

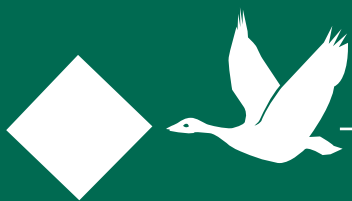


MORTARA FREIGHT VILLAGE

Expert in integration

Intermodal and
Logistics Services
Provider





www.poloinmortara.it - www.terminalmortara.it



FREIGHT VILLAGE

The company

Innovative and Integrated

Thanks to its **strategic location** in Italy and in Europe, the Mortara Intermodal Logistics Park is an infrastructure and services terminal that supports economic and production expansion. The Mortara freight village is the only infrastructure in Lombardy which boasts a state-of-the-art **intermodal terminal** and **logistics centre**.

The integration of facilities for the transport, storage and handling of goods is the primary objective of the group Polo Logistico Integrato di Mortara S.p.A., a company born from a desire to encourage development, optimise logistics times and costs and work in synergy with the local area and the environment.

The group's strategy is based on three main directives:

- **expanding the terminal's intermodal activity**, qualifying it as:
 - a service which is "open to the public"
 - added value for logistics;
- **developing an innovative and eco-friendly logistics park**, oriented towards customer satisfaction and the wellbeing of the personnel who work there;
- **applying principles of environmental sustainability** to ensure development in harmony with the local area, creating an integrated ecosystem which preserves and improves the natural environment in which the freight village is located.



BUSINESS CENTRE

INTERMODAL ZONE

LOGISTICS ZONE

ACCOMMODATION

The Mortara freight village is a point of reference for current and future developments in logistics and intermodal transportation. The Park covers a total surface area of approximately 700,000 m² and offers a wealth of facilities.

The area is protected by a technologically advanced anti-intrusion system.

The heart of the freight village is the Intermodal Terminal, (7) which covers 110,000 m² and includes the freight modal interchange facility.

The Terminal can handle up to 9 pairs of trains per day thanks to its siding system, the electrified rail access via Mortara station, and the modern handling equipment.

The logistics sector (1/6) covers 340,000 m² of which around 180,000 m² are undercover, and subdivided into 6 eco-friendly warehouses. Green space, the real jewel in the complex's crown, makes up 180,000 m².

The Mortara freight village also boasts a Business Centre with offices, meeting rooms, a conference centre (9) and a separate structure comprising personnel accommodation and facilities (8).



