

## Shed for Sale in Mozzate - Via Guglielmetti, 14

Sale

Ref. CO45712

PRICE: € 475.000  
negotiable



**900 sq.m**

### **Warehouse for sale in Mozzate (CO)**

700 sq m warehouse with private outdoor area for sale in Mozzate

We offer for sale in the municipality of Mozzate (CO), in a strategic and convenient area with motorway connections such as the A/36 Pedemontana motorway (Mozzate/Cislago junction), a 700 m2 industrial warehouse with private outdoor area.

The property comprises a total surface area of 700 m2, of which 500 m2 is for production purposes, with a height under the beam of 5.50 m and shelves for the preparation of an overhead crane, a warehouse covering an area of 135 m2 and a 75 m2 office.

The property includes a storage room on the first floor with the possibility of changing the intended use to residential and a 600 m2 external area duly fenced.

The property is equipped with all necessary systems including an electrical system with a capacity of 45 kW.

Contact the office for more information and to schedule a visit.

## **Property Informations**

**Address:** Via Guglielmetti, 14

**Zip Code:** 22070

---> **Totale\_mq\_calpestabili** <---: 810.00

**State of Preservation:** Good

**Local processing sq.m.:** 500 sq.m

**Warehouse rooms sq.m.:** 135 sq.m

**Office sq.m.:** 75 sq.m

**Loft sq.m.:** 210 sq.m

**Uncovered area sq.m.:** 600 sq.m

## Features

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





