Arluno – Zona Attività Produttiva

Industrial complex across from the Milan-Turin highway

Property ID: IT262943254



PURCHASE PRICE: 2.500.000 EUR • LIVING SPACE: ca. 2800 m^2 • ROOMS: 10

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At a glance

Property ID	IT262943254
Living Space	ca. 2800 m²
Rooms	10
Bathrooms	2
Year of construction	1973

Purchase Price	2.500.000 EUR
Halls/Warehouses/Production facilities	Hall
Total Space	ca. 3500 m²
Condition of property	Well-maintained
Office space	ca. 500 m²

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Energy Data

Type of heating	Single-storey heating system
Energy Source	Gas
Energy certificate valid until	20.03.2034
Power Source	Gas

Energy Certificate	Energy demand certificate
Final Energy Demand	379.43 kWh/m²a
Energy efficiency class	E
Year of construction according to energy certificate	1970

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The property





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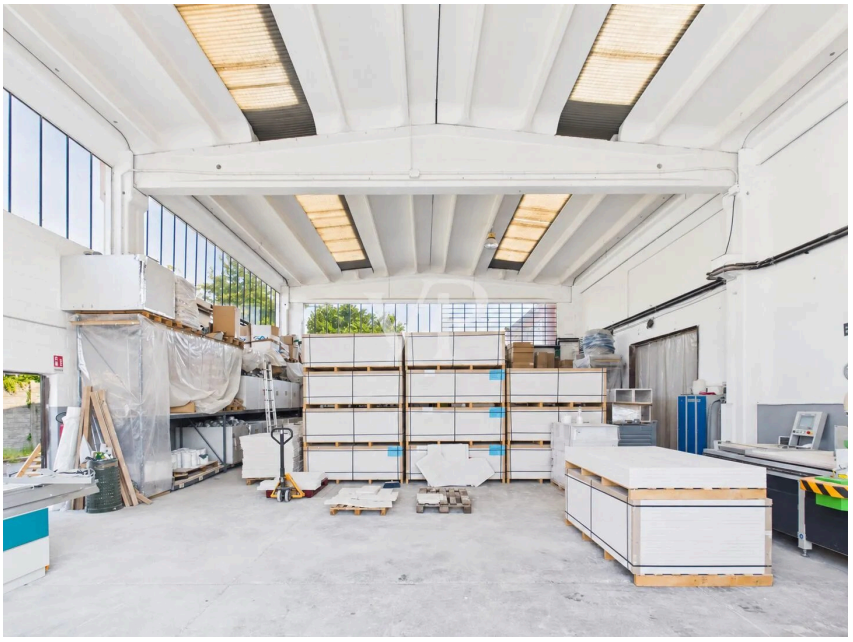
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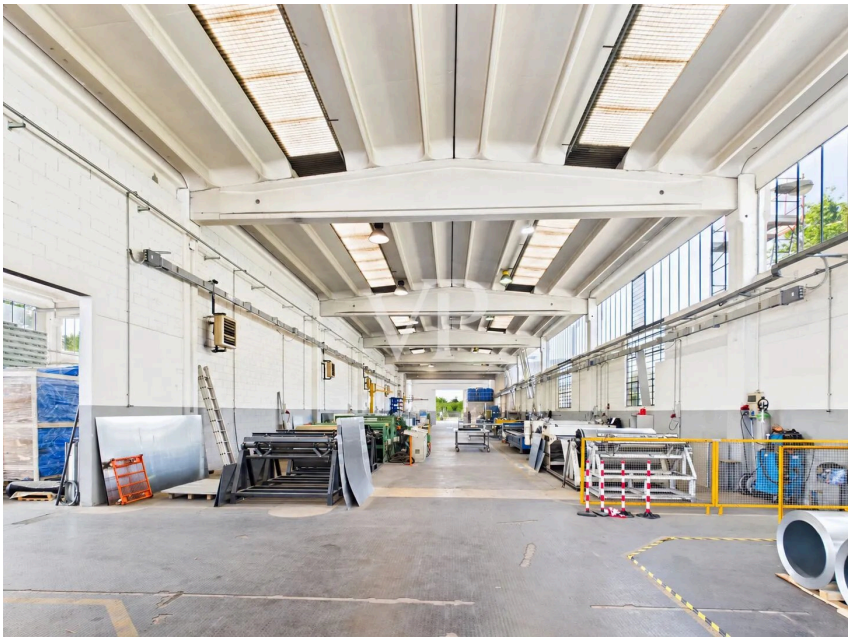