Key

1 - 2 - 3 - 4 - 5 - 6 logistics zone

7 intermodal zone

8 accommodation

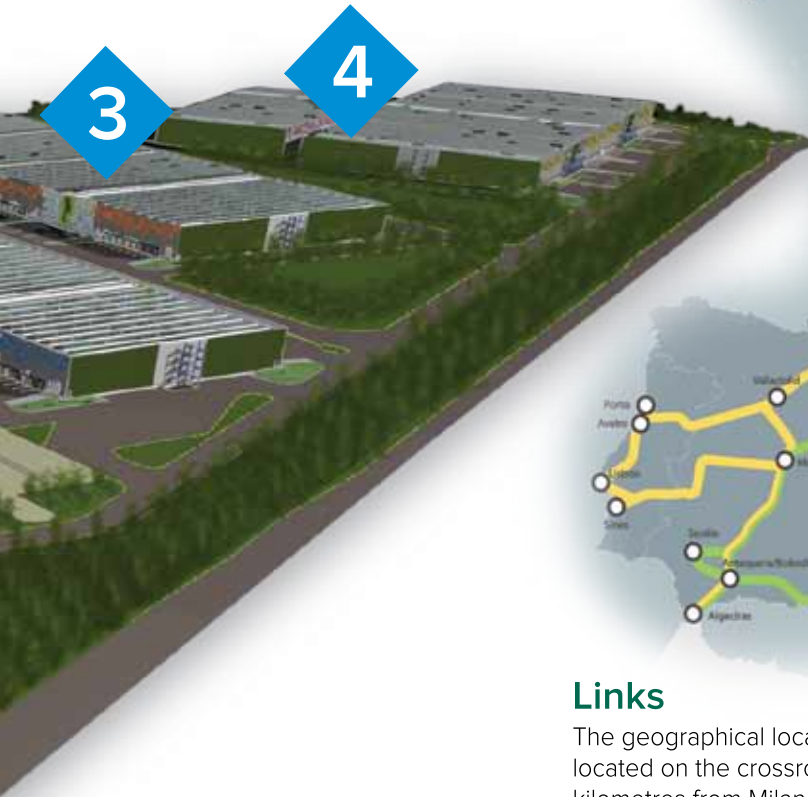
9 business centre



An All in One FREIGHT VILLAGE

Key

- Scandinavian-Mediterranean Corridor
- North Sea-Baltic Corridor
- North Sea-Mediterranean Corridor
- Baltic-Adriatic Corridor
- Orient/East-Med Corridor
- Rhine-Alpine Corridor
- Atlantic Corridor
- Rhine-Danube Corridor
- Mediterranean Corridor



Links

The geographical location of the Mortara freight village is strategic both in terms of **international flow** (the facility is located on the crossroads of the Rhine-Alpine and Mediterranean European corridors) and **national flow** (just a few kilometres from Milan, the freight village is well connected to the Ligurian ports, the Modane-Fréjus, Lötschberg-Simplon, Luino and Gotthard transalpine crossings and to the A4, A7 and A26 motorways via the standard road network).

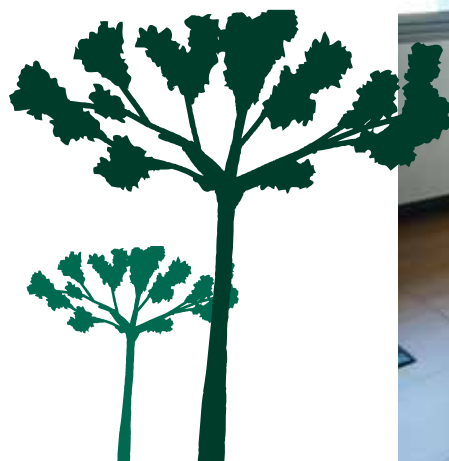


Development

Polo Logistico Integrato di Mortara S.p.A. has built significant **infrastructure** to the benefit of both the community as a whole and the local economies, in order to optimise connections between Mortara and major Italian and European transport networks.

Facilities

The Mortara freight village boasts a wealth of assistance and support services for logistics and intermodal activities, such as the tank container heating centre, the maintenance department and excellent parking facilities.



BUSINESS CENTRE

Polo Logistico Integrato di Mortara S.p.A. is strongly focused on performance and results, and as such, the company is passionate about providing **the highest quality facilities**. The Business Centre boasts offices, meeting rooms and a conference centre, all furnished and equipped using the latest generation materials and technology to top off the premium facilities that the freight village has to offer.



THE BUSINESS CENTRE Governance and Performance

Monitoring and results

The Business Centre is the hub around which the activities of the entire structure rotate.

Placed at the entrance, in a key position, the Business Centre has been designed in a flexible and modular format, providing spaces and facilities to meet all needs.

All of the Mortara freight village's activities are regulated and managed from here: careful scheduling, in line with **innovative management criteria**, ensures efficient performance which **optimises the time and cost** of goods handling and storage.



OFFICES





INTERMODAL ZONE

Intermodal transportation

Thanks to its geographical location at the centre of the Mediterranean, historically Italy has played a natural and **strategic role** in commercial exchange, which continues today. Within the European setting, the country is a crucial hub for goods transportation, which has led it to become a key Mediterranean logistics platform.

Intermodal transportation, thanks to **road-rail integration**, has thus become a major deciding factor for economic development, with the goal of reducing transportation costs and supporting a sector with high **added value** and with ample room for expansion.



