

## Shed for Sale to Condove Area: Industriale



**2.560 sqm**

Industrial building of approximately 2,200 m<sup>2</sup> with a height of approximately 15 meters at the roof and approximately 12 meters below the beam, with an office building of approximately 360 m<sup>2</sup> built on an adjacent above ground floor but with its own load-bearing structure and external area of approximately 4,000 m<sup>2</sup>. The warehouse and the office building, as well as the surrounding land, are very well maintained, the location is close to the motorway access of the Turin - Bardonecchia A32 motorway.

### SHED

The structure is made up of prefabricated reinforced concrete pillars measuring 50x70 and a total height of approximately 12 meters above ground; prefabricated reinforced concrete beams with double slope and ridge height of approximately 165 cm. There are n. 2 CERRATO overhead cranes with STAHL engines with hook capacity of 40 tons and double winch 25+16 tons.

The construction of the building was entrusted to Magnetti Building which, moreover, was the first in Italy to create a line of infill panels capable of reducing various pollutants.

The infills are smooth horizontal prefabricated panels, with an external finish in smooth gray concrete at the bottom of the formwork, with painted internal and external sides, placed on the external edge of the pillars and ribbon windows. The roof is made up of tiles with customized spacing and skylights. Opaque or transparent spacers were arranged between the tiles, made up of a panel made with different combinations of sheet metal and fibre-reinforced concrete and curved and straight elements. Magnetti Building's modifiable skylights, applied to roofs, represent a flexible and easily replaceable solution without having to intervene on the roof structure. The warehouse served as an overhead crane for moving the molds and was equipped with three-dimensional measuring machines for mold testing.

**SERVICE AND OFFICE AREA**

The office area, raised to one floor above ground but with the predisposition and design study for the elevation, is covered in bushhammered blocks (the bushhammering offers the rusticity of the surface, enhancing the inserts that make up the mixture), has services , canteen and large changing area. Large internal parking and maneuvering area approved for trucks (TIR).

**Thermo/hydraulic system**

The prefabricated building is equipped with an underground and well-ventilated external heating plant with a pressurized steel boiler for heating and a gas water heater, suitable for the production of domestic hot water. The heating of the processing room takes place through unit heaters, while the heating of the offices takes place through radiant plates with aluminum elements. There is a compressed air system consisting of a screw compressor with recovery and a compressed air tank located in an underground and suitably ventilated room near the heating plant.

**Electrical system**

The building is equipped with its own external basement electrical substation containing the MV/LV transformation panel, the general low voltage panel and the transformer. This substation serves all the lots envisaged by the PEC and is owned by MAP engineering. Inside the factory, the distribution of the system to the presses takes place through n. 2 busbars with a capacity of 800 and 250 A. The offices are equipped with a traditional electrical system for lighting and powering the software stations.

All buildings are completely monitored both internally and externally by a CCTV system with infrared cameras and external anti-intrusion barriers around the entire perimeter connected to a security center and 24-hour video recording. Access is monitored by name badge control.

The complex is surrounded by lawn gardens and tall trees with FLOSS external lighting and automatic irrigation systems. It has large, perfectly maintained car parks and driveway entrances with automatic access via radar pass and automatic daytime barriers.

Land registry updates possibly in progress. Therefore, all the above data do not constitute contractual elements or assumptions.

**Property details****Ref.:** 10947**Reason:** Sale**Type:** Shed**Region:** Piemonte**Province:** Torino**Municipality:** Condove**Area:** Industriale**Price:** € 1.035.000**Total sq.m.:** 2.560 sqm**Features**

Cab Transformation

Water for industrial use

Antifire

Air-Conditioned

Outdoor Area

Enclosure

Crane

**Nearby**

Gyms

Spa

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

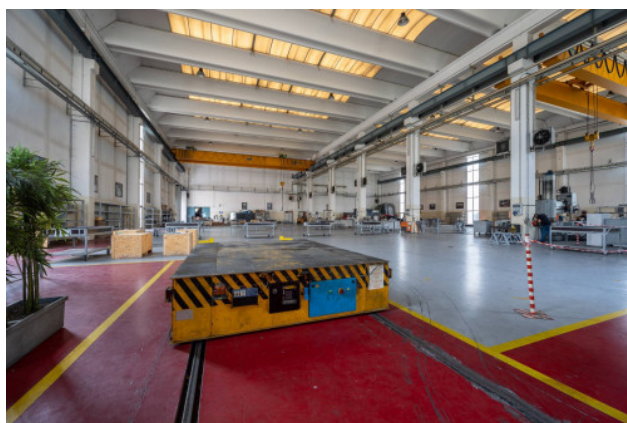
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