

Shed for Sale in Veniano Veniano Superiore - Via per Guanzate, 2

Sale

Ref. CO544485

 PRICE: € 3.000.000
 negotiable


9.800 sq.m

Warehouse for sale in Veniano (CO) 9,800 sq m warehouse for sale in Veniano We offer for sale in the municipality of Veniano, in a productive area and strategically located approximately 6 km from the Lomazzo Nord entrance to the A9 motorway, the main artery connecting Milan and Switzerland. This 9,800 sq m industrial warehouse requires renovation, with a 15,200 sq m outdoor area. The property, registered as D/1, extends over a surface area of varying heights, specifically 3,025 m² with a height under the beam of 4.00 m, while the remaining 3,645 m² have a height under the beam of 5.90 m. The covered area also consists of an additional room used as a warehouse of approximately 1,000 m² with a height of 10.00 m under the beam. The property includes a 15,200 m² fenced outdoor area, a 550 m² outdoor canopy, and a private Enel cabin. This generously sized property, devoid of any useful utilities, requires significant internal and external redevelopment. The current PGT (Public Planning Scheme) provides for a building index of 0.5/1m² and a "Rc" coverage index of 50%, with the possibility of building to a maximum height of 10m, making the area also interesting for a real estate transaction aimed at logistics or for a new production sector. Contact the office for more information and to schedule a viewing.

Certification

Energy Class: not applicable

Property Informations

Address: Via per Guanzate, 2

Zip Code: 22070

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State of Preservation: To be Restored

Local processing sq.m.: 9.800 sq.m

Warehouse rooms sq.m.: 1.000 sq.m

Canopy sq.m.: 550 sq.m

Covered area sq.m.: 9.800 sq.m

Uncovered area sq.m.: 15.200 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