Routes

The Mortara Terminal, a major international hub in an extremely favourable location, has developed a host of intermodal traffic routes:

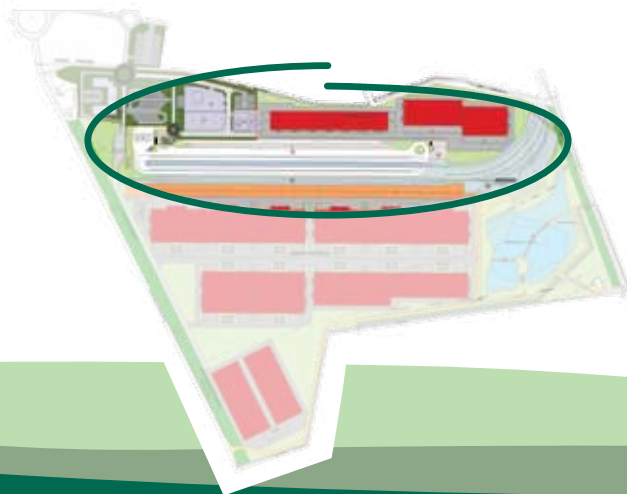
- Rotterdam (daily round-trip trains);
- Krefeld (daily round-trip trains);
- Gent (daily round-trip trains);
- Marseille (currently undergoing development);
- Savona (currently undergoing development);
- Northern France (research stage);
- Central and Southern Italy (research stage);
- Central and Eastern Europe (research stage).



INTERMODAL UNITS HANDLING

INTERMODAL ZONE Mobility forward

110,000 m² surface area
3 operational tracks 650-700 m long
4 electrified tracks 650-700 m long



Infrastructure

The Mortara Intermodal Terminal boasts **state-of-the-art infrastructure and equipment**, designed to optimise road-rail transport time and methods and ensure, in terms of productivity, estimated traffic of 150,000 UTI per year.

The Terminal features:

- an access line with combined transport code PC 45 (soon to be PC 80) and an axle load of 22.5 tonnes (D4L);
- a unit with **three operational straight tracks** 650-700m long in line with European standards;
- electrified line up to the operational tracks' junction for push/pull operations using electrical locomotives;
- pick up and delivery rail yard with **4 electrified tracks** 650-700 m long which allows the arrival and departure of trains directly from the terminal;
 - intermodal infrastructure suitable for installation of **gantry cranes**;
 - an empty container storage facility.



OPERATIONAL TRACKS



Electrification

The electrification of the 4 tracks at the pick-up and delivery rail yard represents an important step towards an increasingly integrated approach.

The option to manage departures and arrivals directly from the terminal offers a significant reduction in **handling times** and even greater efficiency and flexibility: this is a key competitive advantage in acquiring new traffic.

INTERMODAL ZONE



LOADING/ UNLOADING CRANE



Vehicle and intermodal freight unit services

In order to **improve** and **integrate** intermodal activities, the Mortara freight village offers a diverse range of vehicle and intermodal freight unit services:

- a workshop for road transport maintenance and loading unit repairs (currently under construction);
- a tank container heating centre;
- parking.



TANK CONTAINER HEATING



WORKSHOP



PARKING



CHECK-IN ZONE



Competitiveness

The Mortara freight village is an integrated facilities hub which provides the spaces, skills and services that companies need for storage, sorting and quasi-manufacturing.

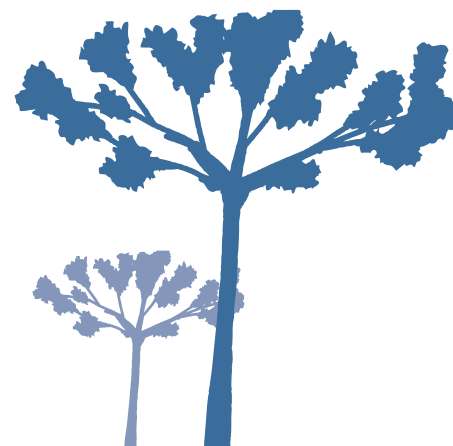
The connection to the Intermodal Terminal, the high **safety** and monitoring standards and the innovative management **technologies** make the Mortara Integrated Logistic Park a reliable partner that can improve your production, storage and distribution efficiency.

