

# MILANO MALPENSA CARGO

# NEW SECOND-LINE WAREHOUSES

**Project guidelines for a solicitation of interest – July 2025**

# Milano Malpensa Cargo

Malpensa (MXP) is **Italy's leading airport for air cargo**, holding a 60% market share in 2024. It also ranks among the top 10 busiest cargo hubs in Europe. In 2024, MXP handled **732,000 tons of freight** and nearly 25,000 all-cargo aircraft movements. Located in the south-western area of the airport, Malpensa Cargo City spans approximately **500,000 square meters** and it includes **100,000 square meters of first-line cargo warehouses**.



**Milano Downtown**

50km from MXP

**Milano Malpensa (MXP)**

**Malpensa Cargo City**

**New second-line warehouses**

## Milano Malpensa Cargo key features

- ▶ Located in one of the most industrialized and wealthiest regions of Europe
- ▶ Strategic hub for Made in Italy exports
- ▶ Over 80 international cargo destinations
- ▶ Strong road connectivity to Northern Italy and Central Europe
- ▶ 24/7 operations with on-site customs clearance
- ▶ Capable of handling all types of aircraft and cargo
- ▶ 4,000 sqm dedicated to pharma and perishable goods
- ▶ Home to 300+ freight forwarders and agents
- ▶ 4 cargo handlers and 3 express couriers operating on site
- ▶ Engaged in digitalization projects and U-space cargo drone trials

# Second-line warehouses: key data



**Plot size:** approx. **60,000 sqm**



**Gross floor area:** approx. **22,000 sqm**  
(single or multiple buildings)



**Availability:** from **september 2027**



**Target users:** freight forwarders,  
cargo handlers, express couriers,  
logistics providers



**Medium-Term  
Vision**

An additional plot of land of approximately 91,000 sqm is planned to support further expansion. This area could host up to 29,200 sqm of extra warehouse space. The site is expected to become available after 2027, depending on market demand and the progress of permitting and infrastructure development.



# Second-line warehouses: opportunities

- ▶ Malpensa offers a strategic environment for logistics operators looking to grow within a leading European cargo gateway
- ▶ Tailor-made logistics solutions adaptable to various operational models
- ▶ Facilities suited for cross-docking, warehousing, pharmaceutical logistics, e-commerce, and temperature-controlled goods
- ▶ Potential for sustainable and smart infrastructure, including digitalized operations and energy-efficient buildings
- ▶ Direct highway access to the main European logistics corridors
- ▶ Close to first-line warehouses, ensuring seamless connection with airside operations
- ▶ Adjacent to the new SSTPA (Safe and Secure Truck Parking Areas) gold-level truck parking area (ESPOG certified), enhancing safety and service for road transport



# Partnership framework

## Partnership Opportunity

SEA Milan Airports, the Airport Managing Company, is looking for a Partner who will sign a **land lease agreement** for the plot of land, and pay an annual rent.

The Partner will have the right to **economically exploit the area**, according to the program of the airport infrastructures approved in the Airport Planning Scheme and within the boundaries of SEA's airport management concession.

## Expression of Interest

SEA will publish a **non-binding Expression of Interest (Eoi)** by the end of July 2025, in order to identify companies willing to become Partner.

All respondents **within the 6<sup>th</sup> of October 2025** will then receive all the relevant documentation, and they will be invited to submit **a binding offer by the end of 2025**.

## Design & Construction

The Partner will be responsible for **designing and constructing one or more buildings**, based on the dimensions and layout stated in the agreement.

The project of the new building will be led by the Partner, and it will require approval from the **Italian Civil Aviation Authority (ENAC)**, and any other relevant authority.

## Land Lease Agreement

The agreement will expire on **December 31<sup>st</sup>, 2042**, at the end of the Concession granted by the Italian Government to SEA.

The Partner will retain **ownership of the building**, and upon contract expiration, **SEA will pay a terminal value** for the warehouse, as pre-agreed in the land lease contract.

## Preparatory Works & Responsibilities

- **SEA's responsibility:** clearing the land (including removal of vegetation and potential unexploded ordnance) and providing utility connection points.
- **Partner's responsibility:** constructing internal roads, utility networks, and any related infrastructure in accordance with the approved project.

# Contacts

For further information or expressions of interest, please contact:

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Learn more  
about Milano  
Malpensa  
Cargo on our  
website

The logo is centered on a dark gray background. It features the text "Milano Malpensa Cargo" in a white serif font. A small red square is positioned between "Milano" and "Malpensa". The word "Cargo" is in a red sans-serif font. Surrounding the text is a complex geometric pattern of thin red lines forming multiple overlapping circles. Six red-outlined squares are placed at the intersections of these circles around the perimeter.

Milano ■ Malpensa Cargo