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

Shed 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.

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: Shed	**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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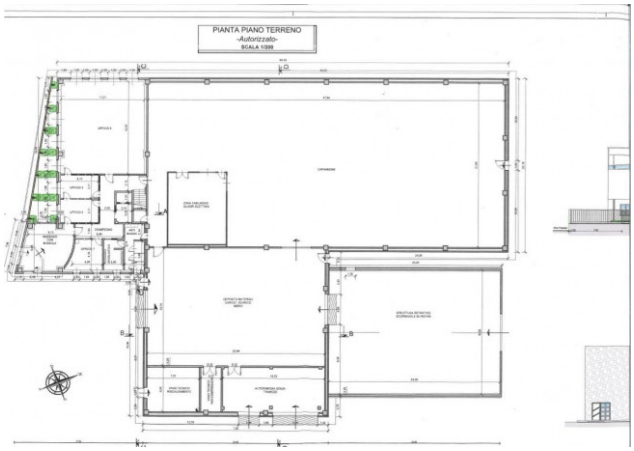
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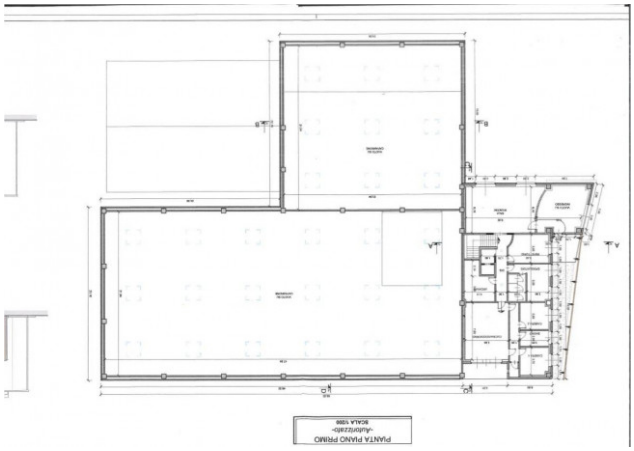












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