

Warehouse for Sale in Modugno

€ 350.000

Ref. CBI094-169-64263



530 sq.m

PUGLIA - MODUGNO - PROVINCIAL ROAD 231

Warehouse for sale in Modugno: Excellent investment opportunity in the industrial zone

In the heart of Modugno's industrial area, along the main road connecting Provincial Road 231, we offer for sale a property located within a gated complex of eight units, accessible via an electric gate for maximum security. This property represents a practical solution for investors and entrepreneurs seeking a versatile commercial property, featuring a 530-square-meter interior space designed with high functionality in mind.

The property is offered through a particularly advantageous income-generating investment formula: the sale involves the simultaneous signing, at the time of the deed, of a 6+6 commercial lease agreement with the seller acting as tenant, guaranteeing a monthly rent of €2,500 and a return of more than 8.5%.

The interior layout is exceptionally rational, enhanced by three independent entrances that ensure perfect separation between operational, sales, and warehouse flows. The front area, served by two dedicated entrances, houses a large exhibition area connected to two operational offices on the ground floor and a second management area at the rear, as well as two bathrooms with showers and a staff changing area. An internal staircase leads to the mezzanine level, where a spacious meeting room offers the ideal setting for business meetings.



The logistics area enjoys independent vehicle access and extends over approximately 300 square meters, designed to facilitate loading and unloading operations thanks to ample maneuvering space suitable for vans and forklifts. The entire warehouse has a mezzanine level with a certified and tested steel structure, effectively doubling its floor space. Accessible via two flights of stairs, the mezzanine level effectively doubles the floor space.

The warehouse is also equipped with an alarm and surveillance system, a modern 10 kW photovoltaic panel system that ensures high energy efficiency, and a convenient outdoor area in front of the warehouse used as a customer parking area that allows complete freedom for parking, loading, and unloading, even for semi-trailers.

Property Informations

Address: Strada provinciale, 231

Livable surface: 520.00

Internal condition: Excellent

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Local processing sq.m.: 51 sq.m

Warehouse rooms sq.m.: 330 sq.m

Office sq.m.: 86 sq.m

Loft sq.m.: 250 sq.m

Services sq.m.: 20 sq.m

Courtyard sq.m.: 600 sq.m

Covered area sq.m.: 530 sq.m

Uncovered area sq.m.: 600 sq.m

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			





