

## **Shed for Rent/Sale to Viareggio Area: Darsena**



### **1.030 square meters**

Warehouse in excellent area, ideal for various activities in the heart of the Viareggio shipyard

This is a one-of-a-kind real estate opportunity, a warehouse for rent or sale located in the prestigious Darsena area of Viareggio.

The current state of the warehouse is free at the deed, which allows the future buyer to be able to use it immediately without any constraints.

The total surface area of the warehouse is 1,030 square meters, while the walkable square meters amount to 1,000, ensuring ample space for carrying out commercial and industrial activities.

The shed is in good condition, thanks to regular maintenance that has preserved its appearance and functionality over time.

The height of the shed is 7 meters, which allows to make maximum use of the vertical space for the arrangement of equipment and materials.

The warehouse has two entrances, which allow easy and convenient access for loading and unloading goods, for the entry of large

vehicles as well as private access to the offices and management area.

The office area has a surface area of 130 square meters, ideal for carrying out administrative and warehouse management activities. The offices have a height of 270 square meters, ensuring a bright and comfortable environment for carrying out work activities.

The location of the warehouse is strategic, a few steps from the Darsena of Viareggio and close to the main communication routes, making it easily accessible for both employees and customers.

In summary, this warehouse represents an excellent opportunity for those looking for a large, functional and well-positioned space to carry out commercial or industrial activities.

Its privileged position, generous dimensions and good conditions make it a very interesting property for those who want to start or expand their business.

Ref. D429

[www.immobiliare-leonardo.it](http://www.immobiliare-leonardo.it)

Do you want more information?

Do you want to evaluate other real estate offers?

Do you need to sell your property?

Contact us at 0584961129 / +393756339708

Or come and visit us at our Viareggio office in Corso Garibaldi, 170.

The proposed address may be nearby for privacy reasons

## Property details

**Code:** D429

**Reason:** Rent/Sale

**Type:** Shed

**Region:** Toscana

**Province:** Lucca

**Municipality:** Viareggio

**Area:** Darsena

**Price:** € 750.000 - Rent: € 5.500

**Total Square Meters:** 1.030 square meters

## Features

Water for industrial use

Alarm

## Nearby

Gyms

Spa

Football Fields

Fitness Centers

Tennis Courts

Bike Lanes

Playgrounds

Railway Station

Public Transport

Kindergarten

Elementary Schools

Schools

High Schools

Cafe

Post Offices

Shopping Centers

Municipal Offices









