

Shed for Sale to Condove Area: Industriale



6.097 sqm

Industrial complex of approximately 6,097 m2 consisting of two lots as described below:

LOT 1

Lot 1 is composed as follows: industrial building of approximately 2,600 m2 built in 2010, with a height of approximately 15 meters at the roof and approximately 12 meters below the beam, with a splendid office building of three floors above ground of approximately 900 m2 adjacent but with its own load-bearing structure and external area of approximately 4,000 m2. 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.

INDUSTRIAL BUILDING

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. The infills are smooth horizontal prefabricated panels, with an external finish in smooth gray concrete at the bottom of the formwork, with a painted internal side, placed on the external edge of the pillars and ribbon windows. The roofing consists of a covering made of 7/10 mm corrugated aluminum sheet metal and 10/10 folded aluminum sheet metalwork. There are n. 4 CERRATO overhead cranes with STAHL engines with hook capacity of 40 tons and double winch 25+16 tons.

OFFICE BUILDING

The structure is made up of prefabricated 50x50 section reinforced concrete pillars, flat "inverted L/T" reinforced concrete beams, with a minimum inter-storey height of approximately 300 metres. The intermediate floors are made with double-ribbed "DT" type tiles and inverted "LT" beams sized for an overall overload of approximately 500 kg/m² in addition to their own weight and a collaborating hood reinforced with ELs mesh. the infills are horizontal prefabricated gravel panels and ribbon windows. the roof is flat and completely blind, sized for a total overload of approximately 220 kg/m².

the office area was completely renovated with DIA in 2008, completely renewed in the external cladding in self-supporting panels in a medium aluminum color finish, with the emptying of the entrance portico which also receives lighting from the floor, the installation of a lift in latest generation Schindler crystal, for the internal finishes, burnished copper colored lapped ceramic stoneware tiles covering the large staircase to the upper floors, new aluminum windows and doors which respect the horizontal linearity of the architecture; the three office floors have a total area of approximately 900 m², with movable partition walls in soundproofed transparent glass, opals for the privacy of work activities and meetings, office furniture and lighting from the best brands in the sector (FLOS, ARTEMIDE, CASSINA, VITRA, ALIAS, ZANOTTA, FANTONI WALLSPACE...). The building is equipped with a hot and cold air conditioning system with independent thermostat.

LOT 2

Lot 2 is composed as follows: industrial building of approximately 2,560 m² divided into a production area of approximately 2,200 m² with a height of approximately 15 meters at the roof and approximately 12 meters below the beam and a service and office area of approximately 360 m² built on one floor above adjacent land but with its own load-bearing structure and external area of approximately 4,000 m². 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.

INDUSTRIAL BUILDING

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 building, 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).

TECHNICAL INFORMATION OF THE ENTIRE COMPLEX:**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.: 11026	Reason: Sale
Type: Shed	Region: Piemonte
Province: Torino	Municipality: Condove
Area: Industriale	Price: € 2.300.000
Total sq.m.: 6.097 sqm	

Features

Cab Transformation	Water for industrial use	Antifire
Air-Conditioned	Outdoor Area	Driveway
Enclosure		

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			



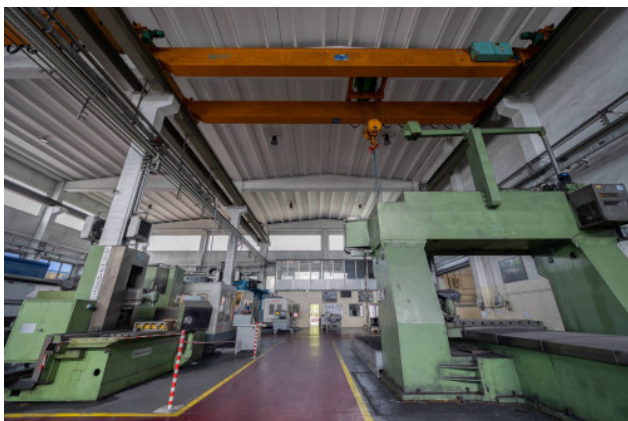
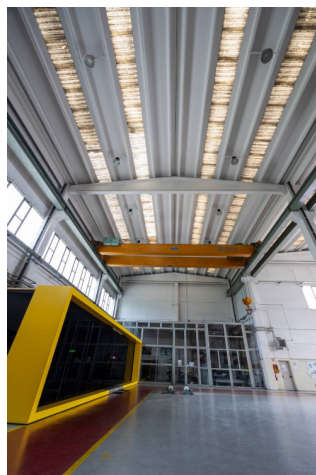
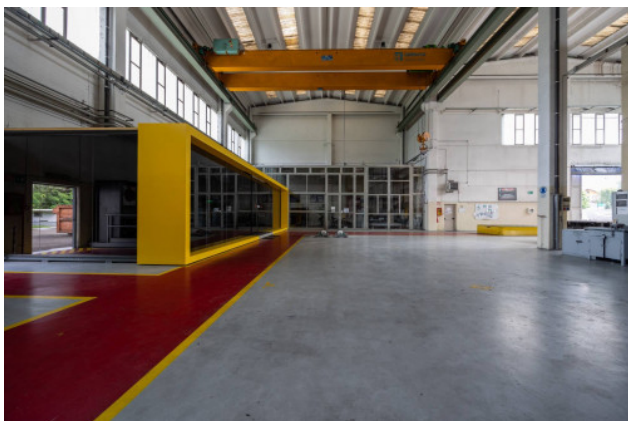
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