

Artisanal-industrial Space For Sale in Biasca



4380 mq | Bathrooms: 0 | Bedrooms: 0 | Rooms: 0

Strategically located in Biasca, just 2 km from the motorway access and the town center, we offer for sale a **mixed-construction industrial warehouse**, featuring a solid frame and metalwork. This combination ensures solidity, functionality, and high versatility.

The property is suitable for various production, logistics, craft, or warehousing activities, thanks to the highly flexible interior spaces, which can be customized and divided according to specific operational needs.

The complex stands on 11,077 m² of land, including approx. 4,800 m² of asphalted outdoor space and approximately 440 m² of green space.

The spaces are distributed as follows:

Ground floor: production and storage rooms totaling approximately 4,380 sq m;

Ground floor: restrooms, canteen, and ancillary rooms totaling approximately 240 sq m;

First floor: offices totaling approximately 325 sq m;

Caretaker's apartment: approximately 125 sq m.

Heights: from 6.60 to 10.50 m.



The outdoor area, completely paved, has been designed to facilitate access, circulation, and maneuvering, even for heavy vehicles. There are also 14 outdoor parking spaces.

The property benefits from good vehicle accessibility and reasonable proximity to public transportation, with a stop located approximately 600 meters away.

Visibility from the highway is an additional advantage, particularly for businesses that require a certain level of visibility.

The property is in good overall condition. Therefore, it is immediately usable, subject to any necessary upgrades based on the specific needs of the business.

Property detail

Code: A2627

Contratto: FOR SALE

Type: Artisanal-Industrial Space

Region: Ticino

Province: Distretto di Riviera

Municipality: Biasca

ZIP: 6710

Price: 6,000,000 CHF

Total Sqm: 4380 sq.m

Bedrooms: 0

Bathrooms: 0

Rooms: 0

Features

Transformation Cabin

Antifire

Fence

Mezzanines

Outdoor parking places

electric system

Nearby

Banks

Football Fields

Sport Centers

Childrens playgrounds

Railway Station

Kindergarten



