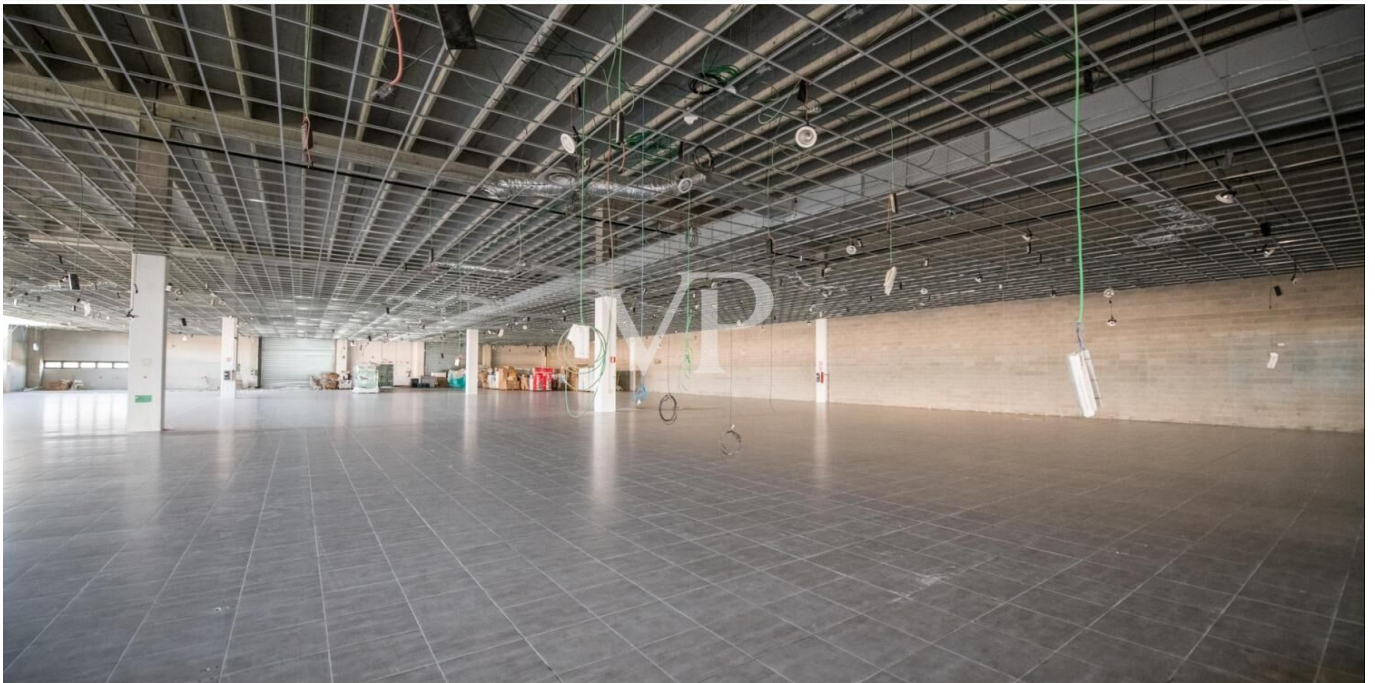


Melzo – Cascina Castagna

# Commercial shed with outdoor area and underground garage

Property ID: IT242941476



[www.von-poll.it](http://www.von-poll.it)

**PURCHASE PRICE: 3.100.000 EUR • LIVING SPACE: ca. 3.648 m<sup>2</sup>**

Property ID: IT242941476 - 20066 Melzo – Cascina Castagna

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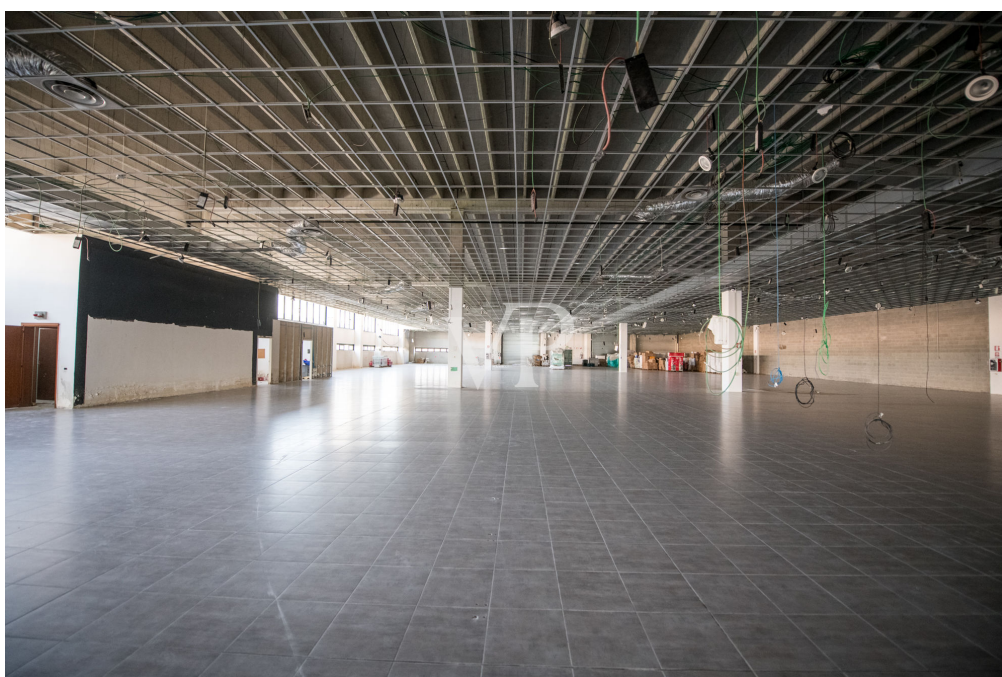
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## At a glance