LOGISTICS ZONE



Modular spaces and customised services

The Mortara freight village has structured its logistics zone to be both modular and flexible, in order to ensure that every operator benefits from maximum freedom to establish the most convenient set-up to meet their needs.

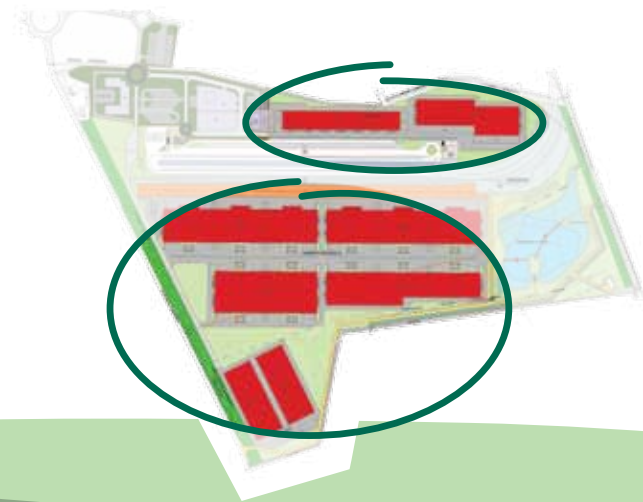
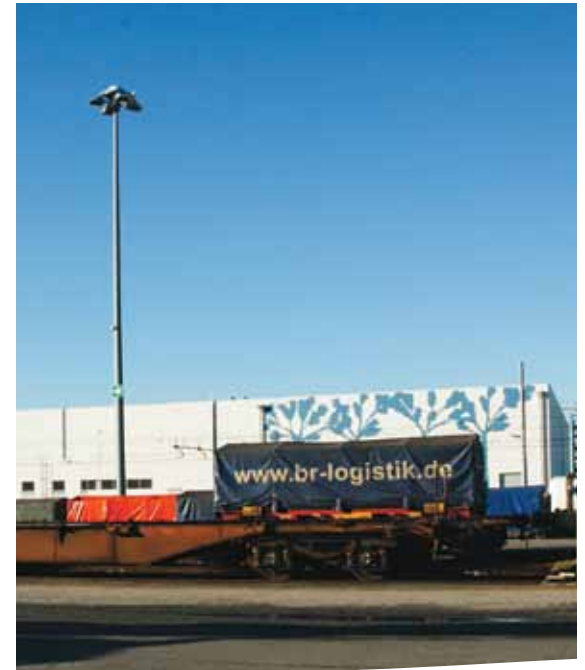


LOGISTICS ZONE Space for innovation and competitiveness

Structure

The Mortara freight village warehouses and the logistics zone were designed in line with the most innovative engineering criteria:

- a prefabricated **reinforced concrete** structure;
 - internal height of up to 12 m;
 - a loading bay every 350 m²;
 - set-up for **office space**, technical areas and personnel facilities;
- a comprehensive fire prevention **installation** (sprinkler system), anti-intrusion systems and video surveillance, electrical systems and lighting (LED);
- accessibility (disabled parking, ramps and lifts);
- interior and exterior spaces finished using the highest quality materials.



