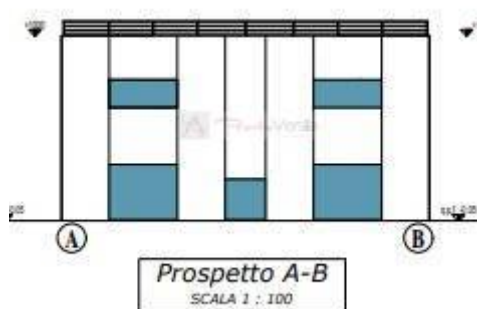


shed for sale in Pietrasanta

€ 3.000.000

Ref. 3366



800 sq.m.

| COD: 3366 | PIETRASANTA | NEWLY BUILT WAREHOUSE |

LOOKING FOR A PLACE TO START YOUR INDUSTRIAL BUSINESS??!!

Here is a brand new shed ready for you!!
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 amenities;

Property Features:

Large Surface Area: 800m2 Parking: 690m2 Total Height: 10m2 Office Area: 400m2 Lot: 1500m2 Construction Date: 2026

Accessories: Maneuvering Yard, Office Area, Parking Area

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

Michael 351*5429*448

michele@forteversilia.it

Features

code: 3366	motivation: Sale
Categoria: shed	address: Via del Marmo Bianco, 3
CAP: 55045	municipality: Pietrasanta
total sqm: 800 sq.m.	conservation status: Restored
Driving Force	Water for industrial use
Purifiers	Antifire
Alarm	Outdoor Area
Enclosure	Goods Lift
Mezzanines	Crane

