

industrial building + office block for Sale in TruccazzanoCavaione - via monte grappa, 27

Sale

Ref. 22961

PRICE: € 6.000.000

**14.555 sq.m**

In the municipality of Truccazzano (MI) we propose an independent solution consisting of a single building body, partially arranged on three levels within which the production area, the storage and storage area of materials and the office area are distinctly located. Around the building develops the appurtenant area used for the passage of vehicles for unloading / loading of materials and a parking area.

The first portion of the building of approx. 4500sqm, arranged on one level with a height of 5.55mt under the beam, is divided into seven communicating departments, inside there are three service blocks with changing rooms, an office and the boiler room with access from the outside.

The second portion of the building of approx. 4900mq, internally it is partially divided on two and three levels, thanks to the internal height of 10.75mt; 2600sqm of this portion are on one level without partitions.

The office block, on two levels, for approx. Total 600 square meters connected to each other by a stairwell through the use of the lift / freight elevator.

The offices have all the systems: lighting, electrical, sanitary water, video surveillance, movement sensors of the anti-intrusion system, fire-fighting system and winter and summer air conditioning.

The appurtenant external area developed on an area of approx. 6400mq, it is equipped with water collection and channeling, fire-fighting system with special tank, pump room and VVF motor pump connection; perimeter anti-intrusion and video surveillance system.

