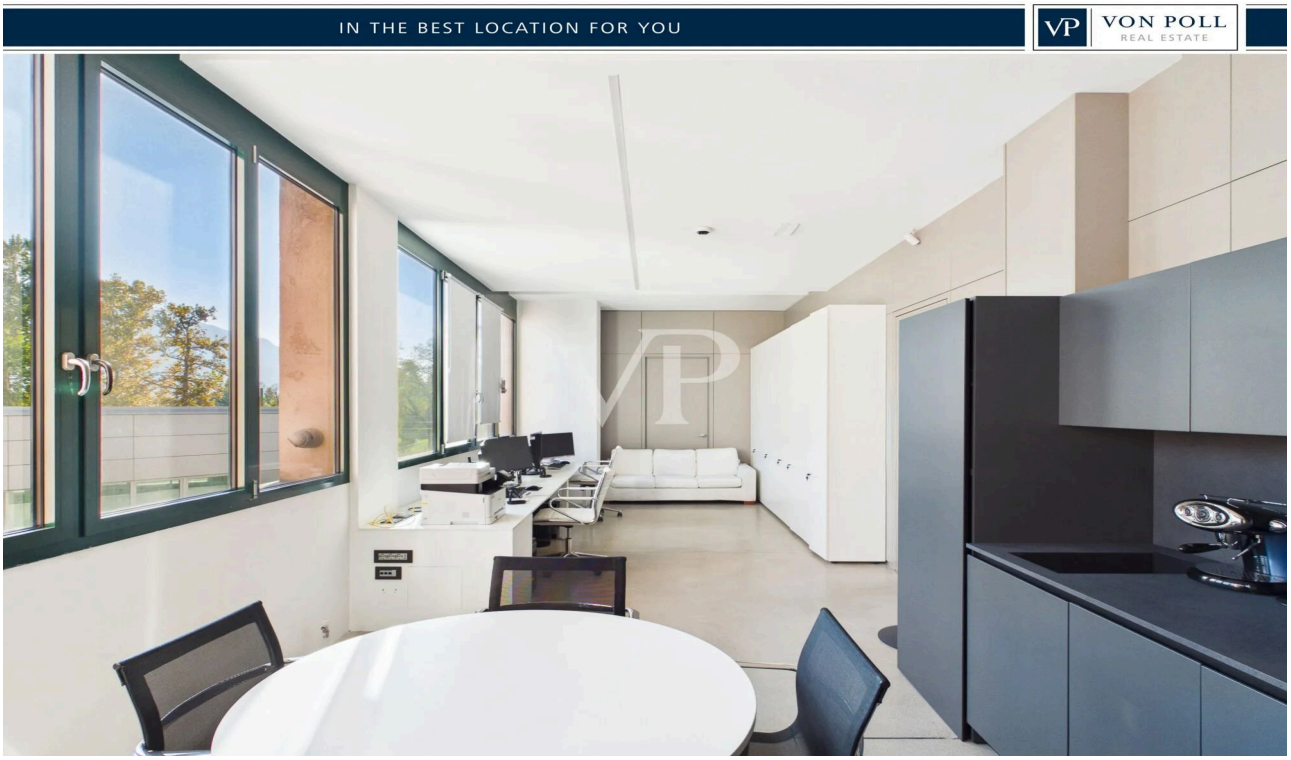
Merano

Your business in a strategic location: a warehouse just a short walk from MEBO

Property ID: IT264153427



PURCHASE PRICE: 1.200.000 EUR • ROOMS: 8

Property ID: IT264153427 - 39012 Merano

- At a glance
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Property ID: IT264153427 - 39012 Merano

At a glance

Property ID	IT264153427
Floor	2
Rooms	8
Type of parking	2 x Other

Purchase Price	1.200.000 EUR
Halls/Warehouses/Production facilities	Warehouse
Total Space	ca. 700 m²
Condition of property	Modernised

