



**REGIONE
LIGURIA**

Immobile in località Boettola Sarzana (SP)

Brownfield

INDIRIZZO: Sarzana (SP)

Total area (in sqm): 11584

Ownership: Public

Acquisition: Purchase

DESCRIPTION:

This is a flat industrial area characterised by the presence of industrial premises and the “La Luna” shopping centre, which was built recently. This building is located in a barycentric position, given the location of the train station of S. Stefano Magra, directly connected to the Cisa State road 62 and it is located 3 km away from the A15 and A12 motorway exits. This is an industrial premise with a total surface area of 2,635 sqm of reinforced concrete. It includes a floor above ground, used as garage and storage room for materials and a first floor intended for office use, with a surrounding surface area of 1,686 sqm intended for parking and manoeuvring. The internal building is structured as follows: an open-air space on the ground floor. On the north-east side are the locker rooms and ground-floor bathrooms and offices and another bathroom are located on the first floor. Office interior design: grès flooring, false ceiling with aluminium beams, insulated glazing and aluminium doors and windows; fan coil systems heating. The external area is allocated for intended for manoeuvring and parking area, which runs along the perimeter of building, which has two driveway accesses.

CHARACTERISTICS:

Number of buildings comprising the covered areas : 1

Total covered/uncovered area (sqm) : 11584

Any residual covered areas : NO

Total volume (cubic metres) : 16560

Building permit in place : NO

Intended use of the buildings : artisanal production, commercial and management equipment

Previous use of the industrial asset : official ACAM warehouses

Area in Simplified Logistics Zone : NO

Area in the Customs Free Zone : NO

Area in industrial crisis : YES

Need for remediation : NO

Need for renovation : NO

Presence of electrical substation : NO

Gas network connection available : NO

Connection to the municipal wastewater management system : NO

Fibre optic connection : NO

ACCESS:

Distance to nearest motorway (Km) : 8 Km

Distance to nearest passenger railway station (Km) : 21 Km

Distance to the nearest industrial/commercial port (Km) : 20 Km

Distance to nearest airport (Km) : Pisa International Airport 70 km; Genoa Cristoforo Colombo
Airport 110 km

Distance to the nearest freight railway terminal (Km) : 21 Km

DOCUMENTS:

[PLANIMETRIA_CATASTALE_SEDE_BOETTOLA_PIANO_TERRA_1.pdf](#)

GALLERY



