Coldwell Banker Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541

Warehouse for Sale in Grandate

€ 4.200.000

Ref. CBI112-2916-301608



2.150 sq.m

Casnate con Bernate (Como): Commercial, Office & Logistics Complex of 2150 sqm with Expansion Potential and Direct Access from the SS dei GioviColdwell Banker Gruppo Bodini Milano presents for sale a detached commercial and logistics complex in Casnate con Bernate, in one of the most strategically positioned business locations in north-western Lombardy, between Como, Milan and the Swiss border.Offering approximately 1,979 sqm of commercial floor area, the property integrates management offices, reception areas, a showroom, warehouse, workshops, technical rooms and a garage within a single private complex. The site also offers estimated residual development potential of approximately 1,000 sq m, subject to verification of applicable planning regulations and the necessary authorisations.The property benefits from two independent vehicular entrances, a substantial paved and fenced yard, dedicated parking and direct access from the newly completed roundabout on the SS dei Giovi. It is an attractive solution for businesses seeking an operational headquarters combining administrative, commercial and logistics functions, with availability from December 2026.Strategic Access and Operational AdvantagesDirect access from the SS dei Giovi roundaboutThe recently completed roundabout on the SS dei Giovi is located directly at the property's entrance, facilitating vehicle access and exit. The prominent position also offers excellent visibility for corporate signage and brand exposure.Two independent vehicular entrancesThe complex has two separate entrances, one from the SS dei Giovi and the other from Via Arno, both equipped with automated sliding gates. This configuration allows vehicle movements to be organised efficiently, with the possibility of separating logistics traffic from employee and visitor access.Outdoor yard and parkingThe approximately 3230 sqm paved and fenced external yard provides space for vehicle manoeuvring and loading and unloading operations. The property also includes a basement garage with a parking space and approximately 30 outdoor parking spaces for employees, customers and visitors.Expansion potentialThe plot is located within an ICT (industrial, commercial and tertiary) area under the Casnate con Bernate Municipal Urban Development Plan (PGT). Based on the available information, the site may offer

residual building capacity of approximately 1,000 sq m, potentially allowing an extension on the vacant north-western portion of the plot without interfering with the existing building's operations. Development feasibility, permitted uses and the effective residual building capacity must be confirmed through the relevant planning documentation and municipal authorities.Integrated business functionsOffices, reception, showroom, warehouse, workshops and ancillary facilities are integrated within the same complex, with internal connections between the different levels. This configuration is particularly suitable for companies wishing to consolidate their administrative, commercial and operational activities at a single location.Location and ConnectivityThe property is situated on the SS dei Giovi at No. 23, in the commercial and office district of Casnate con Bernate, bordering Grandate.The SS dei Giovi is a historic transport corridor connecting Milan with Como and the Swiss border crossing at Ponte Chiasso. In the direction of Milan, the road network connects with the Milan-Meda route and the wider metropolitan road system.Key connections include:A9 motorway, Grandate toll booth: less than 2 km away.Swiss border and Canton of Ticino: accessible within a short drive.Como city centre: approximately 10 minutes away.Milan: accessible via the A9 motorway and the connected road network.Pedemontana motorway network: accessible via the regional motorway connections.The location is particularly advantageous for companies involved in distribution, wholesale, import and export with Switzerland, technical assistance, business-to-business services and sales operations covering northern Italy and the Swiss market.The Property and LandThe property occupies a flat, rectangular plot with a cadastral land area of approximately 3,230 sq m. The building is positioned centrally within the site, set back from the main road.Property specificationsCommercial floor area: 1,978.95 sq mGross floor area: approximately 2,150 sq mCadastral land area: 3,230 sq mExternal paved yard: approximately 2,160 sq mEstimated residual development potential: approximately 1,000 sq m, subject to planning verificationCadastral category: D/8Energy efficiency rating: Class CYear of construction: 1991Availability: December 2026Asking price: €4,200,000 plus VATThe commercial floor area is distributed approximately as follows:Offices, management, reception and showroom: 999 sq m.Warehouse, workshops, garage and technical rooms: 980 sq m.The above figures are based on the available property information.Internal LayoutThe building is arranged over a basement and three above-ground floors, connected by a main staircase and a lift.Basement - 2.38 m ceiling heightThe basement comprises a garage with a parking space, storage room, boiler room, cellar and lift machine room. A staircase provides direct internal access to the ground-floor warehouse.Ground floor - 3.00 m general ceiling heightThe ground floor includes an entrance porch, spacious reception area, offices, restrooms, storage room, two workshops and a utility room.The warehouse area features a ceiling height of approximately 4.50 m, natural light from overhead skylights, metal vehicle-access doors and a mezzanine served by a metal staircase. A second independent entrance opens from the south-west-facing porch.First floor - 2.70 m ceiling heightThis floor accommodates offices of various sizes, two archive rooms, a storage room and restrooms.Second floor - 2.70 m ceiling heightThe upper floor consists of a large open exhibition space that can be subdivided using movable partitions. It is suitable for use as a showroom, meeting area, exhibition space or open-plan office, subject to the intended use and applicable requirements.The three above-ground floors are served by a large staircase and a lift.Construction and Building SystemsConstructed in 1991, the property and its external areas are reported to be in good condition.The main construction features include:Reinforced concrete structure.Waterproof flat roof over the main building.Prefabricated reinforced concrete warehouse with a tiled roof and skylights.Aluminium windows and doors with Venetian blinds.Independent heating and cooling systems, including a refrigeration unit, fan coil units and radiators.Lift.Intruder alarm with motion detectors.Internal and external video surveillance.An Established Business Headquarters with Future Development PotentialThis property offers an opportunity to acquire an independent commercial complex combining representative corporate spaces with practical logistics and operational facilities.Its configuration is particularly suited to distribution companies, wholesalers, import-export businesses, technical service providers and companies operating across northern Italy and Switzerland. The combination of offices, showroom, warehouse, workshops, garage and a substantial manoeuvring yard allows multiple business functions to be managed from one location.The property's position on a major thoroughfare, direct access from the roundabout, dual vehicular entrances and proximity to the A9 motorway further strengthen its operational appeal.The potential for future expansion may offer an additional advantage for businesses anticipating growth or investors considering the property's repositioning and subsequent leasing, subject to confirmation of planning feasibility.Cadastral category: D/8Energy rating: Class CAsking price: €4,200,000 plus VATAvailability: December 2026For confidential information, technical documentation and viewings by appointment, please contact Coldwell Banker Gruppo Bodini Milano.