Property ID: IT264153427 - 39012 Merano

The property





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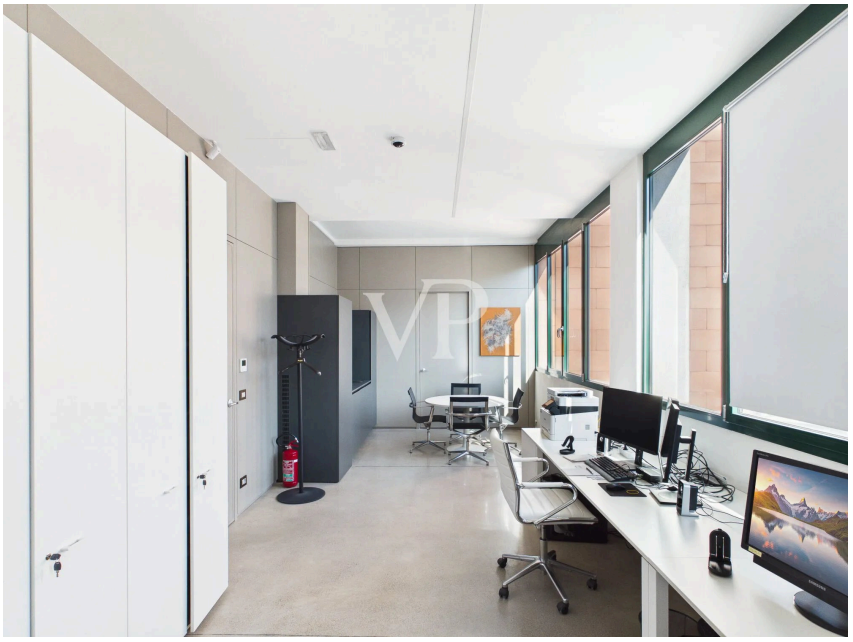
The property





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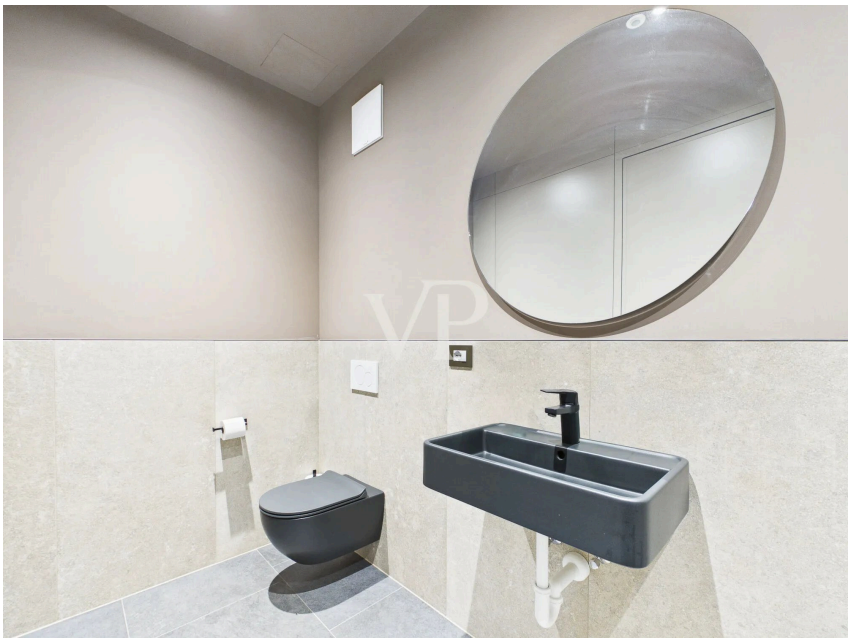
The property





