

INVESTING IN LEGHORN

Investment opportunities

ISOFER -VIA DEI MATERASSAI 14-18

Typical Characteristics of the Area

The area surrounding this property is the so called "Picchianti" area, located in the north of the city of Leghorn and facing Materassai street.

This is the main production area of the territory; PIP ("Piano per l'Insediamento 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 area is bounded by Picchianti Aurelia and Via Pisana Provinciale and it is divided by a main street (via dell'Artigianato). All lots in the Picchianti industrial compound are classified by the current planning instrument as "areas for productive activities and for business services" with the inclusion of areas for services along the main street and along the Acquioli street.

The key element of this offer is constituted both by the quality of spaces and of buildings and by the central location with respect to the port and Freight Terminal. The ease of connection with the hinterland through the Fi-Pi-Li trunk road is an additional advantage.

The area is completely urbanized, surrounded by a fenced yard used as a garden.

Settlement Offer

The proposed localization offer cannot be sub-divided into more lots. It is located in the Municipality of Livorno in Via dei Materassai 14/18 Loc. Picchianti with a land area of 3999.00 square meters and a gross floor area of 1912.50 square meters.

Cadastral data:

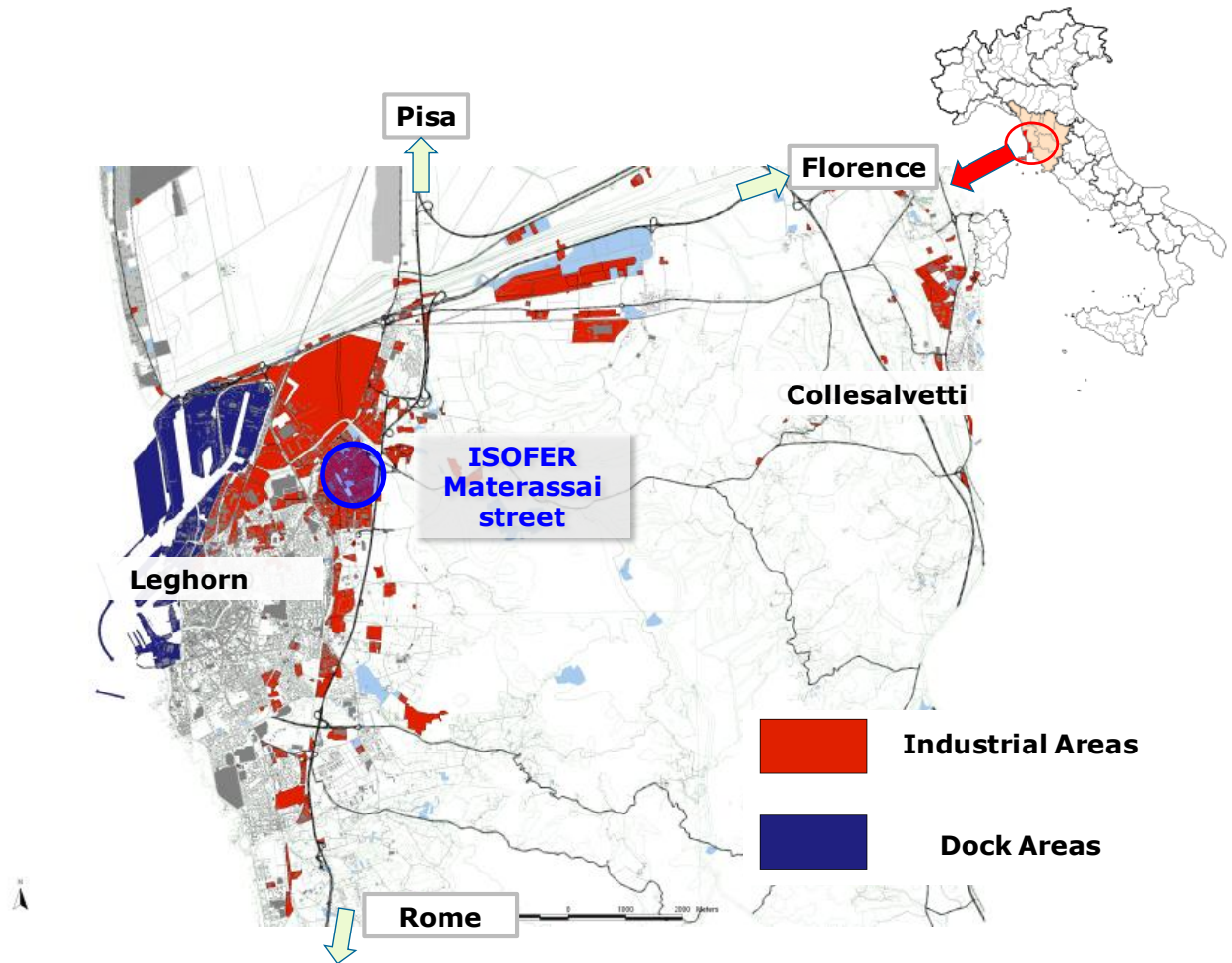
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Types of investment and settlement

The lot use is appropriate for the development of industrial, artisan and logistics operations. There is also the possibility of exploiting the existing facilities and the machinery still located in the building, including two bridge cranes for the movement of heavy goods.



Location (map)



Key Benefits

- The offer is located in one of the most important production areas of the Leghorn territory;
- The location of the property near to the main roads of the township, makes the facilities easily accessible from the motorway and the SGC Livorno-Florence;
- Both the industrial premises and the offices are currently operating and they are in very good condition.
- The floor of the building has been reinforced to allow the positioning of heavy loads;
- Availability of two bridge cranes for moving heavy goods
- the building has both a entry and an exit suitable for trucks;
- Adjacent to the building, there is a large paved square of municipal property.

Contact us

The building is private property and negotiations are secret.

For details, please contact:

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