Chiusano & C. Torino
Via Pastrengo, 29 - 10128 Torino
Phone number 0115682858

for Sale to Settimo Torinese



3.440 sqm

3,500 SQM INDUSTRIAL WAREHOUSE WITH PHOTOVOLTAIC SYSTEM, OVERHEAD CRANE, AND LARGE YARD IN SETTIMO TORINESE PESCARITO AREA
Close to the Pescarito Intermodal Center and in the immediate vicinity of the Settimo Torinese Hospital, we offer for sale an industrial complex consisting of a production warehouse, office building, and large private outdoor area.
The location is particularly strategic thanks to its proximity to the Turin ring road junctions, the A4 Turin-Milan and A5 Turin-Aosta motorways, as well as the main connections to Turin and the northern area of the province.
The property has a total covered area of approximately 3,500 m2, consisting of:
Production warehouse of approximately 2,260 sq m; offices and services on the ground floor of approximately 570 sq m; offices on the first floor of approximately 670 sq m. The property includes a private outdoor area of approximately 2,600 sq m, ideal for goods handling, parking, and loading and unloading.
The production building is characterised by an iron load-bearing structure, wide spans and good natural lighting thanks to the presence of sheds on the roof.
Main features
4-ton overhead crane; 128 kW photovoltaic system installed in 2015; Additional 130 kW photovoltaic system on the roof (subject to building rights); Large two-story office building; Fenced outdoor area; Excellent vehicle accessibility. The property is partially detached, adjoining a third-party industrial building on one side. This property could represent an interesting opportunity for future expansion, as it can potentially be purchased or rented separately.
The office building requires renovation and modernization, offering ample scope for customizing the spaces.
The structure is particularly suitable for manufacturing, mechanical processing, assembly, warehousing, and light logistics. For activities with high fire loads or specific fire safety requirements, a preliminary technical and regulatory assessment based on the intended use is recommended.
An ideal solution for manufacturing companies, logistics operators, engineering firms, and businesses seeking a large-scale operational

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

headquarters in one of the most established and sought-after industrial areas in the Turin metropolitan area.

Certifications

Energy Class:

Property details

Ref.: 14145	**Reason**: Sale
Type:	**Region**: Piemonte
Province: Torino	**Municipality**: Settimo Torinese
Price: € 950.000	**Total sq.m.**: 3.440 sqm

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