

for Sale to Villar Focchiardo Area: Periferica



2.350 sqm

REPRESENTATIVE INDUSTRIAL COMPLEX WITH 2 OVERHEAD CRANES, MANAGEMENT OFFICES AND POSSIBLE EXTENSION FOR A FURTHER 2000 SQ M.

Not your typical industrial warehouse, but a true corporate headquarters: approximately 2,800 m2 of covered space, luxury executive offices, two 3-ton overhead cranes, underfloor heating, and the option to expand by another 2,000 m2.

Directly overlooking the Strada Statale 24 del Moncenisio and a few minutes from the Borgone Susa toll booth on the A32 Turin-Bardonecchia motorway, we offer for sale a modern independent industrial complex characterised by high construction standards, latest-generation systems and particularly low management costs.

The property consists of:

Main production hall of approximately 1,050 m2 equipped with two 3-ton overhead cranes; Second production area of approximately 515 m2; Workshops of approximately 140 m2; Retractable structure connected to use as a warehouse of approximately 380 m2 with flooring already prepared for a possible expansion with an iron structure; Representative office building of approximately 500 m2, fully air-conditioned and wired; Executive apartment of approximately 130 m2; Large asphalted and fully fenced yard; Residual building area for a possible expansion of approximately 2,000 m2.

The production area, with an internal height of approximately 8.45 metres, was designed to ensure maximum operational efficiency and user comfort; there are no central pillars.

The property benefits from a high level of thermal insulation thanks to insulated prefabricated walls, double-glazed PVC windows, insulated roofing, and large skylights that ensure excellent natural lighting.

The office building stands out for its dramatic double-height reception area, large glass surfaces, and high-quality finishes, offering a truly prestigious corporate image.

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

Chiusano & C. Torino

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Particular attention has been paid to energy efficiency: the production department is equipped with underfloor heating, the offices with radiant ceiling systems, and the apartment with an independent underfloor heating system with a dedicated solar panel. Thanks to the construction and system features, the annual heating cost for the offices, production department, and apartment is less than €10,000. The property also features air conditioning for the office area, a distributed data network, LED lighting, a video surveillance system, a zoned burglar alarm, home automation, a motorized gate, a LAN network, and Wi-Fi coverage throughout the entire property.

The property includes a representative apartment finished with quality materials, ideal as a home for the owner, company guesthouse or caretaker's accommodation.

Main features ✓ Recently built independent industrial complex

- ✓ Approximately 2,800 m2 in total
- ✓ Two 3-ton overhead cranes
- ✓ Internal height 8.45 m
- ✓ Underfloor heating in the production area
- ✓ Representative offices with double-height reception
- ✓ Prestigious executive apartment
- ✓ Advanced technological systems and home automation
- ✓ Video surveillance and anti-theft
- ✓ Large asphalted and fenced yard
- ✓ Area expandable by approximately 2,000 m2
- ✓ Extremely low energy costs
- ✓ Quick access to the Turin-Bardonecchia motorway

A one-of-a-kind property, ideal for companies seeking modern, highly representative, and ready-to-use headquarters with real potential for future development.

Property details

Ref.: 14253

Reason: Sale

Type:

Region: Piemonte

Province: Torino

Municipality: Villar Focchiardo

Area: Periferica

Price: € 1.390.000

Total sq.m.: 2.350 sqm

Features

Expansions: 2000 m²

Water for industrial use

Purifiers

Antifire

Outdoor Area

Enclosure

Crane



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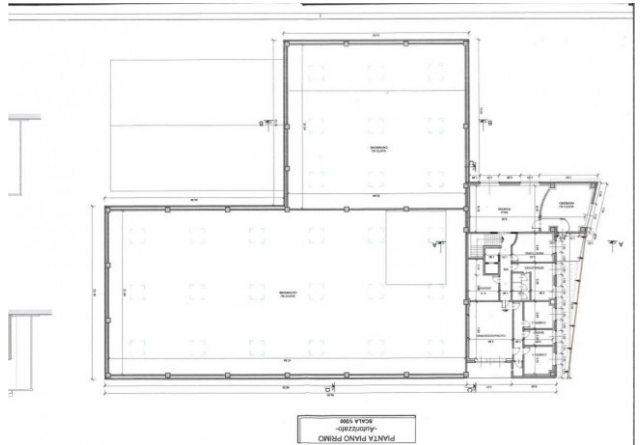
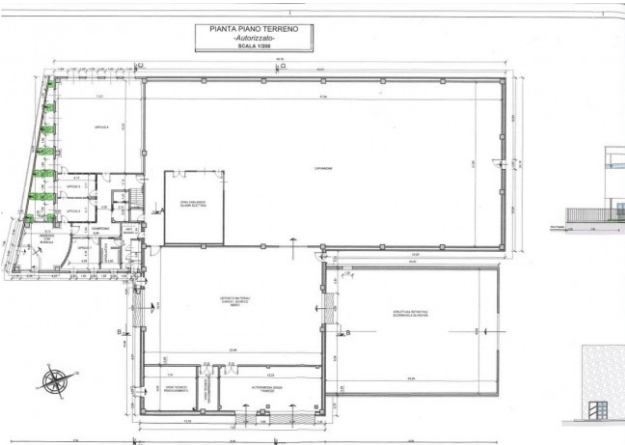
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