|                |                          |                       |                          |
|----------------|--------------------------|-----------------------|--------------------------|
| Property ID    | IT242941476              | Purchase Price        | 3.100.000 EUR            |
| Living Space   | ca. 3.648 m <sup>2</sup> | Commission            | Subject to commission    |
| Available from | 03.10.2025               | Total Space           | ca. 6.000 m <sup>2</sup> |
| Bathrooms      | 3                        | Condition of property | Needs renovation         |

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## The property





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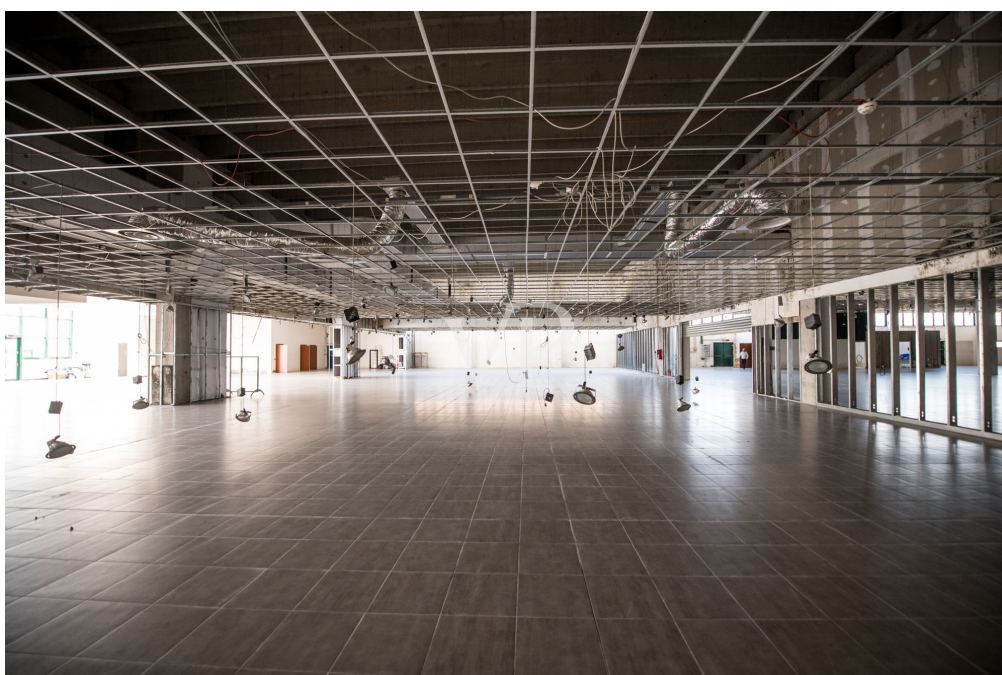
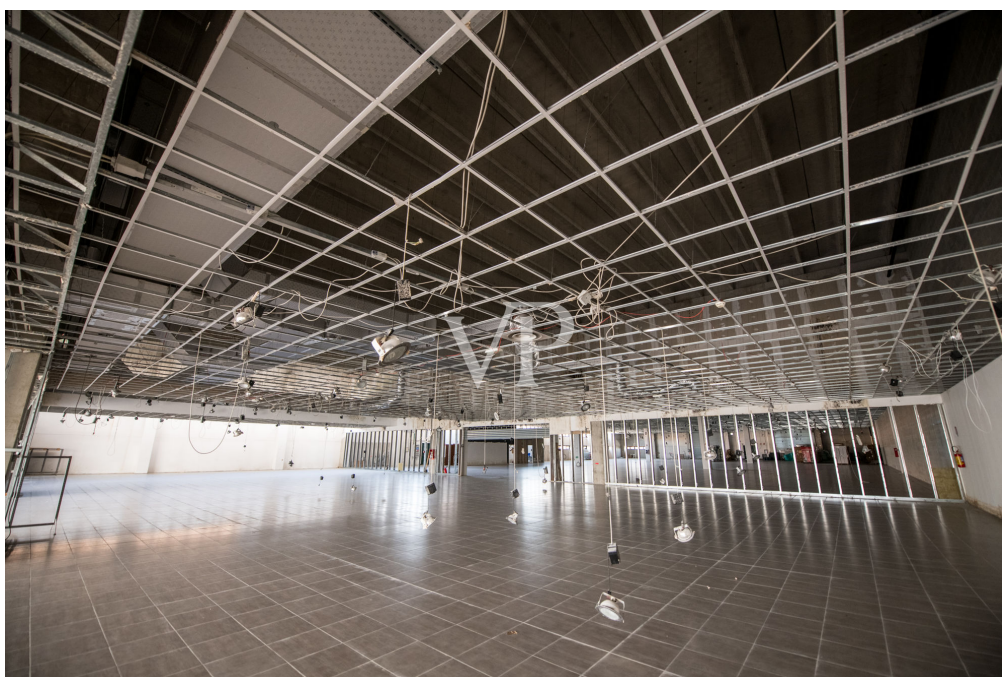
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## The property



