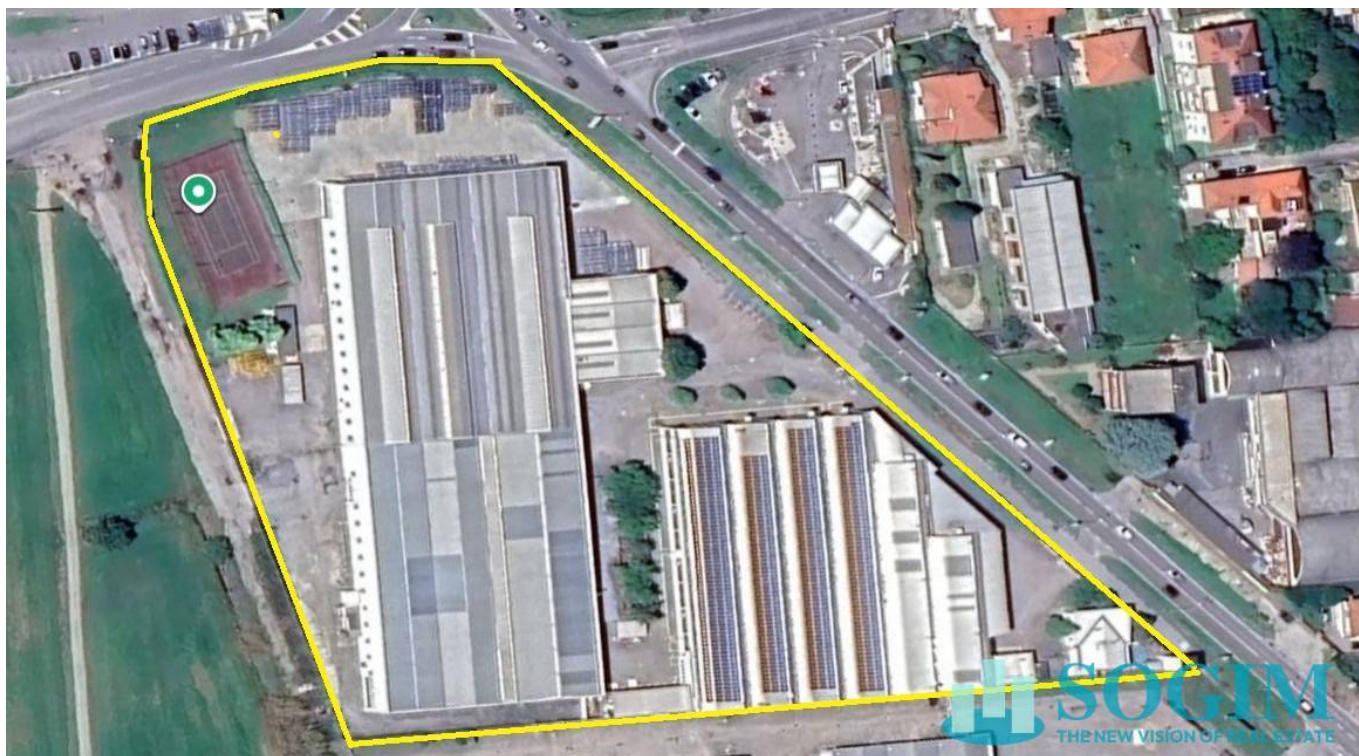


**industrial building + office block for Rent in Abbiategrasso - via dante**

Rent

Ref. 37748

PRICE: € 55.400

**13.000 sq.m**

Industrial complex with office building for rent in Abbiategrasso

Industrial/production warehouse with office building, 13,000 sq m caretaker's lodge plus 10,000 sq m outdoor area.

We offer for rent in the municipality of Abbiategrasso, in a strategic location convenient to the SS 494 Vigevanese, an industrial complex consisting of two adjacent buildings, at varying heights, measuring approximately 5,200 and 7,500 square meters. The first comprises six bays totaling approximately 4,350 square meters, with an internal height of 7.10 meters under the tie beams. It also includes a service building, changing rooms, showers, and a refreshment area. The office building, approximately 700 square meters in total, is located at the front and is arranged over two levels. It has a separate entrance, is in good condition, and is fully serviced. The property is complete with electrical systems, LED lighting, heating, cooling, and a compressed air system. The second, adjacent building, approximately 7,330 square meters, is equipped with shelves and is divided into four bays. The internal usable height is 8.90 m (7.40 m under the beam) and it features men's and women's restrooms, changing rooms, showers, and a dining hall. Offices are spread over two levels with an elevator and a stairwell of approximately 170 sq m. A large fenced and partially paved outdoor area of approximately 10,000 sq m features four electrified driveways. The building features nine flush doors, 13 overhead cranes, a medium-voltage transformer substation, and a caretaker's residence of approximately 170 sq m. Easy access and vehicle movement make it ideal for both production and storage. Available soon.

## Certification

Energy Class: G

## Property Informations

Address: via dante

State of Preservation: Excellent

Local processing sq.m.: 12.000 sq.m

Office sq.m.: 1.000 sq.m

Canopy sq.m.: 120 sq.m

Uncovered area sq.m.: 10.000 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





