

**Arluno - Zona Attività Produttiva**

# For sale: industrial complex with office building/showroom opposite MI/TO highway

**Property ID: IT23294444\_B**



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 2.200.000 EUR • LIVING SPACE: ca. 2.800 m<sup>2</sup>**

**Property ID: IT23294444\_B - 20004 Arluno - Zona Attività Produttiva**

- At a glance
- The property
- Energy Data
- Floor plans
- A first impression
- Details of amenities
- All about the location
- Contact partner

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## At a glance

Property ID	IT23294444_B	Purchase Price	2.200.000 EUR
Living Space	ca. 2.800 m <sup>2</sup>	Commission	Subject to commission
Available from	18.12.2025	Total Space	ca. 3.500 m <sup>2</sup>
Bathrooms	2		
Year of construction	1973		

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## Energy Data

Type of heating	Single-storey heating system	Energy Certificate	Energy demand certificate
Energy Source	Gas	Energy efficiency class	D
Energy certificate valid until	27.12.2021	Year of construction according to energy certificate	1973
Power Source	Gas		

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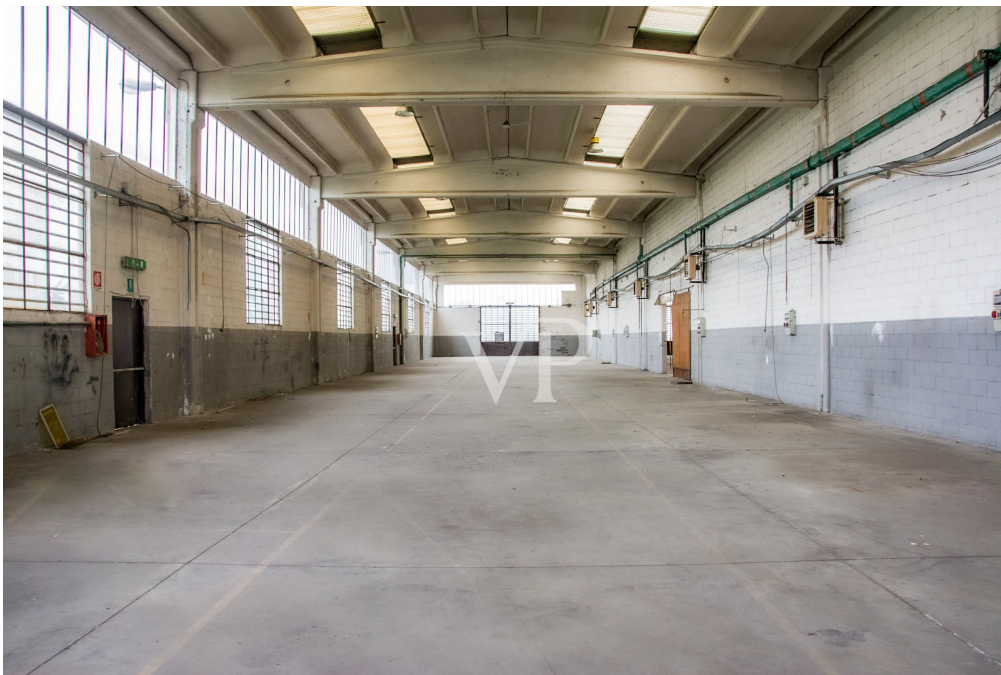
Property ID: IT23294444\_B - 20004 Arluno - Zona Attività Produttiva