Property Informations

Address: via monte grappa, 27

---> Totale_mq_calpestabili <---: 9455.00

State of Preservation: Excellent

Local processing sq.m.: 6.800 sq.m

Warehouse rooms sq.m.: 2.600 sq.m

Office sq.m.: 620 sq.m

Covered area sq.m.: 10.000 sq.m

Uncovered area sq.m.: 6.390 sq.m

Features

Driving Force

Water for industrial use

Air-Conditioned

Alarm

Nearby

Gyms

wellness centres

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

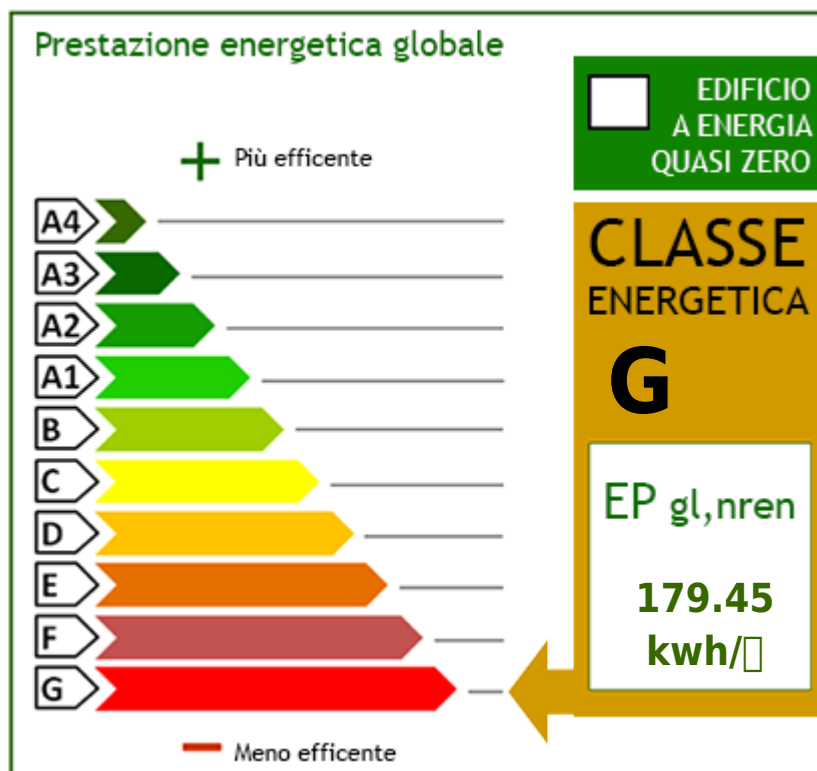
High Schools

Cafe

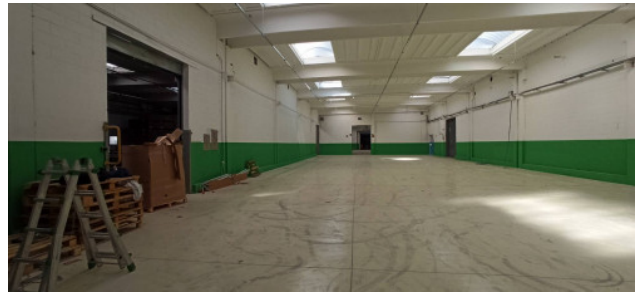
Post Offices

Shopping Centers

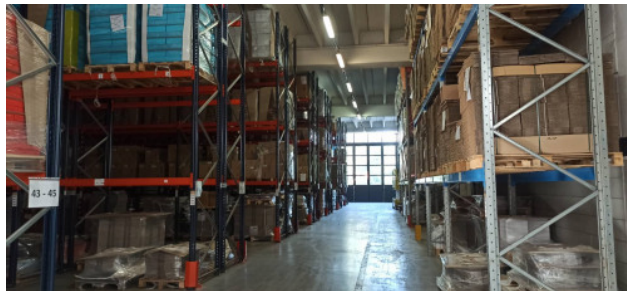
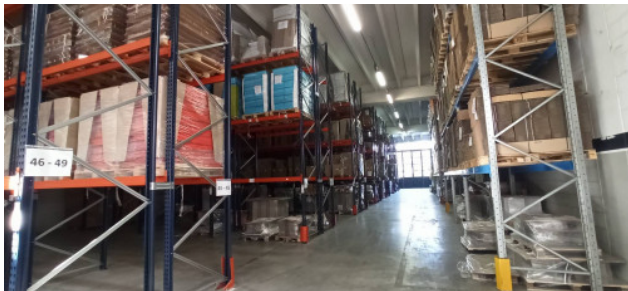
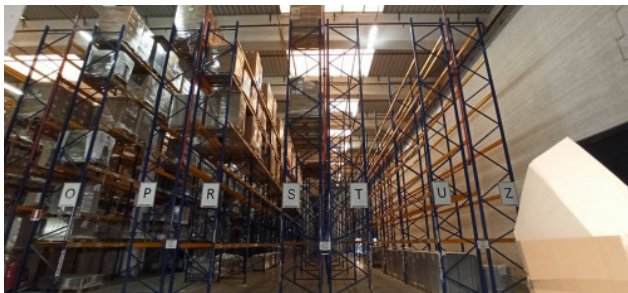
Municipal Offices

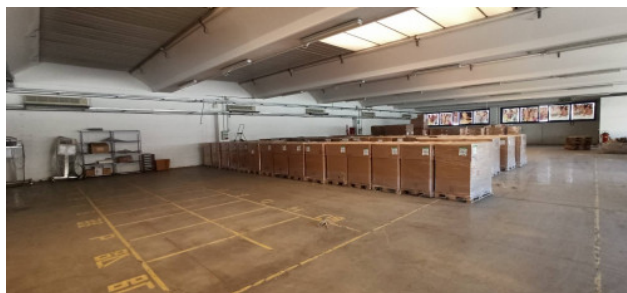
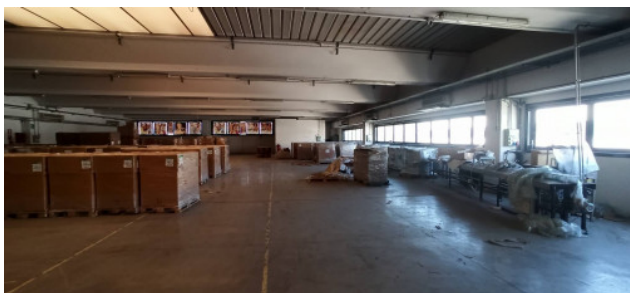
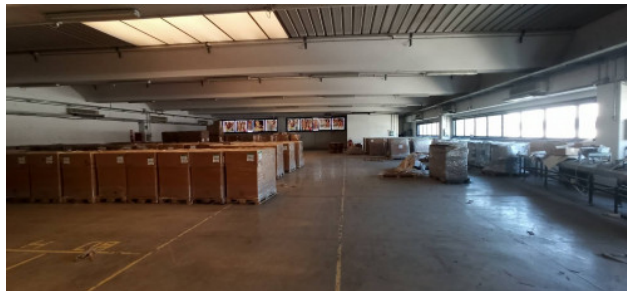












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