

INVESTING IN LEGHORN

Investment opportunities

IMMOBILIARE ARROTINI VIA DEGLI ACQUAIOLI 74

Typical Characteristics of the Area

This property, that can be entered through Via degli Acquaioli and in front of the Via Ramai, is located in the "Picchianti" area, in the north of the city of Livorno.

This is the main production area of the territory; PIP ("Piano per l'Innesamento Produttivo", Industrial settlement plan) area. It is historically the production craftsmen pole in the city which developed a detailed plan allowing for the construction of roads, parking lots, unloading facilities and specific areas for technology development.

The lot is completely urbanized, well maintained and surrounded by a large yard. The building is clearly visible from the Aurelia which is a road characterized by heavy traffic as it is the most direct and fastest way to cross the city and to Pisa and the area north of Tuscany. On the other hand, the area of Picchianti where the building is located, can be also easily accessible from the city center (about 10 min by car) and public transport.

Settlement Offer

The proposed localization, situated in the town of Livorno in via degli Acquaioli, 74, is divided into 4 lots that can be merged and that correspond to two different floors in the building.

The property is composed of a building whose gross area 5,350 square meters and of a square (surrounding the building on all four sides) measuring about 8,000 square meters.

Cadastral data:

City of Livorno, the number of the map sheet: 12, Number 251 of the particle, the number of subordinate 608-609-610-613-619

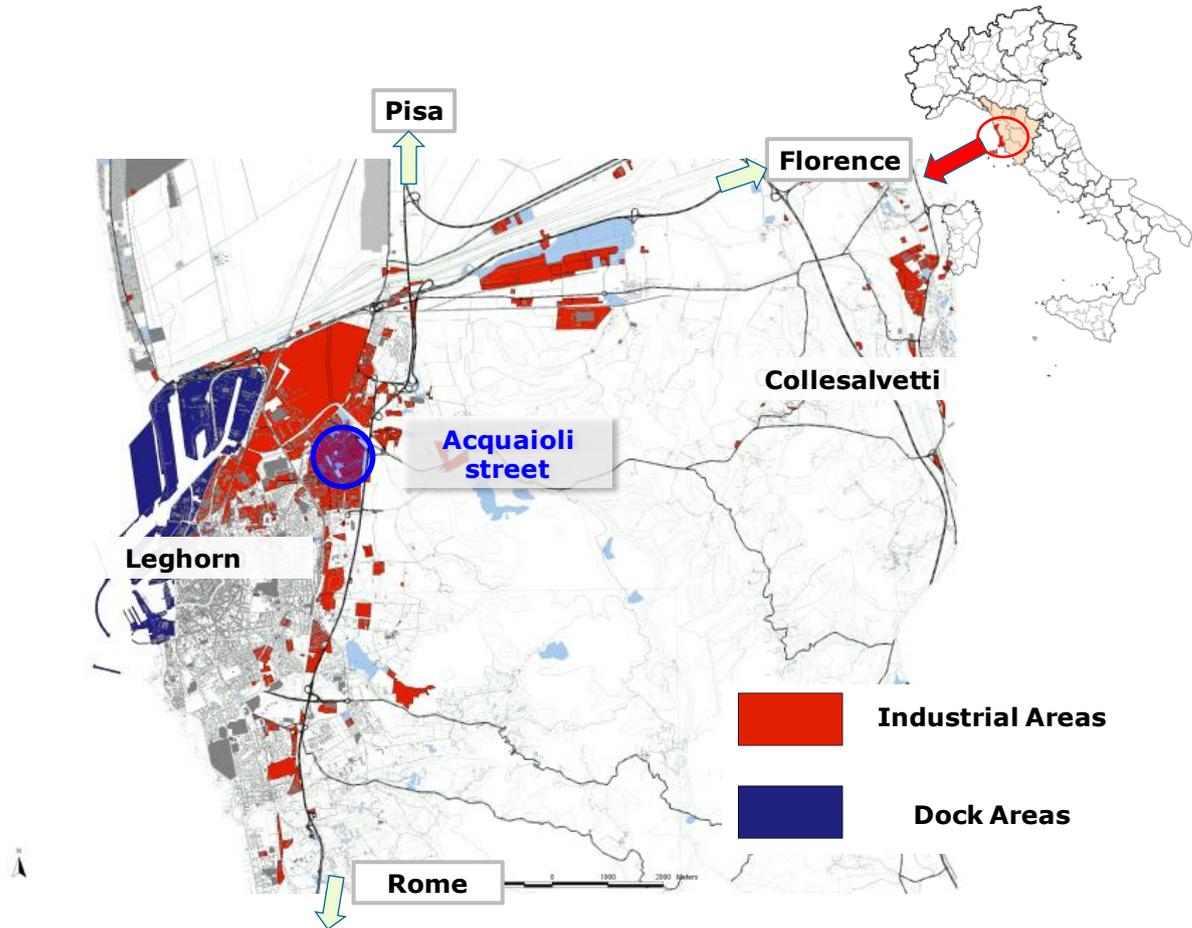
Permitted use of the building: productive activities.

Types of investment and settlement

The property can be used for the development of industrial, artisan and logistics operations. There is also the possibility of exploiting the large exhibition facilities already present in the building.



Location (map)



Key Benefits

- Located in one of the most important production areas of the territory;
- From the logistics point of view, the location of the property in the proximity to one of the main roads of the township, makes the building easily accessible from the A12 and SGC FI-PI-LI;
- The property is located on the Aurelia, near Livorno, easily accessible by car and public transport;
- Structure in excellent conditions and that can be put immediately in operation

Contact us

The building is private property and negotiations are secret.

For details, please contact:

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