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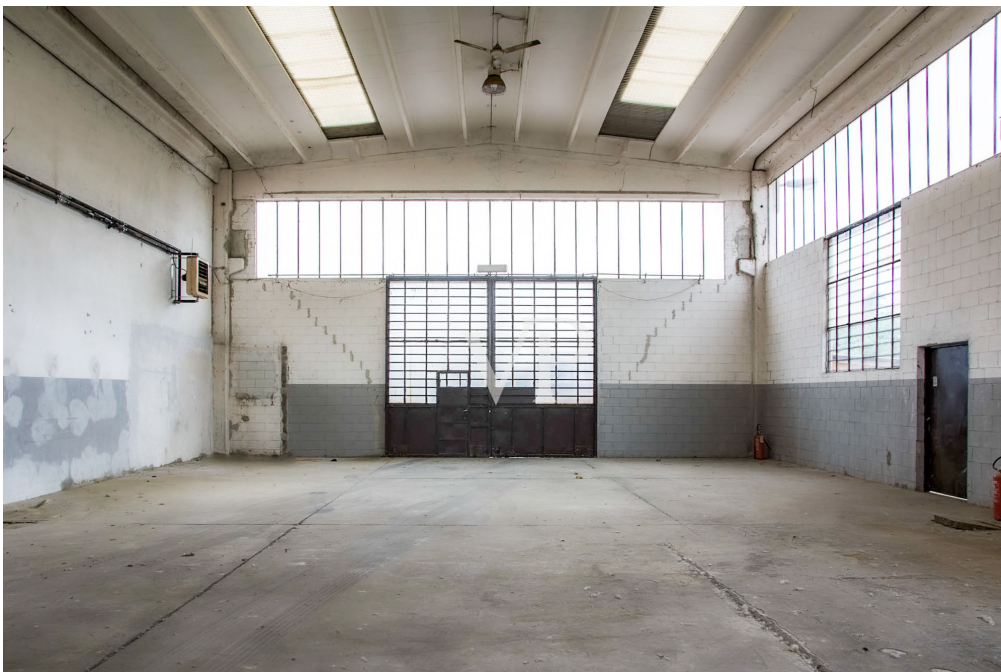
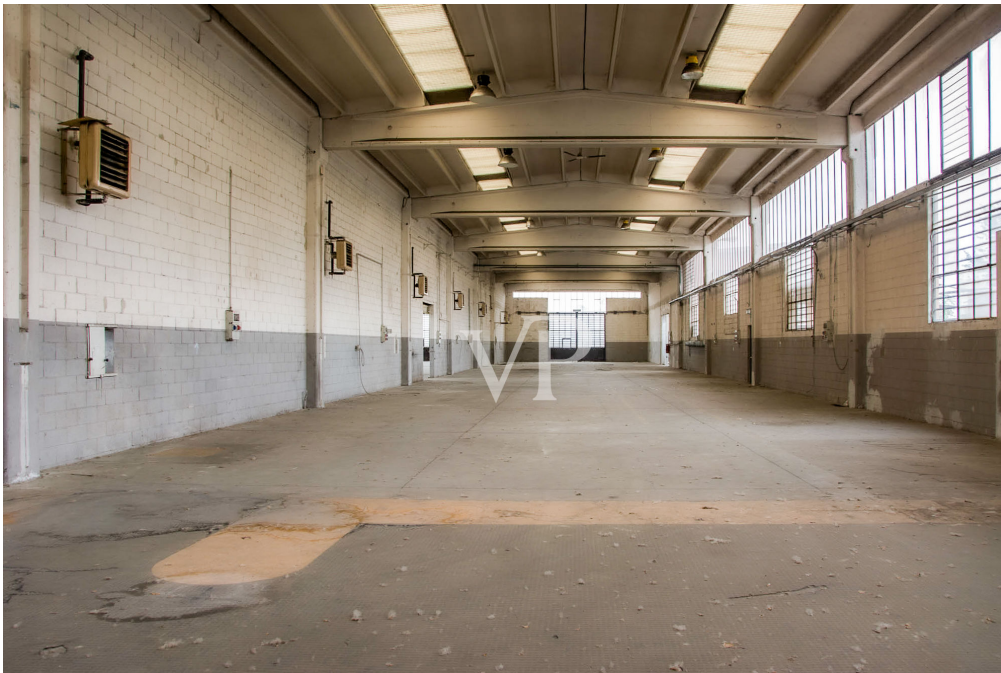
Property ID: IT23294444\_B - 20004 Arluno - Zona Attività Produttiva