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The property





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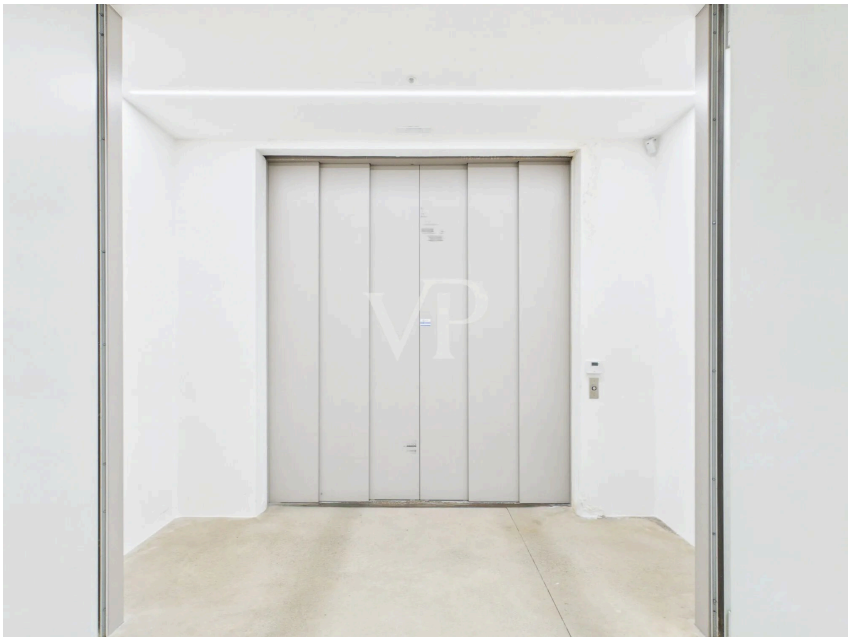
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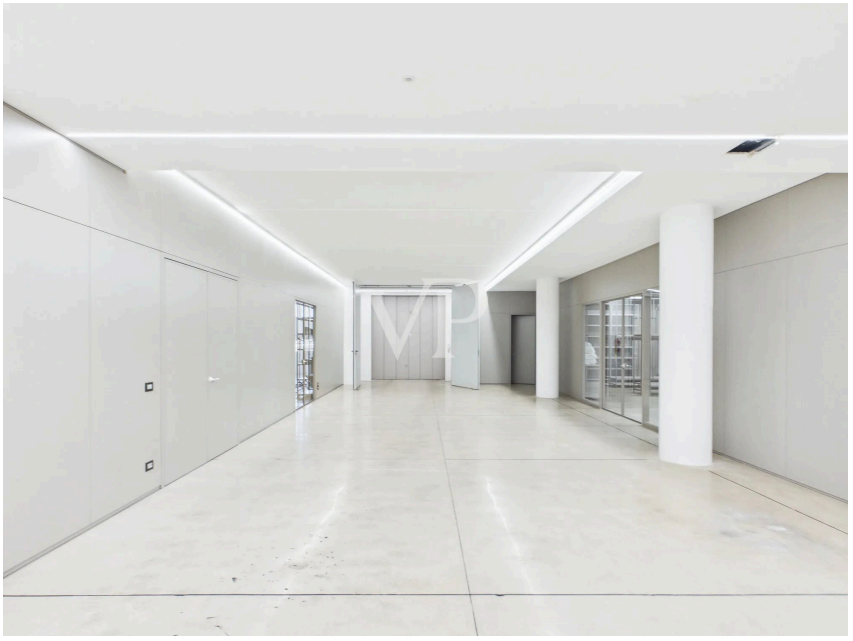
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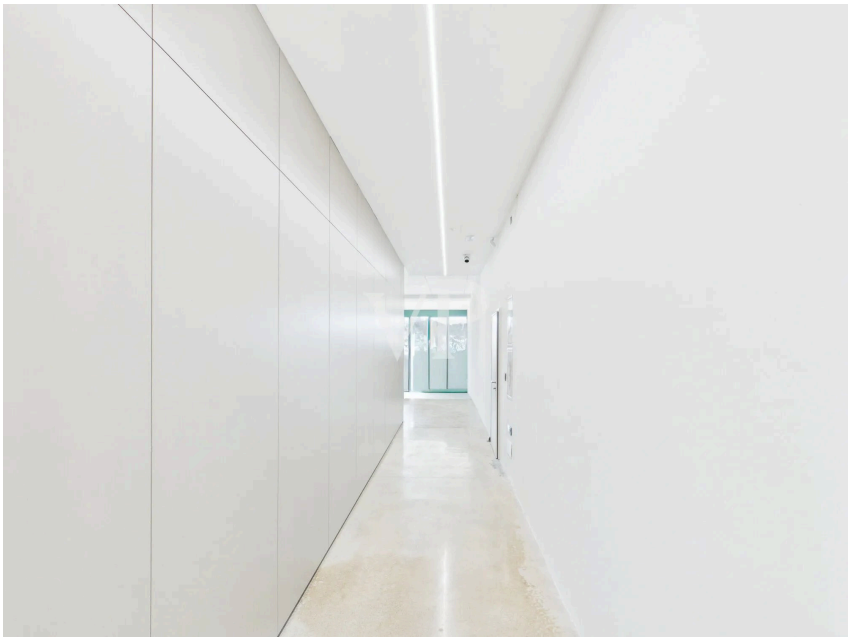




