

# INDUSTRIAL BUILDING FOR SALE

The property is located in the commercial and industrial area situated in the extreme periphery of Ancona. The property consists of two main buildings (used as offices, 4 floors, production and warehouse) and two other small buildings used as technical rooms. Buildings are made of concrete and steel. The area includes a private parking lot in the central square, which is partially paved and partially green area. There is a direct access from the street, guarded from the guardhouse, near the gate. The entire property is fenced with a metallic railing on top of retaining wall. The architectural quality is generally very high.

## Surface distribution

Site area Sqm	35.658
Covered surface Sqm	13.384
Built area Sqm	23.143

Warehouse	16234
Offices	6007
Plant rooms	903

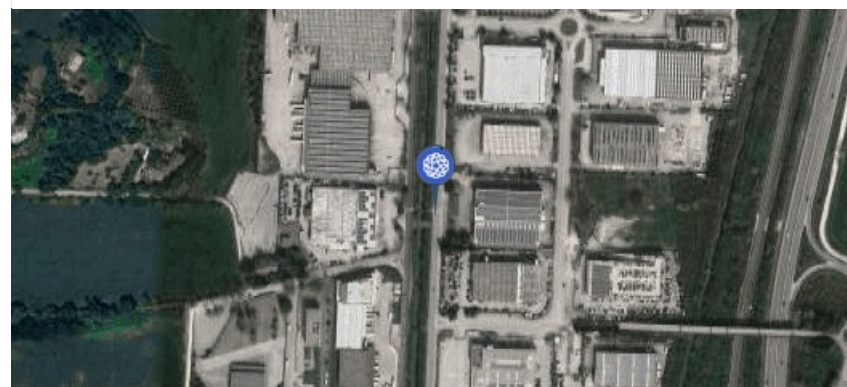
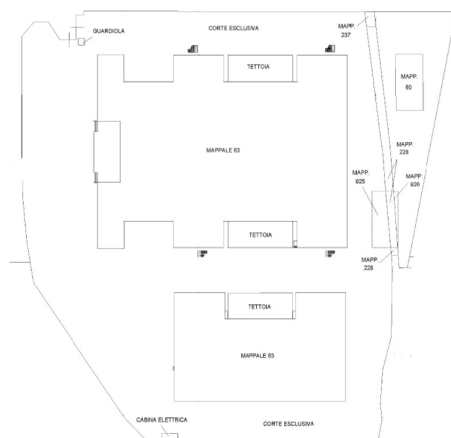


Proposta immobiliare Celtic

## Surface detail

Built area	Groundfloor	First floor	Second floor	Third floor	Total
Warehouse	11.102	2.634	1.869	629	16.234
Offices	1.620	1.519	1.114	1.754	6.007
Plant rooms	662	241	-	-	903
<b>TOTALE</b>	<b>13.384</b>	<b>4.394</b>	<b>2.983</b>	<b>2.383</b>	<b>23.144</b>

## Planimetry



### Near:

Autostrada A14 - Uscita Ancona Sud-Osimo	2 km
Aeroporto Ancona Falconara	20 km
Porto di Ancona	10 km

**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**