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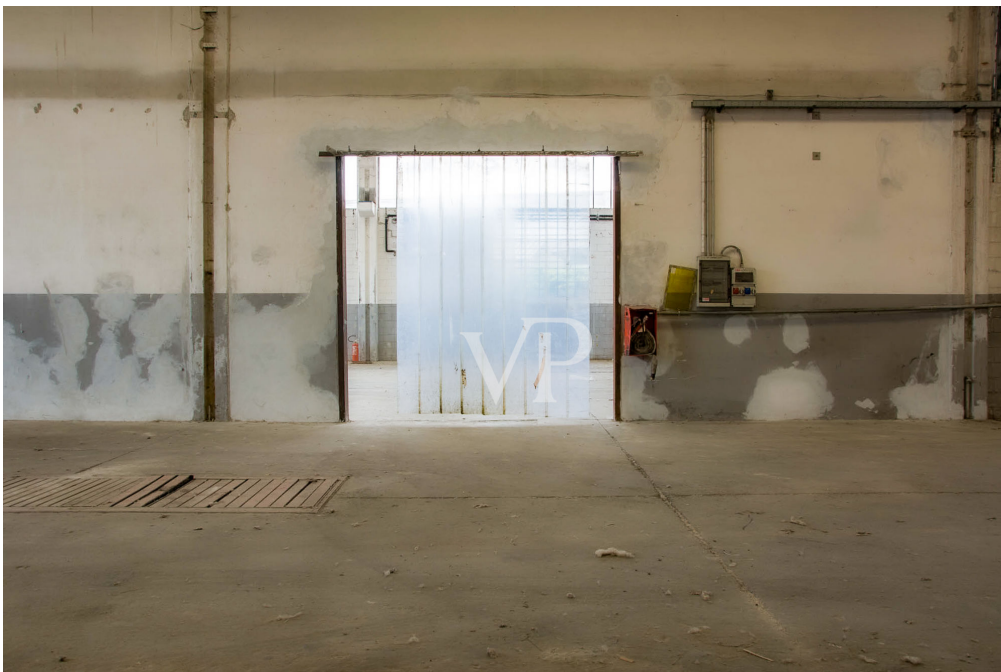
Property ID: IT23294444\_B - 20004 Arluno - Zona Attività Produttiva

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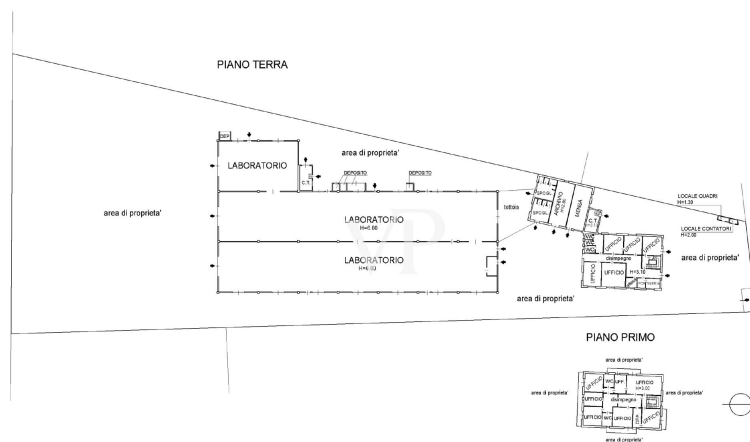
Property ID: IT23294444\_B - 20004 Arluno - Zona Attività Produttiva

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## Floor plans



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

We offer for sale in the industrial area of Arluno, on an area of about 9700 square meters, visible from the highway Milan Turin, an industrial complex with the following characteristics:

Shed of 2200 sqm open space with large driveway doors and a height of the shed to the beam of 6 meters.

Detached from the production unit, we have an office building of 600 sqm on two floors with heating and cooling systems.

In the same context we find, separate from the shed and offices, a body technical rooms and various services such as locker rooms, canteen and technical rooms, for a total of 180 square meters.

In addition, the property is proposed with a courtyard area totaling 6200 square meters with a garden area at the entrance of the office building of 500 square meters.

The existing facilities are in perfect condition.

The property is currently leased, to a company that is regularly fulfilling its contractual obligations, paying a rent of € 130,000.00 per year plus vat.

The industrial complex is accessed by an electric driveway gate facing provincial road 214.

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## Details of amenities

Courtyard of 6200 square meters of property

Local body various services detached from the offices and shed

Existing facilities in perfect condition

visible from the highway Milan - Turin

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## All about the location

Arluno

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## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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Corso Italia 1, 20122 Milano

Tel.: +39 02 6206 9360

E-Mail: [milano@von-poll.com](mailto:milano@von-poll.com)

*To the Disclaimer of von Poll Immobilien GmbH*

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