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The property

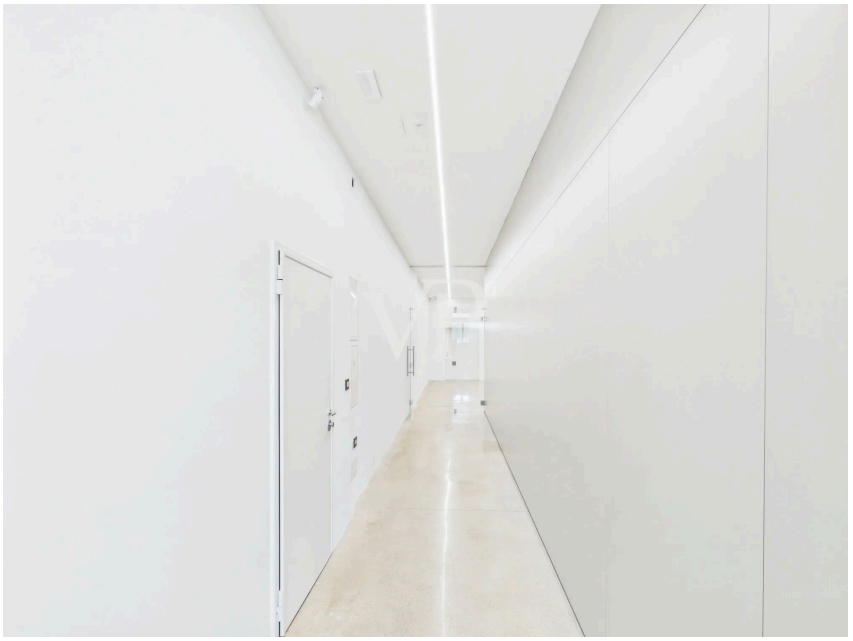




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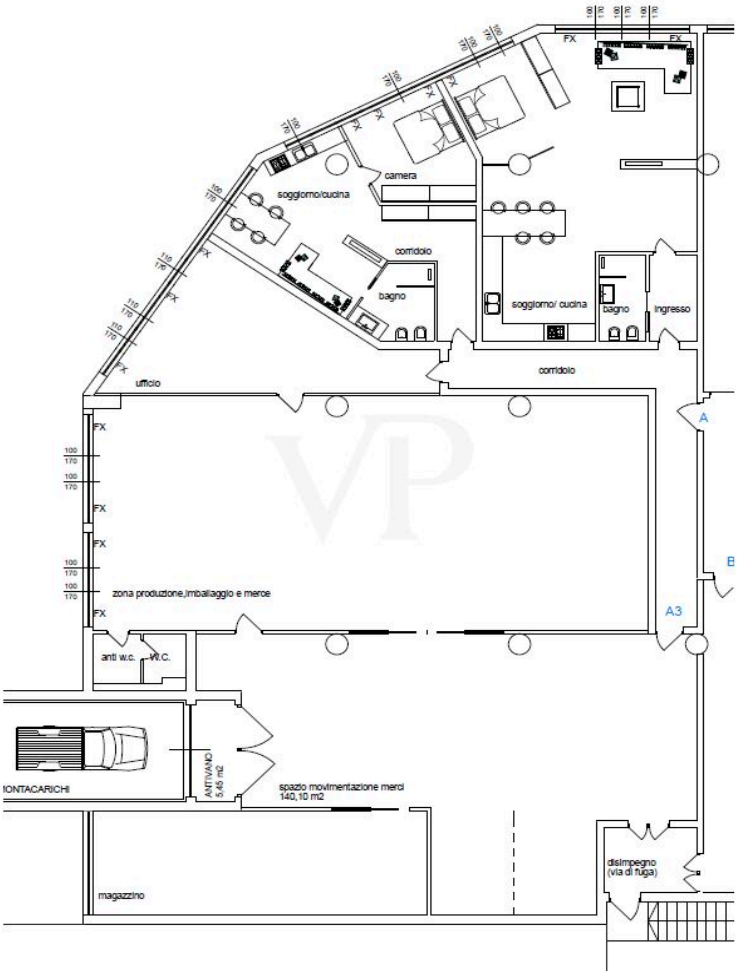
The property





Property ID: IT264153427 - 39012 Merano

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.

