



**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 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