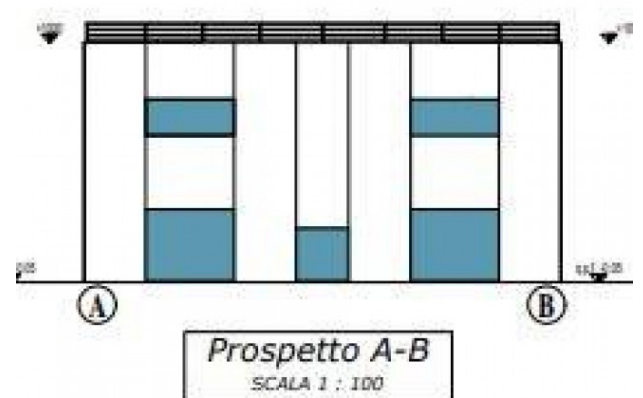
Nearby

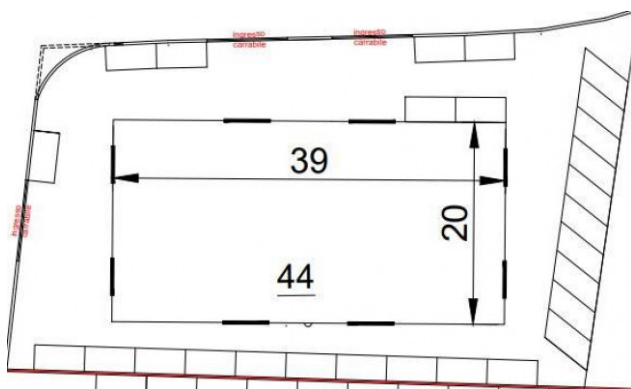
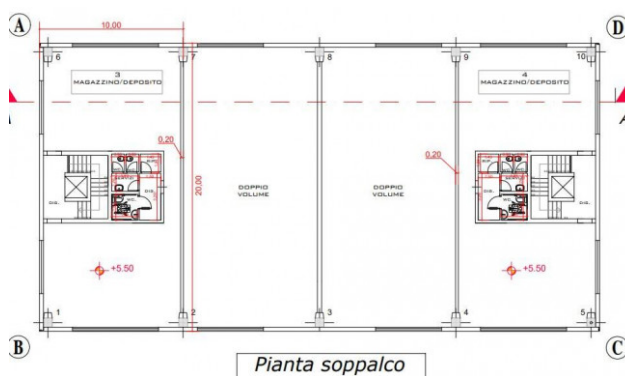
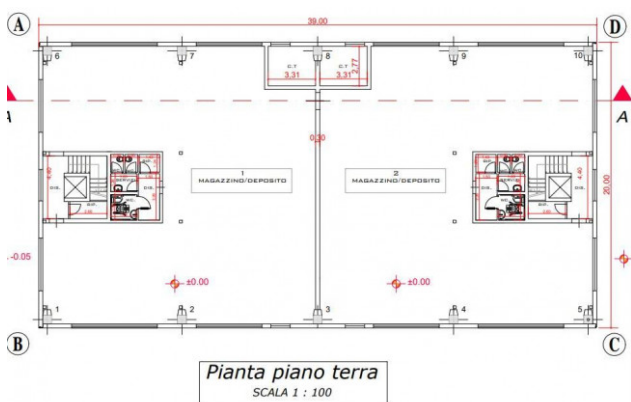
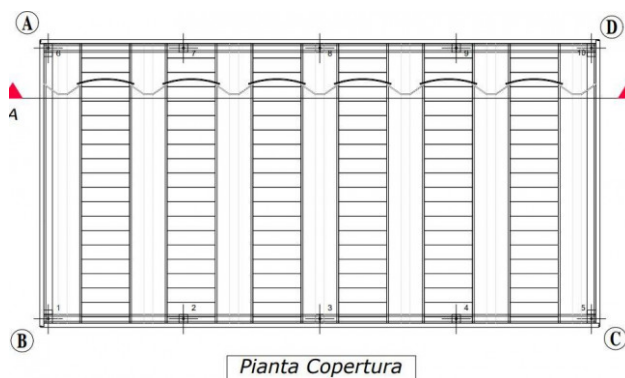
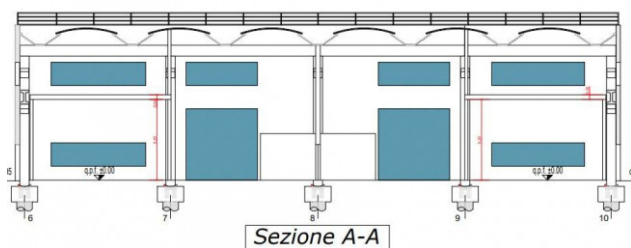
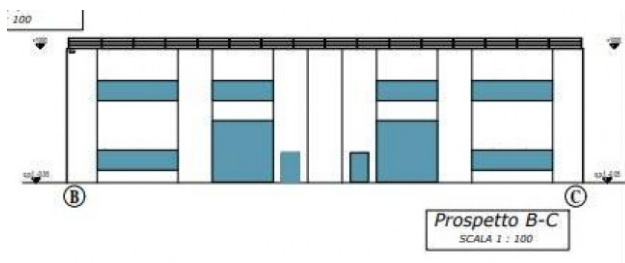
gym	spa
soccer fields	sport club
tennis club	bicycle path
playground	railway station
public transport	nursery
elementary schools	Schools
High Schools	bar
post offices	shopping centers
municipal office	beach club





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VERIFICA INDICI URBANISTICI POC (DPGR 39/R/2018):

SF: 2497	lf: 0,6 mq/mq pari a 1498,20 mq
SE progetto: 1219,60 mq	< 1498,20 mq - verificata
tav-2	Hmax= 10 mt h progetto= 8,80 mt - verificata
Sup. coperta: 780 mq	< 50% Sf
Volume: (780 mq x 8,80) - (400 mq + 39,60 mq) x 0,30 =	6732,12 mc
P 350 mq + s.manovra 678,8/2 mq =	689,40 mq > 673,2 mq verificato
P 689,40 mq >	30 % di SE ovvero 365,88 mq - verificata