Transformation logistics

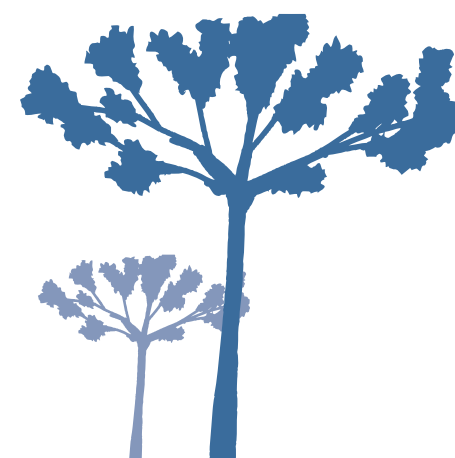
Logistics are **key** to any firm: from a systemic perspective, they guide and optimise production processes. The Mortara freight village reserves particular focus for those companies (retail, industrial, food, etc.) who make the decision to implement transformation logistics, transferring part of their **production chain** to the eco-friendly warehouses of the Logistic Park.

LOADING BAYS

Sustainability

The Mortara freight village is committed to the environment, employing design solutions that **reduce energy consumption** and the **environmental impact** of the Logistic Park and its warehouses (also optimising cost and emissions):

- a grid-connected photovoltaic system (max power 1000 kW);
 - thermal insulation panels;
 - a system which monitors the energy generated by the electrical substations;
- latest generation windows to optimise lighting, ventilation and heat insulation;
 - a rainwater collection system;
- interior cooling for guaranteed energy saving.



ENVIRONMENT Sustainability and local connections

Links with the Local Area

The Mortara freight village is closely linked to the local area and is passionate about environmental sustainability.

This is the inspiration behind the green set-up, achieved using native plants, and the freight village's logo, which shows the **Lomellina goose**, a domestic species which lives and breeds in the Mortara area.

The creature's profile was developed by Pavia artist **Marco Lodola**, famous worldwide for his light sculptures.

Several sketches were produced of the outline, which are now displayed in the freight village's Business Centre, like a kind of art gallery: the final piece, a **light installation** by the artist, welcomes visitors into the reception area and towers over the freight village.



The Environment and the Local Area

The Mortara Logistic Park and Intermodal Terminal are nestled in a **green belt** of around 180,000 m². Floodable woodland, native species, bands of trees and shrubs along the water, road and rail infrastructure and a cycle path that winds throughout the entire area.

These environmental interventions reflect a targeted quest for **enhancement of the surrounding area** and a desire to create a structure compatible with the local ecosystem and, in particular, with the neighbouring European Special Protection Area, the "Rice Paddies of Lomellina".

THE BAR

Easily accessible from any part of the freight village as well as from outside, the snack bar, seating over 50 guests, is the ideal meeting point for a coffee break or a bite to eat at lunch time.



THE RESTAURANT

With its stylish, cosy interior, the Mortara freight village restaurant seats up to 150 diners: for a business lunch or a delicious dinner after a hard day's work, the restaurant completes the facilities dedicated to the local area and to on-site personnel.



ACCOMMODATION

Personnel facilities

Surrounded by nature, the Mortara freight village also provides a selection of relaxation and catering facilities, part of its **integrated internal offer**.

The close attention reserved for the environment, for transportation and cargo, is accompanied by a serious commitment to ensuring high quality services for both the on-site personnel working within the freight village and for the general public.

PEOPLE ORIENTED Accommodation and catering

THE HOTEL

hotel***
al POLO



In order to ensure high quality, comprehensive personnel facilities, the Mortara freight village also boasts a three star hotel with 13 comfortable rooms, comprising a total of 25 beds. The "Al Polo" Hotel, as well as providing standard overnight accommodation, also provides daytime facilities for personnel care and hygiene.

POLO LOGISTICO INTEGRATO DI MORTARA S.P.A.

Head and operations office:
27036 Mortara (PV) - via XI Settembre
tel. +39 0384 299014 - fax +39 0384 298456
Certified email: polologisticointegratomortara@pec.it
info@poloinmortara.it



T.I.MO. S.R.L. – TERMINAL INTERMODALE DI MORTARA

27036 Mortara (PV) - via XI Settembre
tel. +39 0384 299014 – fax +39 0384 298456
Certified email: timo@arubapec.it
info@terminalmortara.it



www.poloinmortara.it - www.terminalmortara.it





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