

INDUSTRIAL BUILDING FOR SALE

The property consists of eight buildings for warehouses and two buildings for offices. The property is located in Via Giovanni Veneroni in Pavia that is about 30 Km from Milan. It is a peripheral position from the city centre, but it is a strategic location because near the main city road network and next to A7 Motorway, A21 Motorway and A1 Motorway. The area is also well connected with bus transportation. The complex spreads over an area of 98,468 m2 that is within an urban mixed residential and productive district. Buildings are uniformly distributed within the lot. They are one level traditional warehouses used as storage, with lateral flaps for loading-unloading of the goods. The area is attractive for a real estate development dedicated to a commercial area.

Surface distribution

Site area Sqm	98.489
Covered surface Sqm	37.238
Built area Sqm	39.064

Warehouse	36603
Offices	1516
Plant rooms	141
Common space	804

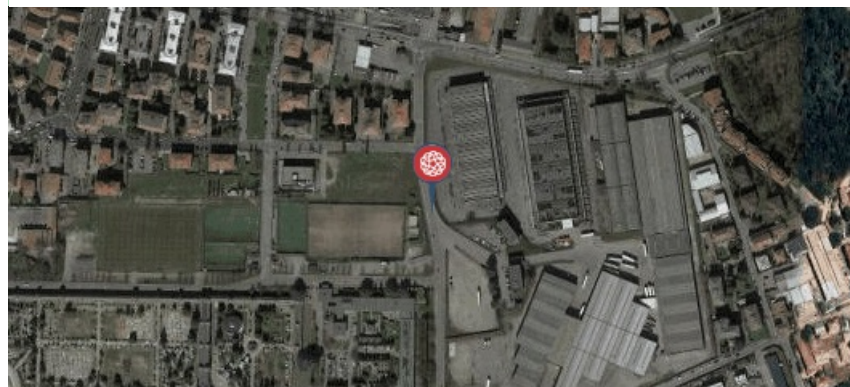
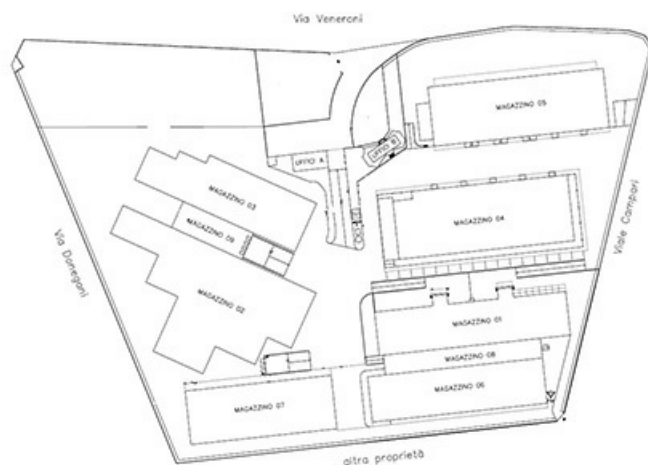


Proposta immobiliare Celtic

Surface detail

Built area	Basement	Groundfloor	First floor	Second floor	Total
Warehouse	363	36.240	-	-	36.603
Offices	-	536	493	487	1.516
Plant rooms	-	141	-	-	141
Common space	224	580	-	-	804
TOTALE	587	37.497	493	487	39.064

Planimetry



DISCLAIMER
Le informazioni contenute nel presente documento hanno finalità esclusivamente illustrative per quanto riguarda le caratteristiche generali del progetto. Il presente documento e le informazioni in esso contenute non rappresentano un'offerta o un contratto, né vanno interpretati come tali. In caso di discrepanze tra le informazioni contenute nel presente documento e le condizioni di vendita o di locazione, prevaleggiano le seconde.



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Celtic real estate proposal