

**industrial building + office block for Sale in Truccazzano - via achille grandi, 4/6**

Sale

Ref. 22962

PRICE: € 6.500.000

**19.635 sq.m**

In the municipality of Truccazzano (MI) we offer for sale an independent solution consisting of a double building, consisting of two floors in the office area, while the production and storage area boasts a height of 8.00m under the beam.

In the first building the office area, arranged on two levels for a total of approx. 860sqm, is obtained inside the structure, has good quality finishes and is equipped with all systems. The production area with a surface of approx. 4700mq is articulated on a single level with height under the beam parts at mt. 8.00.

In the second building we find three distinct areas, the first area (offices) has an area of approx. 1000sqm in total and is arranged on two levels with a height of 4.15m under the beam. 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 second (production) area has an area of 3800sqm, arranged on a single level with a height of 4.15mt under the beam divided into departments and includes, in addition to the production departments, the technical compartments of the compressor rooms, the electrical substations, the meter compartment, a room storage and the isolated boiler room with access from the outside.

The third area (productive storage area) is on two levels, approx. 1600sqm with an internal height of 5.45mt on the ground floor consisting of a single production area and approx. 1400sqm with a height of 3.70mt on the first floor. This area is also equipped with all the facilities.

The appurtenant external area developed on an area of approx. 6100mq, is equipped with water collection and channeling, high standard fire extinguishing system with VVF motor pump connection; perimeter anti-intrusion and video surveillance system.

## Property Informations

**Address:** via achille grandi, 4/6

---> Totale\_mq\_calpestabili <---: 13500.00

**State of Preservation:** Excellent

**Local processing sq.m.:** 8.600 sq.m

**Office sq.m.:** 1.875 sq.m

**Covered area sq.m.:** 13.500 sq.m

**Uncovered area sq.m.:** 6.135 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

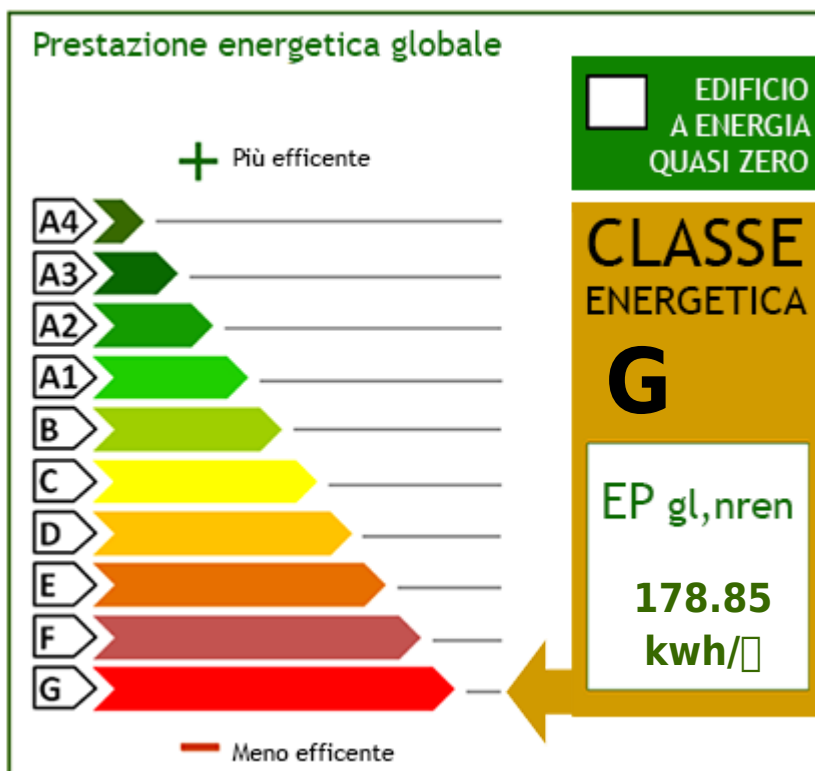
High Schools

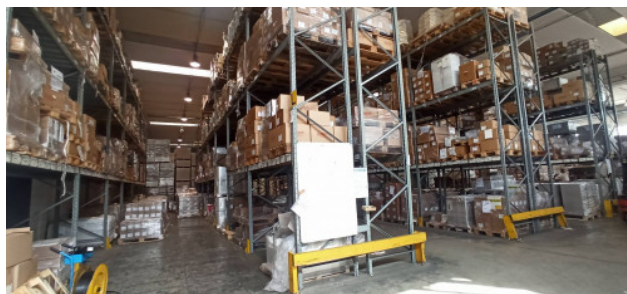
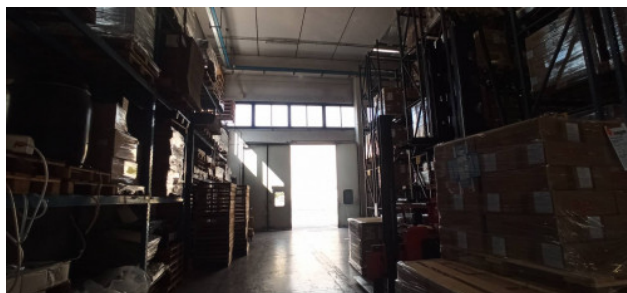
Cafe

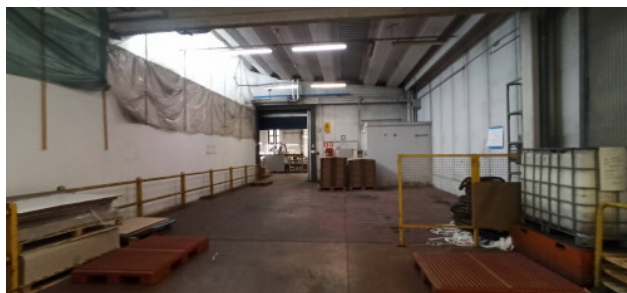
Post Offices

Shopping Centers

Municipal Offices









**SOGIM srl**

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