



CASTREZZATO (BS)

VIA VALENCA

LOGISTICS WAREHOUSE FOR LEASE

TECHNICAL FEATURES

New «Grade A» logistics development, immediately available, located in the municipality of Castrezzato (BS).



GLA available

10,750 m² (Unit 3) of which:

- Warehouse: 9,843 m²
- Office: 278 m²
- Mezzanine: 551 m²
- Technical room: 78 m²

Height under beam

12 m

Structural grid

17,9 x 18,8 m

Loading bays

12

Level access door

1

Parking

Auto e Tir

Lighting

LED

Floor loading capacity:

5 t/m²

Sprinkler

ESFR K 22.4 / NFPA13

Energy certification

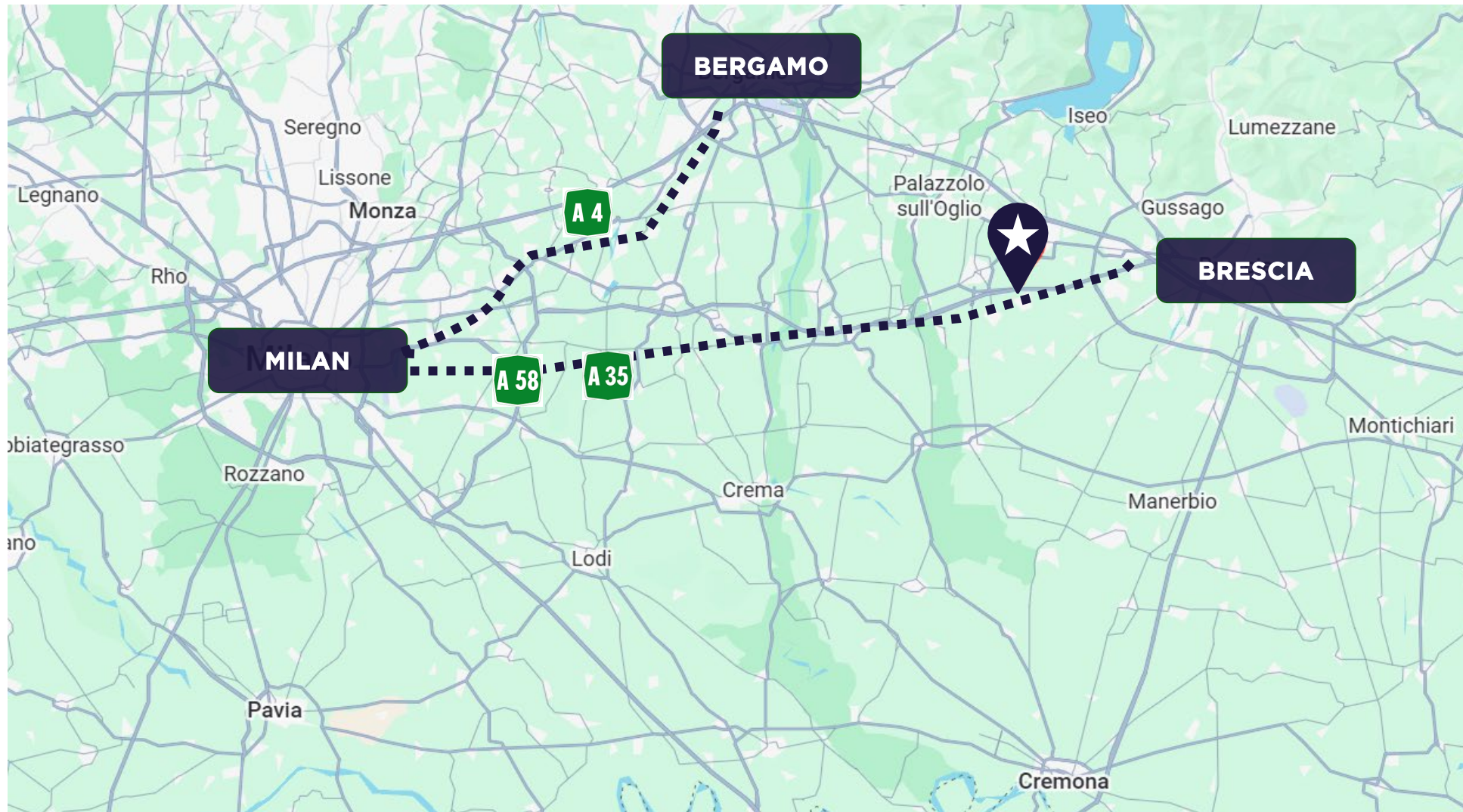
LEED GOLD; BREEAM-IN-USE Very Good

Other features

Forklift recharge room, Wide manoeuvring area, Photovoltaic plant

IMMEDIATELY AVAILABLE

LOCATION MAP



45°31'45.9"N

9°58'38.6"E



**BRE-BE-MI
TOLLGATE "CASTREZZATO"
500 mt**



**MOTORWAY
MILAN-TRIESTE
10 km**



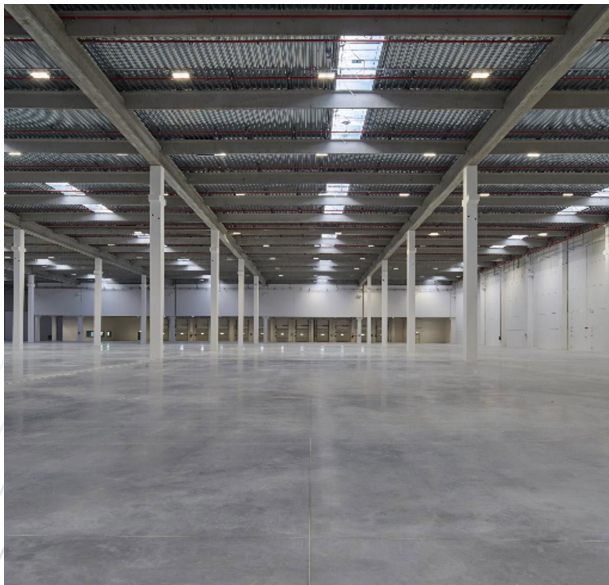
**BERGAMO
CBD
20 km**



**BRESCIA
CBD
30 km**



**MILAN EASTERN
RING ROAD
40 km**





CONTACTS

INDUSTRIAL & LOGISTICS DIVISION

+39 02 63 799 1

industrial.italy@cushwake.com

C & W (U.K.) LLP

Via Filippo Turati 16/18

20121 Milan