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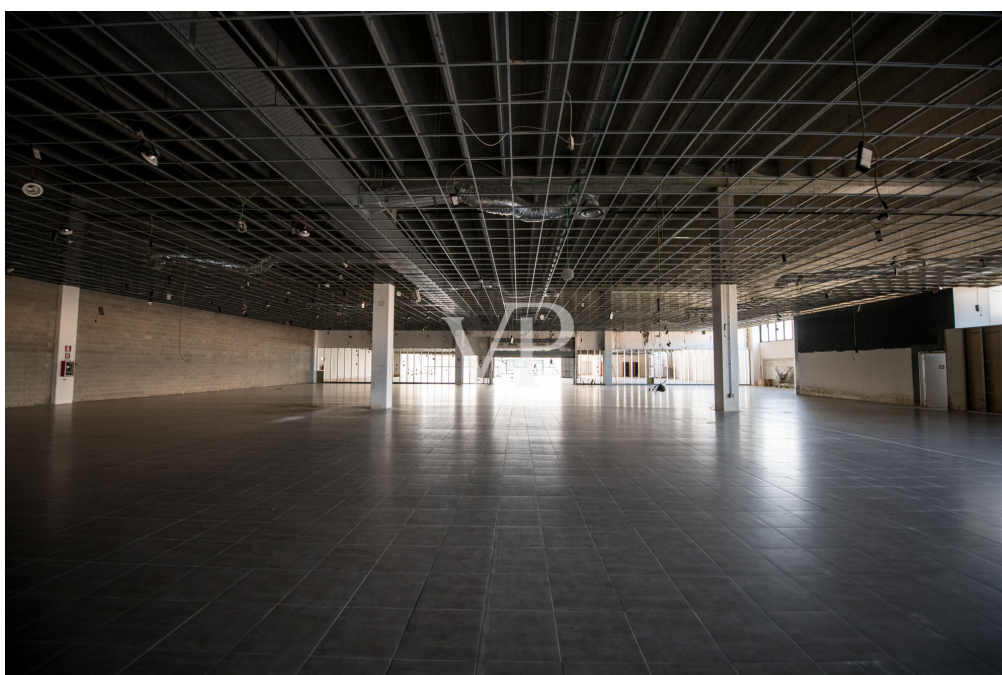
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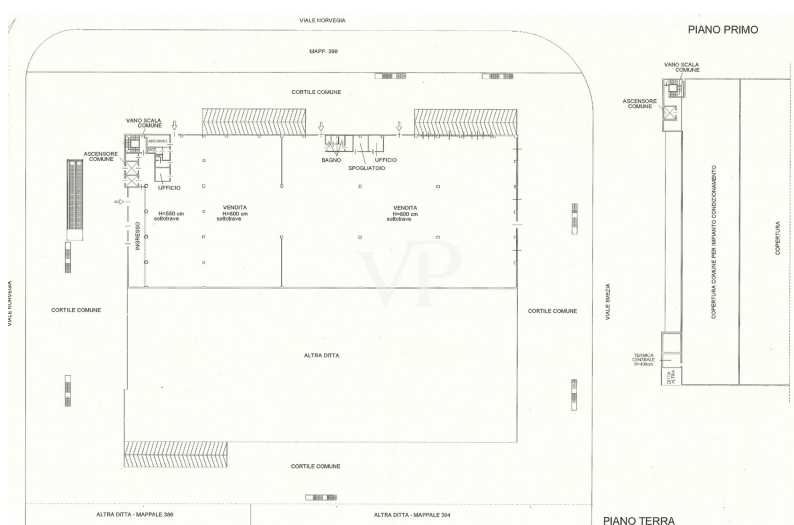
## The property

