

## Shed for Rent to Volpiano



### 3.800 sqm

2,750 sq m warehouse with 1,000 sq m office building and 100 kW fotovoltaic system □ Volpiano, Via Torino 103

On Via Torino in Volpiano (TO), we offer for rent a detached warehouse on four sides with a dedicated office building and an outdoor area, partly private and partly shared with the factory behind it.

The property faces the street, has excellent visibility and a prominent image, and is located in a well-established manufacturing/commercial area.

The location is logistically strategic: the property is just minutes from the Volpiano toll booths on the A5 Turin□Aosta and Volpiano Sud on the A4 Turin□Milan, ensuring rapid connections to Turin, Milan, and the Aosta axis.

Accessibility is also suitable for heavy vehicles and trailers, thanks to the local road system and outdoor spaces that allow for maneuvering and loading/unloading.

The warehouse comprises approximately 2,750 m<sup>2</sup> of covered space, measuring approximately 60 m x 45 m, with a 7 m height under the beam, a central row of pillars, and overhead crane runways on both spans (overhead cranes are present but not certified; any repairs/certifications will be the responsibility of the tenant). It is equipped with a fire extinguishing system, heating with unit heaters powered by a condensing boiler, a certified electrical system, and a transformer room near the facility. There are four driveway doors (two on the sides and two overlooking the rear courtyard) for loading/unloading goods.

The office building measures approximately 1,000 square meters in total, spread across three levels of approximately 330 square meters per floor. The basement level is intended for archives and services. The offices are currently undergoing renovations and will be

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

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completed and finished according to the tenant's needs.

Office rent may vary depending on any customization work required. The basic specifications always include summer and winter air conditioning.

An element of strong added value is the presence of a 100 kW photovoltaic system installed on the factory.

The possibility of implementing on-site exchange and defining specific conditions for the use of the energy produced for the benefit of the tenant could be evaluated, with the potential for reducing energy costs for the established business.

## Property details

**Ref.:** 13863

**Reason:** Rent

**Type:** Shed

**Region:** Piemonte

**Province:** Torino

**Municipality:** Volpiano

**Price:** € 12.000

**Total sq.m.:** 3.800 sqm



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