

**shed for sale in Pietrasanta**  
**Marina di Pietrasanta**  
**€ 1.300.000**  
**Ref. 3343**



**ForteVersilia**  
IMMOBILIARE

*Capannone Di 360MQ in vendita*

**Per info contatta:**  
**Michele 351 5429 448**

**360 sq.m.**

COD: 3343 | PIETRASANTA | AURELIA | WAREHOUSE WITH 2100M2 LAND!! |

ONE OF A KIND, STRATEGIC LOCATION!!  
Unique Opportunity in Pietrasanta!

Location: Pietrasanta, a stone's throw from the renowned Forte dei Marmi. The property is strategically positioned close to the motorway entrance and all services;

**Property Features:**

Large Area: 360m2, customizable to your needs, with the option of distributing it over two levels. Total Height: 10 meters, ideal for a wide range of uses. Width: 9 meters; Amenities: The warehouse is equipped with a fume extraction system, ideal for industrial or artisanal activities; Office Area: Modern street-facing offices of approximately 100m2, perfect for

welcoming clients and managing administrative activities. Land: Plot of land of approximately 2100m2, with space for parking or further development. Construction: 1990

The property can be expanded by another 100m2!

#### Strengths:

Smart Investment: Located in one of Tuscany's most sought-after areas, with enormous growth potential. Accessibility: Easy access from major roads, ideal for logistics and distribution. Customizable: Customize the space to suit your needs, whether you're a large company or a growing startup.

For information

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## Features

|                                |                               |
|--------------------------------|-------------------------------|
| code: 3343                     | motivation: Sale              |
| Categoria: shed                | address: Via Aurelia Sud, 107 |
| CAP: 55045                     | municipality: Pietrasanta     |
| Zona: Marina di Pietrasanta    | total sqm: 360 sq.m.          |
| conservation status: Excellent | Expansions : 100 □            |
| flaps                          | Water for industrial use      |
| Purifiers                      | Antifire                      |
| Air-Conditioned                | Alarm                         |
| Outdoor Area                   | Driveway                      |
| Enclosure                      | Mezzanines                    |

## Nearby

|                    |                  |
|--------------------|------------------|
| gym                | spa              |
| soccer fields      | sport club       |
| tennis club        | bicycle path     |
| playground         | railway station  |
| public transport   | nursery          |
| elementary schools | Schools          |
| High Schools       | bar              |
| post offices       | shopping centers |
| municipal office   | beach club       |







