

**Shed for Sale in Solbiate Olona - via varese, 75**

Sale

Ref. 24577

PRICE: € 1.500.000

**3.040 sq.m**

Shed for sale in Solbiate Olona.  
Industrial warehouse of 3100 m2 with offices for sale in Solbiate Olona.

Independent property located in the industrial area of Solbiate Olona, at the exit from the Pedemontana motorway, near the provincial road between Busto Arsizio and Fagnano Olona, for the acquisition of which it is necessary to purchase the ownership shares of the owner company.

The warehouse with a total surface area of 2,440 m2 is divided into 2 portions: the front portion of 1,620 m2 is used by the property, while the rear portion of a further 820 m2 is currently rented to an industrial activity operating in the plastics sector. The property also includes the front building on 2 levels of 328 m2 each. above ground, of which on the ground floor there are offices and services and on the first floor 2 apartments which can also be used as offices, in addition to the basement in the basement used for archive and storage or warehouse of the same size,

Access is via 2 convenient driveways, as well as from the pedestrian gate, while the shed is equipped with 3 doors on each side, measuring 5 x 5 m; the external concrete area is around the perimeter of the warehouse and allows good maneuverability even for heavy vehicles.

The front production area, of 1,620 m2, is 8.20 m high and is divided into 2 spans, each equipped with a 5 ton overhead crane and plant equipment including imp. of lighting and heating.

The second portion of the warehouse with 2 other doors is currently rented at a rent of approximately 50,000 euros per year.

The complex is equipped with its own electrical substation, on loan to Enel with two transformers: for use by the tenant for 200 kW and a second for use by the property for a further 80 kW.

## Property Informations

**Address:** via varese, 75

**State of Preservation:** Good

**Local processing sq.m.:** 2.400 sq.m

**Office sq.m.:** 640 sq.m

**Uncovered area sq.m.:** 3.240 sq.m

## Features

Water for industrial use

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			











