



## Shed for sale in Modugno

**€ 720.000**

**Ref. CBI094-1877-63705**



**3.600 sq.m.**

PUGLIA - MODUGNO (BA) - SS96  
Industrial warehouse with offices

Located in a strategic position with direct access from the state road, the solution consists of a total of 3,600 m2 of 2,400 m2, developed on two floors, for the warehouse.

It is important to note that thanks to the "PIA" plan it would possibly be possible to access non-repayable financing of up to 70%, which makes the purchase, renovation and start-up of the business much more accessible and convenient.

Its privileged location allows excellent visibility and convenient access to road transport.

#### Structure:

The shed has a frame built in 2017, ensuring solidity and durability over time. Its large space is distributed over two floors, ideal for production, logistics or goods storage. The functional structure makes it suitable for various activities.

#### Offices:

1200 m2 of office space spread over four floors offers flexibility for various business needs. The possibility of transforming part of the offices into homes adds a further level of versatility to this property. Each floor is designed to maximize efficiency and convenience, while the terrace provides additional space.

#### History of the Property:

Originally leased to a major showroom and warehouse company, the shed has a strong history of consistent annual returns. This



testifies to its adaptability and attractiveness for a variety of businesses.

**ZES concessions:**

The warehouse enjoys important benefits as it falls within the SEZ (Special Economic Zone), offering tax benefits and concessions to encourage industrial and commercial investments. This is a unique opportunity for companies looking for significant advantages on the tax front.

**Outer space:**

The front and rear forecourt offers ample space for handling goods and parking company vehicles. The warehouse is fenced and equipped with an automatic gate, guaranteeing security and access control.

**Sustainability:**

The shed lends itself perfectly to the installation of solar panels, contributing to sustainability and reducing energy costs.

**Sign and Visibility:**

The sign terrace offers excellent visibility from a distance, making it ideal for sponsoring the business. The strategic height of the sign ensures that the property is easily identifiable and recognizable in the surrounding context.

In conclusion, this industrial warehouse represents a unique opportunity for companies looking for a privileged location, flexibility of use and important economic advantages. Its past success story and modern features make it an attractive investment for the future.

## Certification

**Energy Class:** G

**EPgl<sub>nr</sub>:** 175.00 kwh/□

## Features

Property ID: CBI094-1877-63705

Contract: Sale

Categoria: Shed

Address: Strada Statale 96, 115

Zip Code: 70026

Municipality: Modugno

Total sqm: 3.600 sq.m.

Internal condition: To be renovated

Warehouse rooms sq.m.: 2.400 sq.m.

Office sq.m.: 1.200 sq.m.

Services sq.m.: 100 sq.m.

Uncovered area sq.m.: 1.000 sq.m.

: 4

## Nearby

Bar

Shopping centres















