

Commercial Property for Sale in Salve

€ 3.000.000

Ref. CBI069-835-133131



4.760 sq.m | Rooms: 30

SALVE

Attractive Investment Opportunity: large industrial complex with spacious exhibition areas and a residence.

We are offering for sale in Salve a significant industrial/commercial property complex, ideal for businesses seeking large production and exhibition spaces in a strategic location that is highly visible from the SS 274 road, a feature that guarantees strong brand and company visibility.

The property occupies a **large industrial site of approximately 15,000 m²**, easily accessible thanks to its proximity to major transport links, offering maximum convenience for logistics, transport and customer access.

INDUSTRIAL WAREHOUSE

The heart of the property is a large industrial warehouse of approximately **2,600 square metres**, comprising spacious operational areas, storage facilities, an office area, and a sales/exhibition area.

The internal height ranges from 7.50 metres to 10.30 metres, a feature that ensures great versatility of use, ideal for industrial and craft manufacturing, logistics and storage, goods handling, the installation of large machinery, and the use of high-capacity industrial shelving.

The spaces are spacious, functional and well-lit, perfect for optimising work organisation and meeting the company's operational needs.

SPACIOUS SHOWROOM

Adjacent to the warehouse is a large showroom of approximately **1,700 square metres**, spread across the ground floor and first floor.

The modern and very bright spaces are perfectly suited to showrooms, trade exhibitions, direct sales and activities open to the public.

An ideal solution for companies wishing to expand their commercial presence by integrating production and exhibition within a single



site.

DETACHED BUILDING WITH RESIDENCE

The property is completed by a further detached building of approximately **460 square metres** spread over two levels: a showroom on the ground floor and a spacious residence on the first floor. The flat comprises a large living room, a separate kitchen, 4 bedrooms, a utility room and two bathrooms.

The presence of the residential accommodation represents significant added value for business owners, caretakers or management staff, offering the convenience of living right next to the workplace.

SPACIOUS OUTDOOR AREAS AND EASY MANOEUVRABILITY

A further strength of the entire complex is the large outdoor area of approximately **10,000 square metres**, perfect for parking numerous vehicles, the easy movement of lorries and heavy goods vehicles, the loading and unloading of goods, and operational manoeuvring areas.

A VERSATILE PROPERTY WITH GREAT POTENTIAL

A unique investment opportunity for manufacturing, retail and logistics companies looking to expand their operational and retail space, or for investors seeking a prestigious, versatile property with significant development potential.

Contact us for more information or to book a viewing!

Property Informations

Address: Via Roma

Zip code: 73050

Rooms: 30

Internal condition: Excellent

Nearby

Gyms	Beauty centres	Soccer fields	Sport centres
Tennis courts	Cycle paths	Playgrounds	Rail station
Public transports	Nursery school	Primary schools	Secondary schools
High school	Bar	Post offices	Shopping centres
Municipal office			





