SOGIM srl
Via Margherita De Vizzi Viganò 93/95 - 20092 Cinisello Balsamo
Phone number 026607091

Shed for Sale in Bollate - Via Raffaello Sanzio 10

Sale | Ref. 44413 | PRICE: € 2.850.000



5.300 sq.m

Municipality of Bollate Industrial and Office Complex of 4,000 sq m with Outdoor Area and Building Residual
We offer for sale a prestigious and versatile complex for industrial, office, and residential use, strategically located and in good condition. The property, with generous floor space and extensive development potential, is available upon deed.

 Structure of the Real Estate Complex
Industrial/Craft Warehouse (4,000 sq m total): Functionally arranged on two levels: Ground Floor: Large production/storage space with convenient access for loading and unloading goods. Height 4.40 m under the beams. Basement: Ideal for a warehouse, storage, or secondary processing, accessible via a dedicated ramp height 4.27 m. Office Building (500 sq m): Developed entirely on a single level, with bright spaces, ideal for the company's administrative and management headquarters. Services Area and Canteen: Independent building dedicated to the company refectory/canteen and employee services.

 Residential Sector (Included in the Complex)
The property includes a residential portion ideal for caretakers, owners or business transfers:
Two spacious, fully finished apartments, each measuring 250 sq m. Two additional apartments, located within the dedicated building, are still to be registered and can be customized or regularized as needed.

 Technical Data, Potential and External Area

Private Outdoor Area (7,500 sq m): A huge perimeter space that provides excellent maneuvering space for trucks and heavy vehicles, large private parking areas, and loading/unloading areas. 750 kW Electrical Transformer Substation: Already present and operational within the property, a key plus for energy-intensive businesses or those with energy-intensive industrial plants. Building Residual Area (750 sq m): Possibility of further expansion of the warehouse or offices to accommodate future business growth.

 Strengths
Property Condition: Structure in good condition, requiring only possible internal customizations based on the business. Flexibility of Use: The combination of production area, high-level offices, upgraded electrical substation, and apartments makes this site a fully self-contained business hub. Availability: Immediate (available upon deed). Confidential negotiations. Floor plans and technical documentation available upon request at our offices.

Certification

Energy Class: G

Property Informations

Address: Via Raffaello Sanzio 10	**Zip Code**: 20021
---> Totale_mq_calpestabili <---: 5100.00	**State of Preservation**: To Be Cleaned
Warehouse rooms sq.m.: 4.000 sq.m	**Office sq.m.**: 500 sq.m
Uncovered area sq.m.: 7.500 sq.m	

Features

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			










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










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

















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










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