

## industrial building + office block for Sale in Lonate Pozzolo - Viale delle Industrie, 4

Sale

Ref. CO44219

PRICE: € 2.200.000



### 3.701 sq.m

**DETACHED INDUSTRIAL WAREHOUSE FOR SALE IN LONATE POZZOLO (VA).** 3,701 sq m property just minutes from Malpensa Airport.

In the municipality of Lonate Pozzolo (VA), strategically located just minutes from Milan Malpensa International Airport and the main motorway junctions, we offer for sale a detached industrial complex of approximately 3,700 square meters, ideal for manufacturing, logistics, and artisanal businesses, or for companies requiring a prestigious and well-connected operational headquarters.

The property consists of a large production hall with a warehouse, an adjacent office building, utility rooms, a storage room, and a caretaker's residence, all within an independent complex that ensures maximum operational functionality.

Property CompositionGround Floor

Production hall and warehouse of approximately 2,332 m2. Offices, reception, concierge, services, boiler room and ancillary rooms for approximately 621 m2. First floor

Warehouse and utility rooms of approximately 564 m2. Caretaker's accommodation and storage rooms of approximately 184 m2. Total area: approximately 3,701 m2.

Main features

Completely independent complexHeight under beam 5.00 metersThree independent entrances that guarantee excellent management of operational flowsDedicated electrical substation (perpetual usufruct)Alarm systemPrefabricated reinforced concrete structureMetal windows and insulated industrial doorsIndustrial flooringPaved external squares and planted green areaMaintenance statusThe property is in good condition.

Of particular value is the complete renovation of the roof, carried out with the removal of asbestos and the construction of a new roof,

an intervention that guarantees greater safety, reliability and a significant increase in the property's asset value.

Strategic location One of the property's main strengths is its privileged location, a short distance from Milan Malpensa Airport, the A8 Milano-Laghi motorway junctions, the SS336 to Malpensa, and the main routes that quickly connect Milan, Varese, Novara, and Northern Italy.

This location makes the property particularly attractive to manufacturing companies, logistics operators, distribution companies, import-export firms, and businesses requiring rapid connections to the airport and motorway system.

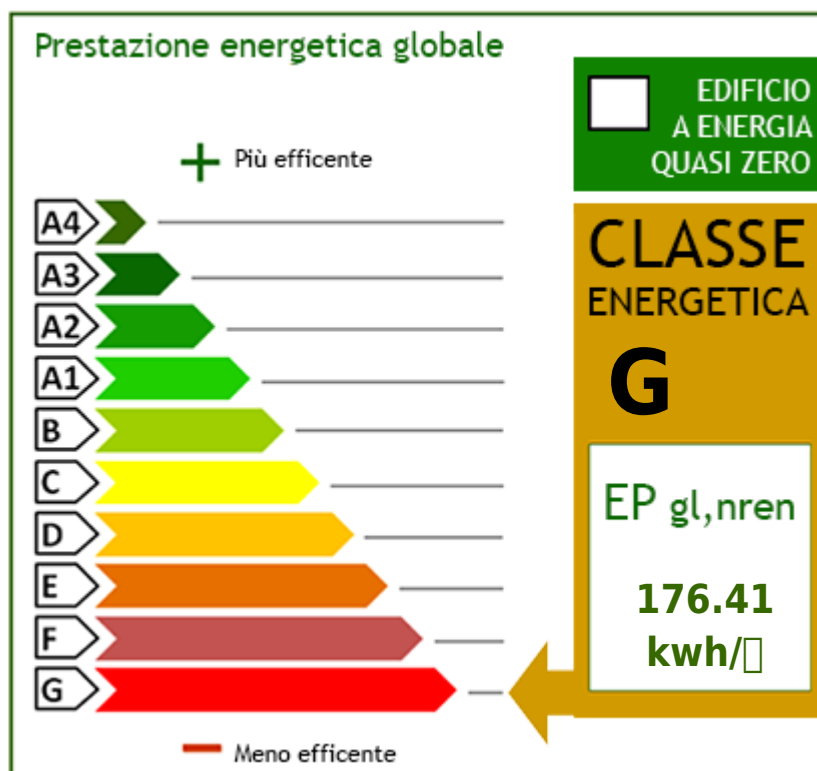
Thanks to its large surface area, fully equipped offices, ancillary rooms, and quality construction, the complex represents a ready-to-use solution, suitable for both user companies and investors seeking an industrial asset with high potential.

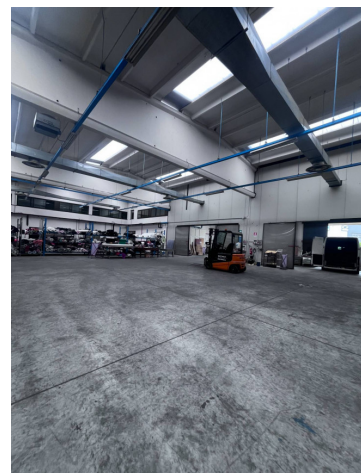
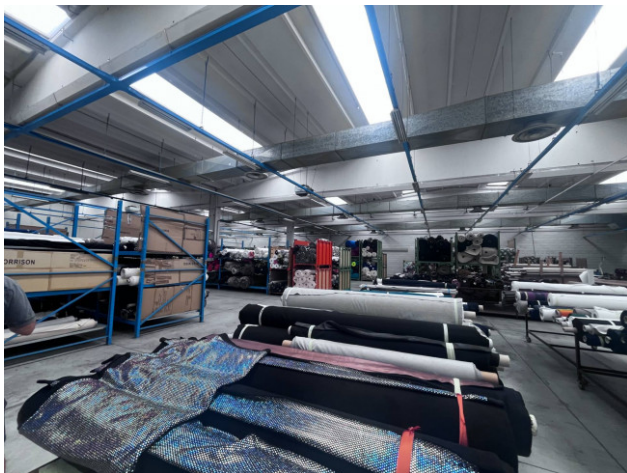
For more information, technical documentation, or to arrange a visit, please contact us without obligation.

## Property Informations

**Address:** Viale delle Industrie, 4

**State of Preservation:** Good







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Via Margherita De Vizzi Viganò 93/95 - Cinisello Balsamo (MI) - Phone number 026607091  
 richieste@sogim.net - <https://www.sogim.net/en>  
 VAT 02533900961



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