

for Sale to Borgaro Torinese Area: Industriale



4.130 sqm

In the municipality of Borgaro Torinese, in a strategic industrial area with excellent access to the main highways, we offer a warehouse built in 2008.

The load-bearing structure of the prefabricated building is composed of horizontal and vertical panels with a hammered marble grit finish with insulating material in between, complying with energy saving regulations.

The three-story office building has dark green reflective glass in the central part, with grey mullions.

The flat roof is made up of tiles, alternating with sheds and skylights that allow working during the day with natural light without having to resort to artificial lighting.

The roof of the office building is flat with an overlying waterproofing consisting of a sheath protected with a slate layer.

Inside the shed, located under a large mezzanine, there is the electrical cabin and the infirmary room with split block infill.

The warehouse is equipped with a thermoventilation system with a partially recirculating air handling unit with external air intake capable of guaranteeing 1V/h of mechanical exchange, while the office building has an air conditioning system with fan convectors and primary air AHU capable of guaranteeing fresh air and exchanges for the areas with insufficient natural ventilation and for the toilets.

Industrial warehouse with adjacent portion used as warehouse, electrical cabin, offices, archive and services, three floors above ground, plus separate buildings with purification room, heating plant room, technical room, service room and fire prevention system, all adjacent to the ground floor.

It is currently rented with a 6+6 contract, first expiry 10/31/2027, annual rent €160,000

Land registry updates may be in progress. Therefore, all the above information does not constitute contractual elements or conditions.

Il presente stampato ha valore puramente indicativo e non costituisce elemento contrattuale nè presupposto contrattuale.

Chiusano & C. Torino

Via Pastrengo, 29 - Torino (TO) - Phone number 0115682858

chiusano@chiusano.com - <https://www.chiusano.com>

V.A.T. 03113370013

Property details

Ref.: 13782

Reason: Sale

Type:

Region: Piemonte

Province: Torino

Municipality: Borgaro Torinese

Area: Industriale

Price: € 2.450.000

Total sq.m.: 4.130 sqm

Features

Cab Transformation

Water for industrial use

Antifire

Air-Conditioned

Outdoor Area



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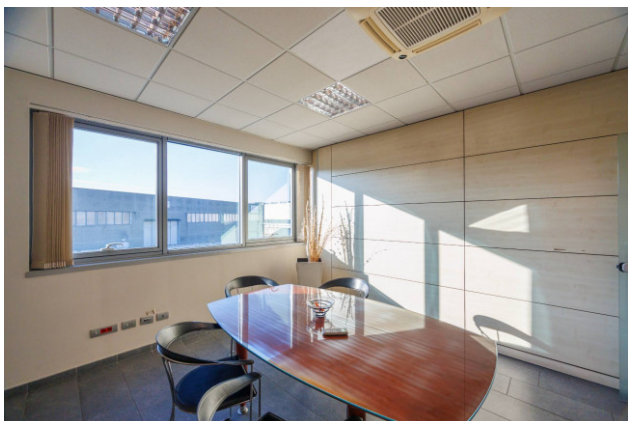
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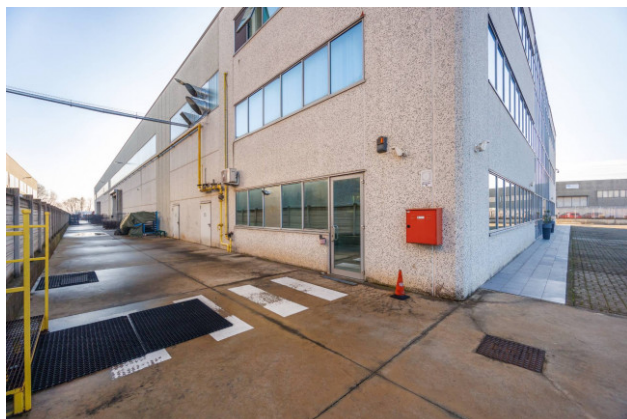
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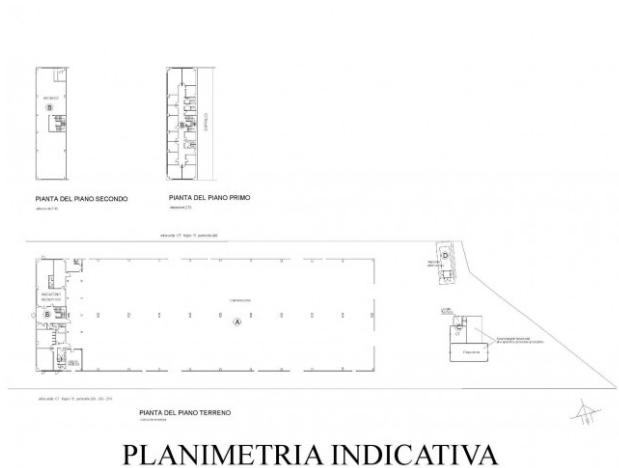
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