Property Informations

Address: VIA SS GIOVI, 23

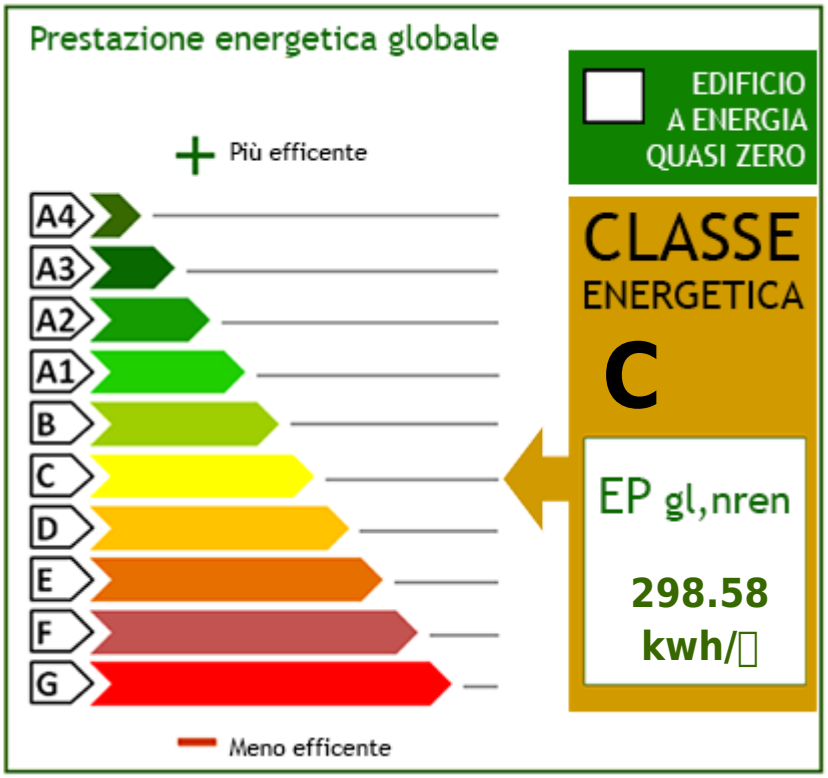
Zip code: 22070

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			

Coldwell Banker Gruppo Bodini
Via Passione, 7 - 20122 Milano
Phone number +39 0289776541











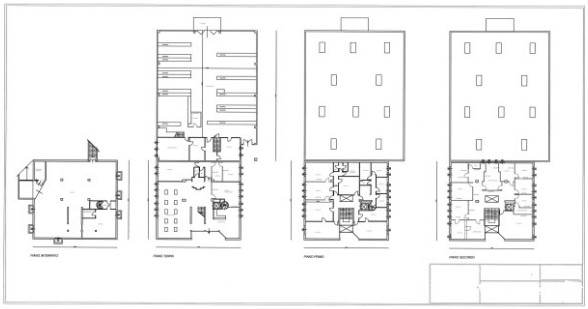








Coldwell Banker Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.gruppobodini.com/en
VAT 11872901001



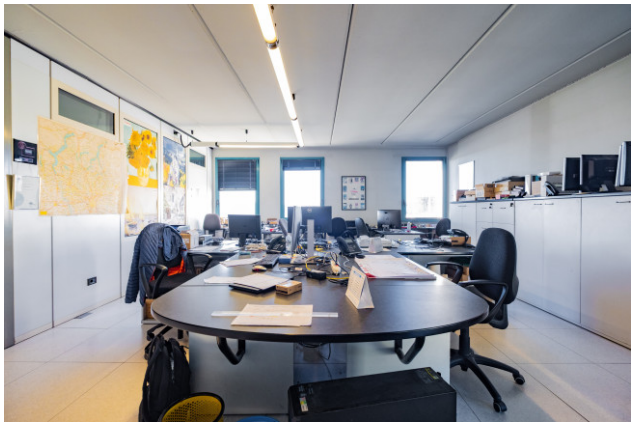














Coldwell Banker Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.gruppobodini.com/en
VAT 11872901001

















Coldwell Banker Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.gruppobodini.com/en
VAT 11872901001

















Coldwell Banker Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.gruppobodini.com/en
VAT 11872901001

















Coldwell Banker Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.gruppobodini.com/en
VAT 11872901001



Coldwell Banker Gruppo Bodini
Via Passione, 7 - Milano (MI) - Phone number +39 0289776541
bodinimilano@cbitaly.it - https://www.gruppobodini.com/en
VAT 11872901001