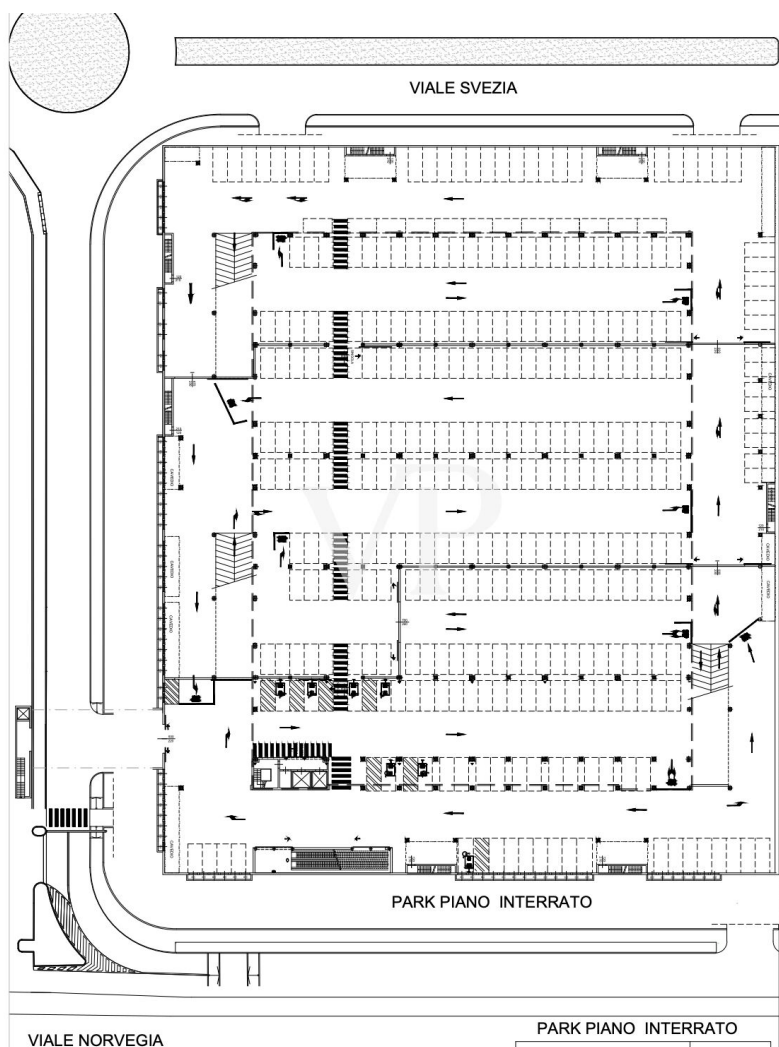




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## Floor plans





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.



Property ID: IT242941476 - 20066 Melzo – Cascina Castagna

## A first impression

In an industrial area, just a few minutes from the entrances to the ring road and highway, we offer for sale a large commercial warehouse of about 6,000 square meters, ideal for activities such as supermarkets, wholesale stores, outlets or logistics.

The property enjoys triple exposure, ensuring excellent natural light, and is served by two elevators, Stairs and treadmill, making it easy to move people and goods inside the facility.

There is a large basement parking area of 13,407 square meters, with convenient on and off ramps, as well as a dedicated loading and unloading area for trucks, designed to facilitate logistics operations. In addition, the property includes an outdoor open area of 8,294 square meters, ideal for additional maneuvering space or customization according to the needs of the business.

The property is in need of renovation, thus offering the possibility of adapting it to the buyer's specific needs.

Due to its strategic location and features, it represents an excellent opportunity for those looking for an industrial/commercial area with great potential.

For more information or to schedule an appointment, please do not hesitate to contact us!

Property ID: IT242941476 - 20066 Melzo – Cascina Castagna

## Details of amenities

- Parking area
- Treadmills (escalators)
- 2 elevators
- Exterior stairs
- Emergency exits
- Heating and cooling system
- Loading and unloading area

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## All about the location

The warehouse is located on Viale Norvegia in Melzo, a strategic location for logistics and commercial activities. Here are the approximate distances to the main points of interest:

Nearest highway exit: the Pozzuolo Martesana exit on the A58 Tangenziale Est Esterna di Milano is about 1.8 km from the center of Melzo.

Nearest airport: Milan Linate Airport is about 20 km from Melzo.  
Municipality of Melzo

Melzo city center: Viale Norvegia is a short distance from the center of Melzo, making it easily accessible to city services.

These features make the shed particularly suitable for activities that require easy access to major thoroughfares and urban services.



Property ID: IT242941476 - 20066 Melzo – Cascina Castagna

## Contact partner

For further information, please contact your contact person:

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*To the Disclaimer of von Poll Immobilien GmbH*

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