Property ID: IT264153427 - 39012 Merano

A first impression

A versatile, renovated production space ready to enhance your business—Merano, Via Zuegg

Approximately 700 m² of floor space, accessible via a vehicle-accessible freight elevator, with spaces designed to meet the needs of a professional, manufacturing, or commercial business.
On Via Zuegg, in the heart of Merano's artisan and industrial district, we are offering for sale an attractive property of approximately 700 m², located on the first floor of an industrial warehouse.

The property stands out for its unique layout and access features, designed to ensure efficiency in handling goods and managing day-to-day operations.

The main entrance is via a drive-through freight elevator, allowing you to drive directly inside and reach an interior area where you can park comfortably. The same system also facilitates the easy movement of goods and materials, making loading and unloading operations—including those involving pallets—particularly efficient.

The area in front of the freight elevator is exclusively owned and features access controlled by an automated barrier, offering additional convenience and entry control. There is also a convenient pedestrian entrance via a comfortable stairwell.

The entire unit has been completely renovated and features a rational and functional layout, divided into several operational areas:

Area dedicated to the receipt and handling of goods.

Area for the storage and warehousing of materials.

Executive office with bathroom.

Operational office area.

Archive room.

Spacious area designated for storage and warehousing activities.

Another highly attractive feature is the property's development potential: a project has already been approved to convert the large area currently used for storage into two residential units to support the business, offering interesting prospects for the use and

enhancement of the space.

The location on Via Zuegg, within an established industrial zone particularly valued for its accessibility, rounds out the features of this offering. Its proximity to the MEBO highway provides quick access to Bolzano, Lana, and the region's major towns.

A versatile solution brimming with potential, ideal for companies, artisans, business operators, and entrepreneurs seeking a functional location with ample workspace, offices, and exciting opportunities for growth.

Contact us for more information or to schedule a tour and discover firsthand the full potential of this attractive property.

Property ID: IT264153427 - 39012 Merano

All about the location

A STRATEGIC LOCATION FOR YOUR BUSINESS – VIA LUIS ZUEGG, MERANO

The property is located on Via Luis Zuegg in Merano, in the Maia Bassa industrial and commercial district—one of the city's key hubs for manufacturing, crafts, commerce, and logistics.

This is a particularly attractive location for those looking to establish or expand their business in a dynamic environment, characterized by the presence of numerous businesses and excellent accessibility.

One of the area's main strengths is its immediate proximity to the MEBO (Merano-Bolzano) highway, which provides quick and easy access to Bolzano, Merano, the Burgraviato region, and South Tyrol's major transportation routes.
Key advantages of the location

Strategic connections: proximity to the MEBO interchanges, ideal for facilitating the movement of staff, customers, suppliers, and commercial vehicles.
- Commercial and artisanal location: situated in an established area frequented by companies and businesses across various sectors.
- Excellent accessibility: easily accessible from both the center of Merano and neighboring municipalities.
- Proximity to Bolzano: direct connection to the provincial capital and the province's main economic hubs.
- Productive environment: the presence of commercial and artisan businesses, suppliers, and service companies, all of which contribute to the area's vitality.
- Functional location: particularly well-suited for businesses requiring operational space, storage, warehousing, production, or goods handling.

An Investment in a Prime Location

The location on Via Luis Zuegg is of particular interest to companies, artisans, business operators, and investors seeking a commercial property in a well-connected and strategically located area.

The combination of a well-established economic environment, accessibility, and proximity to MEBO makes this location an attractive opportunity for those wishing to invest in a space dedicated to the growth of their professional or business activities.

Property ID: IT264153427 - 39012 Merano

Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)
Tel.: +39 0471 20 90 20
E-Mail: bozen@von-poll.com

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