

Arluno – Zona Attività Produttiva

## For sale: industrial complex with office building/showroom opposite MI/TO highway

Property ID: IT23294444\_B



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PURCHASE PRICE: 2.200.000 EUR • LIVING SPACE: ca. 2.800 m<sup>2</sup>

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## At a glance

|                      |                          |
|----------------------|--------------------------|
| Property ID          | IT23294444_B             |
| Living Space         | ca. 2.800 m <sup>2</sup> |
| Available from       | 16.06.2025               |
| Bathrooms            | 2                        |
| Year of construction | 1973                     |

|                |                          |
|----------------|--------------------------|
| Purchase Price | 2.200.000 EUR            |
| Commission     | Subject to commission    |
| Total Space    | ca. 3.500 m <sup>2</sup> |

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## Energy Data

|                                |                              |                                                      |                           |
|--------------------------------|------------------------------|------------------------------------------------------|---------------------------|
| Type of heating                | Single-storey heating system | Energy Certificate                                   | Energy demand certificate |
| Energy Source                  | Gas                          | Energy efficiency class                              | D                         |
| Energy certificate valid until | 27.12.2021                   | Year of construction according to energy certificate | 1973                      |
| Power Source                   | Gas                          |                                                      |                           |

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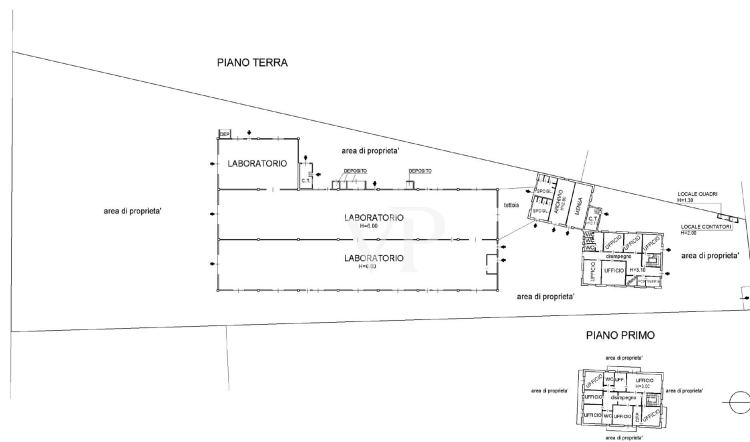
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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

We offer for sale in the industrial area of Arluno, on an area of about 9700 square meters, visible from the highway Milan Turin, an industrial complex with the following characteristics:

Shed of 2200 sqm open space with large driveway doors and a height of the shed to the beam of 6 meters.

Detached from the production unit, we have an office building of 600 sqm on two floors with heating and cooling systems.

In the same context we find, separate from the shed and offices, a body technical rooms and various services such as locker rooms, canteen and technical rooms, for a total of 180 square meters.

In addition, the property is proposed with a courtyard area totaling 6200 square meters with a garden area at the entrance of the office building of 500 square meters.

The existing facilities are in perfect condition.

The property is currently leased, to a company that is regularly fulfilling its contractual obligations, paying a rent of € 130,000.00 per year plus vat.

The industrial complex is accessed by an electric driveway gate facing provincial road 214.

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## Details of amenities

Courtyard of 6200 square meters of property

Local body various services detached from the offices and shed

Existing facilities in perfect condition

visible from the highway Milan - Turin

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## All about the location

Arluno

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## Contact partner

For further information, please contact your contact person:

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