Sale Other - Industrial storage REF. C742

City of Casale Monferrato / Porta Milano

C742 - MONFERRATO - CASALE MONFERRATO, VIA ACHILLE GRANDI

VIA ACHILLE GRANDI - Casale Monferrato

The property spans a total area that combines a large production area with a perfectly organized management and service area, offering functional and well-organized spaces for every operational need.

The operational area consists of a warehouse of approximately 630 square meters and a laboratory of approximately 300 square meters, spacious and versatile spaces suitable for production, artisanal, logistics, and storage activities. The spatial layout allows for efficient organization of work processes and easy movement of materials and goods.

Completely separate from the production area, the office area extends for approximately 170 square meters and was designed for comfort and functionality. It includes nine offices, a meeting room dedicated to operational and sales meetings, a staff dining room, a changing room with restrooms, as well as two heating systems, two hallways, an anteroom, and two additional bathrooms. The entire management area is equipped with a split-system hot/cold air conditioning system, ensuring a comfortable working environment year-round.

Outside, the property features a large courtyard area of ??approximately 1,500 square meters, which represents a significant added value for business operations. The outdoor space is ideal for heavy vehicle movement, loading and unloading, maneuvering, and parking, ensuring high levels of convenience for day-to-day operations.

This comprehensive and versatile solution is ideal for companies requiring a ready-to-use property, combining extensive production space, including a warehouse and laboratory, with a significant office and service area, in an organized and highly functional environment.

Price: **€ 330.000,00**







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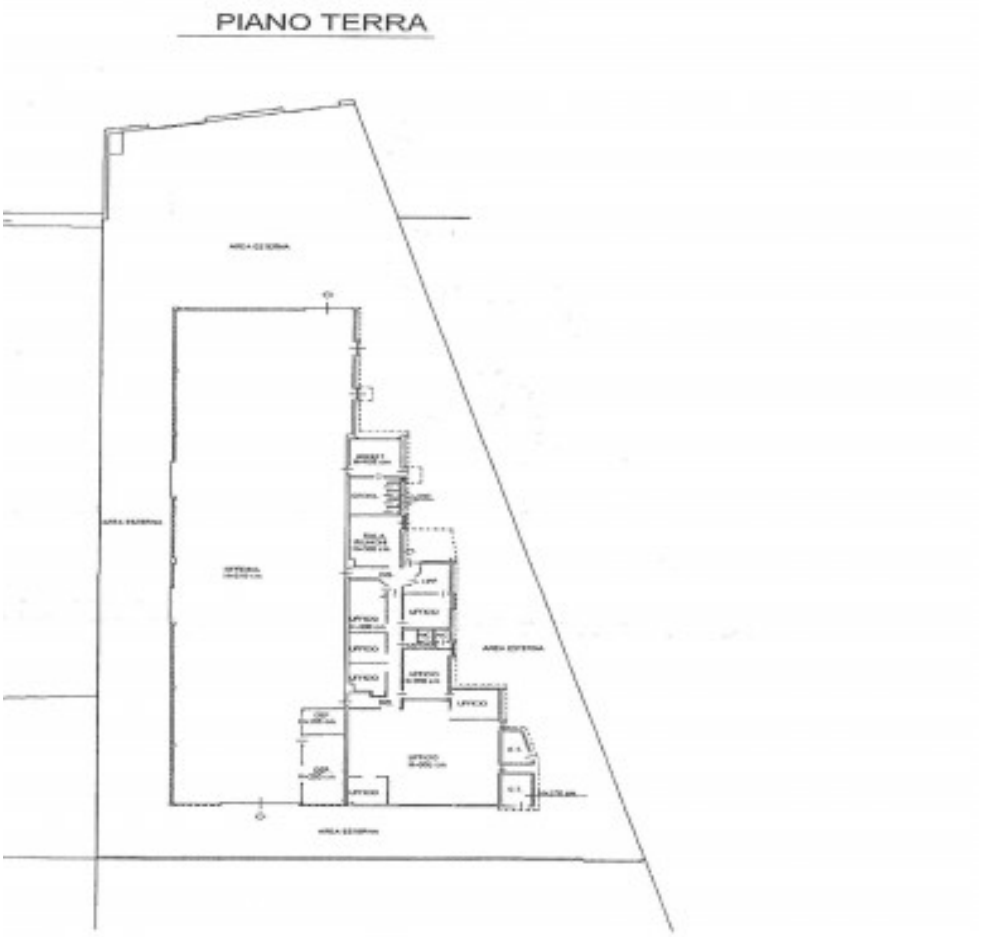
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Sqm	**1200 mq**	Rooms	**10+**	Bathrooms	**2**
Land	**Yes, 1.500 mq**	Flat	**No**	Elevator	**No**
Energy efficiency class	**G**	Access for disabled and elder people	**No**		



