort, creating workspaces that are pleasant and stimulating.

WELL-certified spaces not only support physical and psychological well-being but also drive greater productivity and employee loyalty. A healthy, welcoming environment improves a company's reputation and strengthens its ability to attract new talent and clients, increasingly attentive to sustainability and social responsibility values. A strategic choice that combines well-being and competitiveness.



TECHNICAL SPECIFICATIONS

- Grade A, highly flexible development, comprising 2 double-front warehouses and 1 single-front warehouse.
- Total GFA: 136,231 sqm, including 127,778 sqm warehouse space (plus a 2,621 sqm mezzanine) and 5,100 sqm office space.
- Minimum module size approx. 15,000 sqm.
- Clear height under beam: 11.1 m.
- Structural grid: 17x20 m.
- Dock door ratio: 1/820 sqm.
- Floor load capacity: 5 tons/sqm.
- LED lighting system.
- Battery charging rooms in each compartment.
- Fire resistance: REI 120.
- NFPA 13 / ESFR sprinkler system.
- Solar panels and EV charging stations.
- LEED Platinum and WELL certifications.
- Minimum yard depth: 35 m.
- Maximum permitted height for automated warehouses: 30 m.

AGENTI ESCLUSIVI



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Newdock
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