

## Shed for Sale in Carugo - Via Monti

Sale

Ref. CO33895

PRICE: € 1.160.000

**3.057 sq.m**

### Warehouse for sale in Carugo (CO)

3,057 sq m industrial warehouse with offices in Carugo

We offer for sale in the municipality of Carugo, in a mixed-use production zone within a complex of terraced warehouses conveniently located just a few hundred meters from both the motorway connections to Lecco and Milan and the railway. This industrial warehouse measures approximately 3,057 square meters and extends over two levels above ground and one below ground, as follows:

The ground floor features an open space of approximately 1,305 m<sup>2</sup> with a useful height of 4.00 m, intended for use as a laboratory. The floor is made of smooth concrete and has access to an external portico equipped with a loading and unloading platform, allowing these routine operations to be carried out indoors. The mezzanine floor houses a large office area featuring ceramic flooring and is divided into a generously sized meeting room, two additional rooms, and bathrooms. The first floor below ground level, connected to the other production area both by a stairwell and a freight elevator, comprises a surface area of approximately 1,535 m<sup>2</sup> with a useful height of 4.10 m for use as a laboratory, as well as ancillary rooms such as restrooms, changing rooms, storage rooms, and private electrical substations. The property is equipped with all basic systems, including radiator heating combined with air conditioning in the offices.

The solution is completed by a relevant external area.

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

## Property Informations

**Address:** Via Monti

**State of Preservation:** Good

**Local processing sq.m.:** 2.840 sq.m

**Office sq.m.:** 218 sq.m

## Features

Water for industrial use

Air-Conditioned

## Nearby

Gyms

wellness centres

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

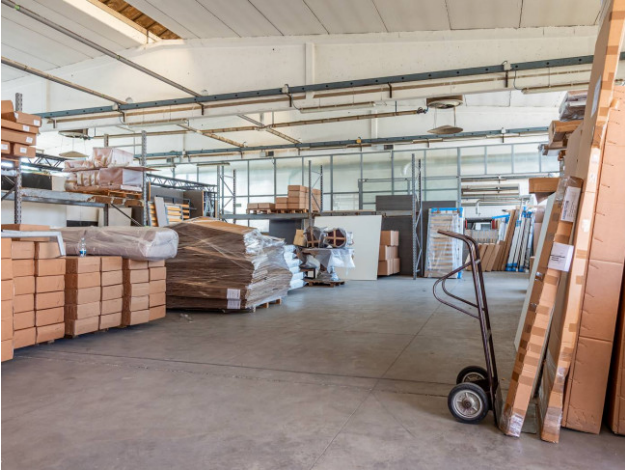
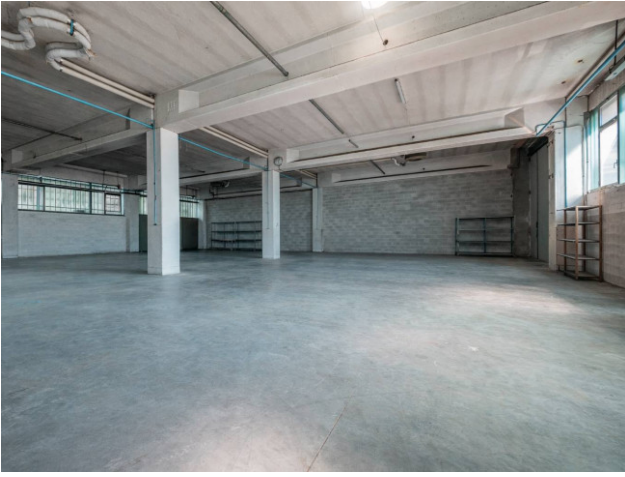
High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices





**SOGIM COMO**

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