

# INDUSTRIAL BUILDING FOR SALE

Offices for rent are located within a larger real estate complex that consists of a new construction office building and three industrial complexes located in Sesto San Giovanni in Viale Edison. The building called "S" has a total area of about 13,100 m<sup>2</sup>. It consists of 23 floors of approximately 569 m<sup>2</sup> GLA per floor, spread over three towers adjacent, respectively of 5 - 8 - 10 floors; each tower has its own exclusive entrance. 5,739 square meters out of the total square meters are leased to a single company listed in Paris Stockexchange (the whole 10 floors tower) the remaining 7,461 m<sup>2</sup> are currently free and never been used. There are also 180 uncovered parking spaces outside the building, 80 of which for the future tenant.

## Surface distribution

Site area Sqm	3.357
Covered surface Sqm	1.788
Built area Sqm	13.200

Offices 1st floor	1148
Offices 2nd floor	1148
Offices 3rd floor	1148
Offices 4th floor	1148
Offices 5th floor	1148
Offices 6th floor	574
Offices 7th floor	574
Offices 8th floor	574

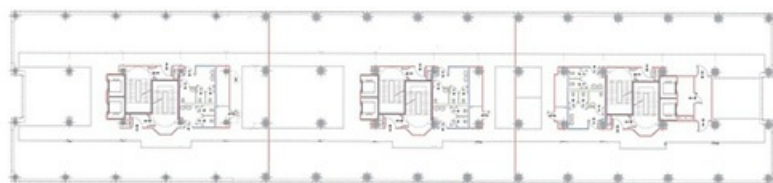


Proposta immobiliare Celtic

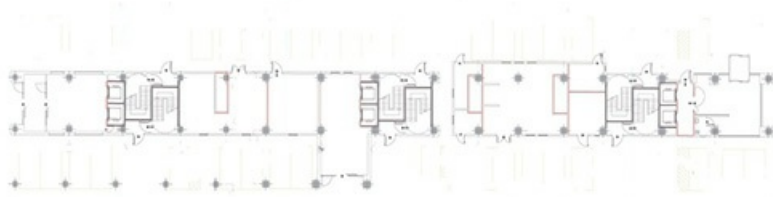
## Surface detail

Built area	Basement	Groundfloor	Total
Offices 1st floor	574	574	1.148
Offices 2nd floor	574	574	1.148
Offices 3rd floor	574	574	1.148
Offices 4th floor	574	574	1.148
Offices 5th floor	574	574	1.148
Offices 6th floor	574	-	574
Offices 7th floor	574	-	574
Offices 8th floor	574	-	574
<b>TOTALE</b>	<b>4.592</b>	<b>2.870</b>	<b>7.462</b>

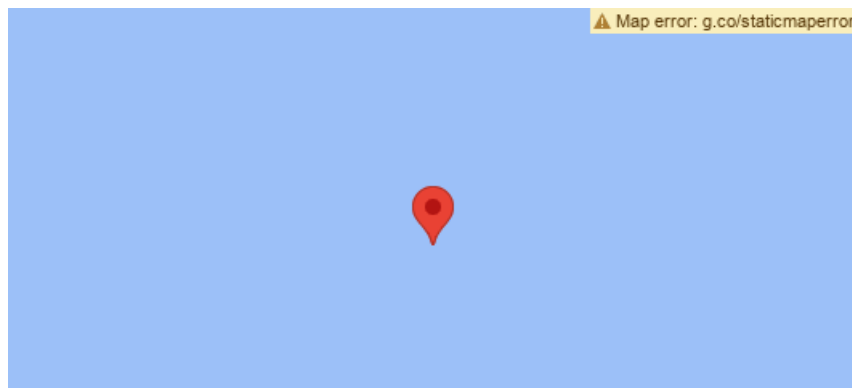
## Planimetry



Piano 1°



Piano Terra



### Near:

A52 Uscita Sesto San Giovanni	2,5 km
Aeroporto Linate	11,5 km
Aeroporto Malpensa	56 km
Fermata Metropolitana MM1	400 mt

**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.



Celtic AM srl  
Via Brisa, 7  
20123 Milan - Italy  
info@celticitaly.it

T: +39 02 89095617  
www.celtic-am.com

**Celtic real estate proposal**