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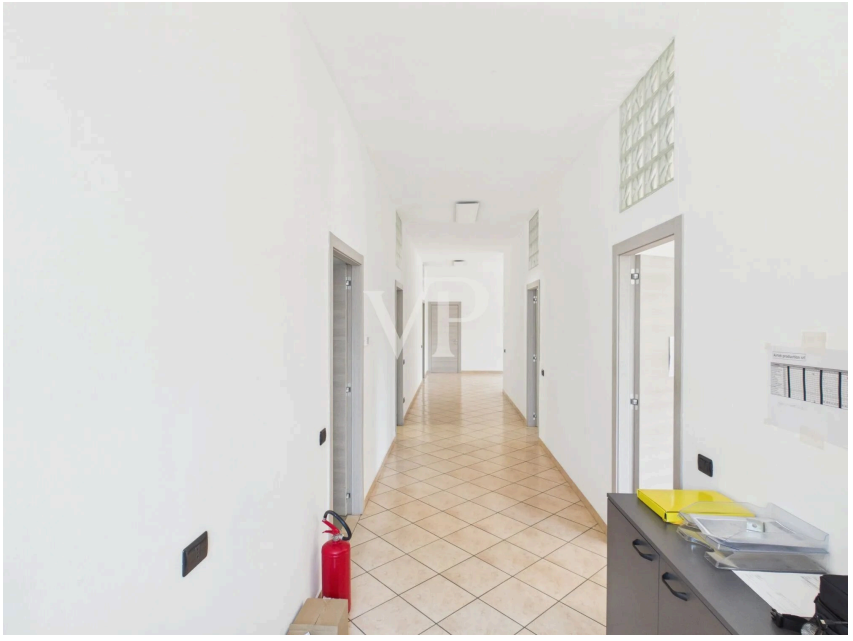




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The property





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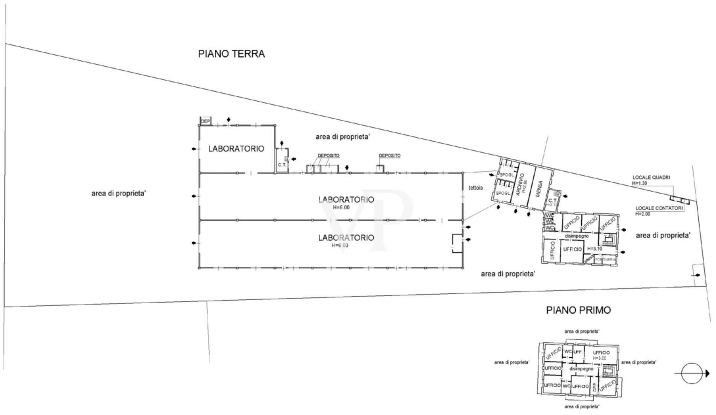
The property





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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

Von Poll Real Estate is offering for sale in Arluno (MI), at Via Santa Caterina da Siena 23, an attractive income-generating industrial complex situated on a total area of approximately 9,700 m² and characterized by high visibility from the A4 Milan–Turin highway.
The property consists of several separate buildings, with a functional layout suitable for manufacturing, industrial, and logistics operations.
The main structure consists of an industrial warehouse of approximately 2,200 m², primarily open-plan, equipped with large loading doors that facilitate loading and unloading operations. The interior height to the beam is approximately 6 meters.
Separate from the production facility is the administrative building, spread over two levels with a total area of approximately 600 m². The spaces are designated for offices and are equipped with heating and cooling systems, providing functional areas for administrative and management activities.
The complex is completed by an additional independent building of approximately 180 m², designated for technical rooms and staff facilities, including locker rooms, a cafeteria, and other service areas.
Of particular note is the availability of ample outdoor space, including a courtyard of approximately 6,200 m², ideal for the movement and parking of company vehicles.
Adjacent to the entrance of the office building, there is also a green area of approximately 500 m², which enhances the executive and representative character of the site.
Access to the property is via an electric gate directly from Provincial Road 214, ensuring easy entry even for operational vehicles.
The existing systems are in excellent condition.
Income-Generating Property
The property also represents an attractive investment opportunity: the complex is currently leased to a company that consistently meets its contractual obligations, with an annual rent of €130,000 plus VAT.
The presence of an established tenant therefore allows the buyer to acquire an industrial property that immediately generates rental income.

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Details of amenities

- 6,200-square-meter private courtyard
- Green space of approximately 500 square meters
- Main building: industrial warehouse
- Administrative building separate from the production facility
- Additional standalone building: technical facilities and staff amenities, including locker rooms, a cafeteria, and other service areas
- Existing systems in excellent condition
- Visible from the Milan–Turin highway
- Electric gate providing direct access from Provincial Road 214
- Energy efficiency class E

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All about the location

The complex is located at Via Santa Caterina da Siena 23, in the Arluno industrial zone, in the western part of the Metropolitan City of Milan, within an established area primarily designated for manufacturing and industrial use.
The location is particularly convenient for companies requiring quick access to the main road network: its proximity to the Arluno interchange on the A4 Milan–Turin highway provides a direct connection to Milan, the ring road system, and—in the opposite direction—to Novara and Turin.
The provincial road network also ensures effective connections to the municipalities in western Milan and to the main surrounding industrial zones. The area offers the typical services of an established industrial hub and is particularly well-suited for manufacturing, logistics, and office operations.

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Contact partner

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