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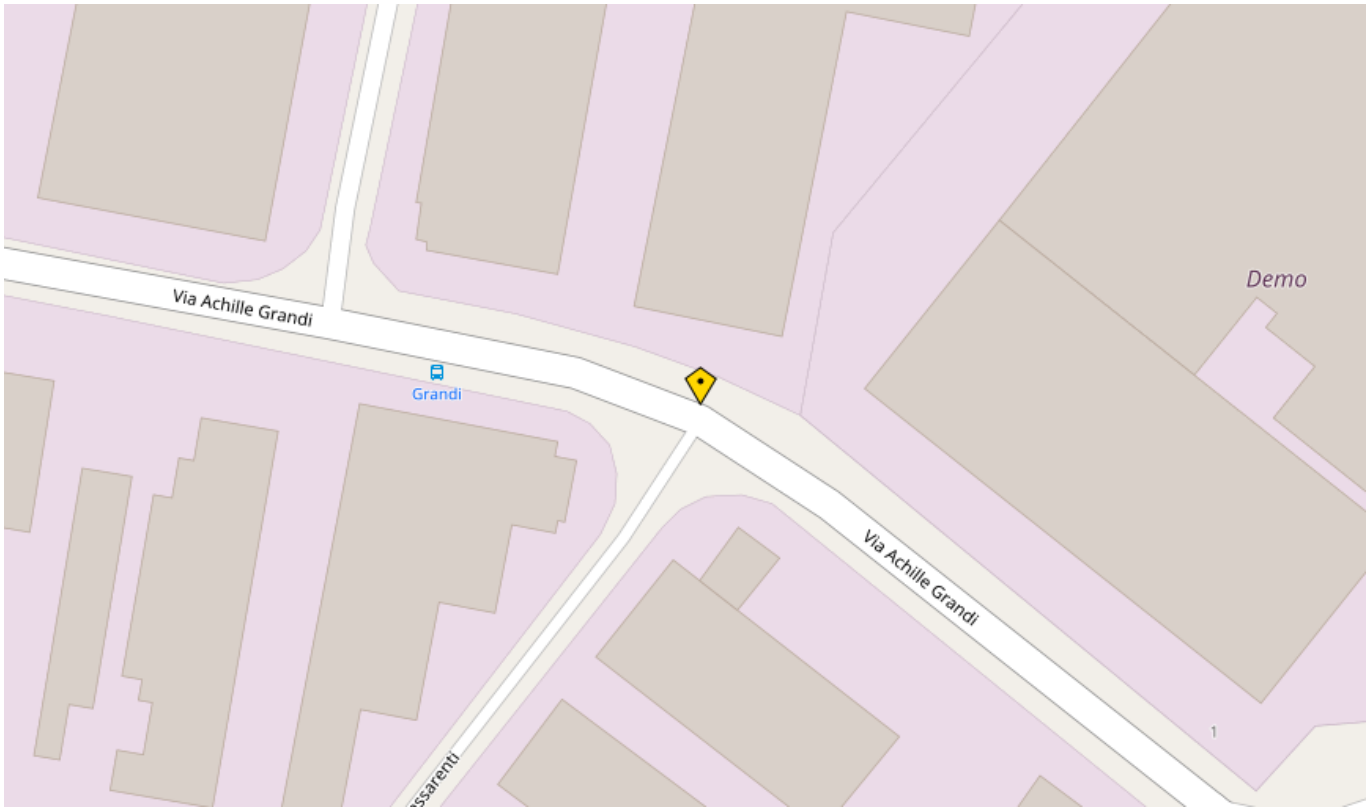
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