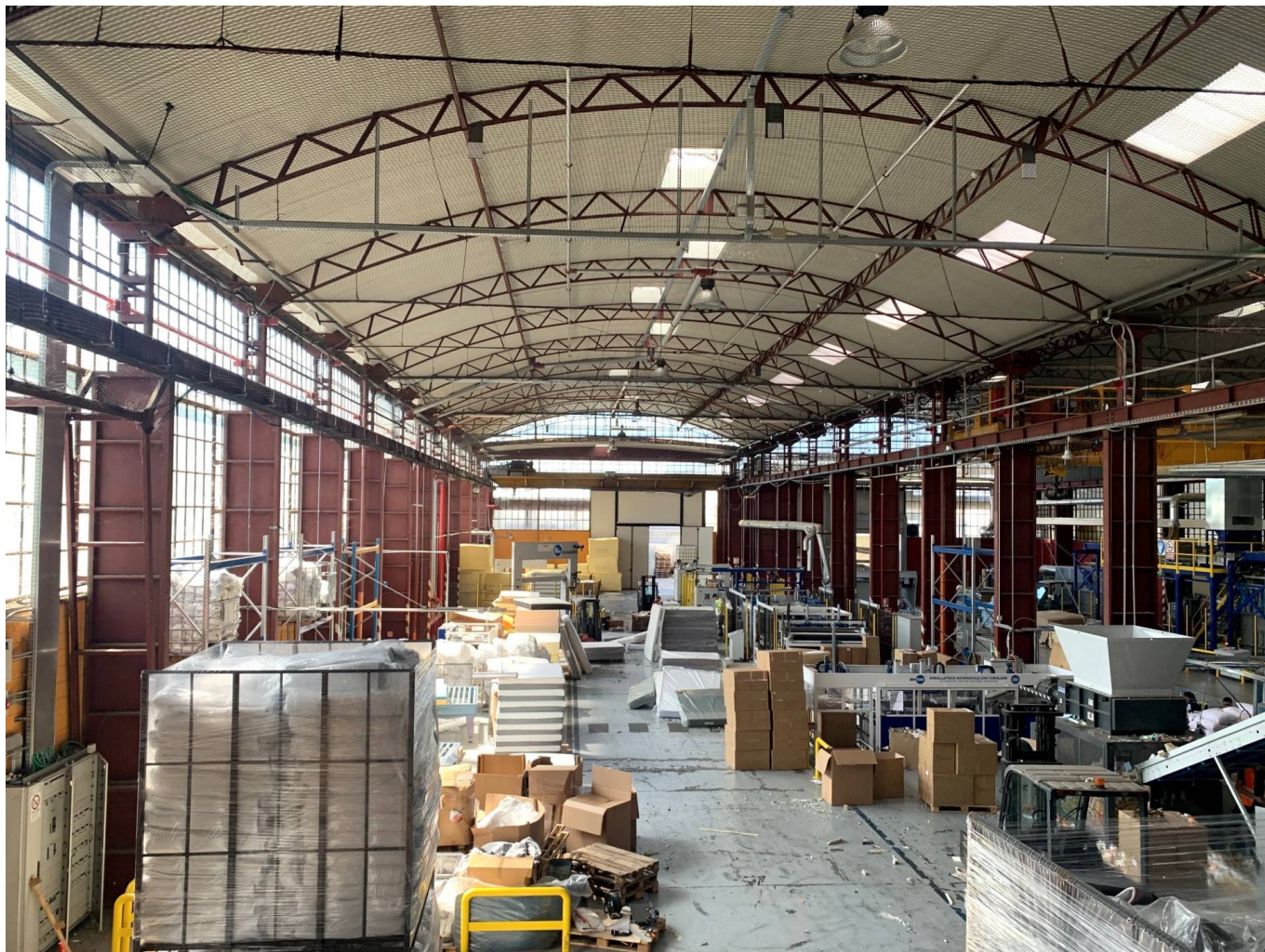


## in Sell to Nichelino Area: Uscita Debouchè



### 5.690 sm

Large warehouse (D/1) located in a strategic position in Nichelino, precisely in the Uscita Debouchè area.

The property is in a reasonable state of repair, with a recently upgraded barrel roof, very bright, and good flooring, though some of it needs updating.

The total area of the warehouse is approximately 4,200 square meters (3 interconnected bays - H 9.20 m); the office area is approximately 420 square meters on two floors, with a shed of approximately 3,200 square meters (H 8.50/6.10 m); a forecourt of approximately 2,000 square meters, and a rear courtyard of approximately 4,700 square meters. The large main entrance (H 5.00 m x W 6.50 m) allows for easy access to the structure for transport vehicles and for loading and unloading goods. Several overhead cranes are available.

The warehouse is extremely bright thanks to the presence of large windows that allow natural light to enter, helping to create a pleasant and well-lit working environment.

Furthermore, the presence of parking and maneuvering areas outside facilitates loading and unloading operations and the parking of vehicles for customers and employees.

FREE

### Property information

Ref.: H 115800

Reason: Sell

Type:

Region: Piemonte

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