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Coldwell Banker Prime Properties

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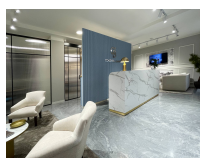
Industrial building for Sell in Castel Bolognese

📍 Via Calamello, Ravenna, 48014 (RA)

6.300.000€



Contact info



Coldwell Banker Prime Properties

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Properties**

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Description

Major income-generating logistics-industrial complex for sale “ Castel Bolognese (RA)

In the heart of the Castel Bolognese industrial area, strategically located between Bologna and Ravenna, we offer for sale a large industrial and logistics complex of great strategic value, ideal for investors seeking an already profitable asset with attractive growth prospects.

The property extends over a total area of over 82,000 m2 and includes a complex of buildings comprising: an industrial warehouse of approximately 3,845 m2, an office building with services of approximately 442 m2, a shed of approximately 489 m2, a truck scale, and paved outdoor operating areas, ideal for goods handling, logistics, and storage.

The exterior surfaces are particularly generous and allow for the efficient management of heavy vehicle flows, making the property perfectly suited to logistics, distribution, or production operators.

The complex is in overall good condition and is suitable for industrial use. The large yards, accessibility for heavy vehicles, and the presence of infrastructure such as a truck scale are valuable features for businesses requiring efficient logistics space.

From an urban planning perspective, the area falls within a specialized production zone, intended for industrial and logistics activities, with significant appurtenant surfaces that guarantee great operational flexibility.

A particularly interesting aspect of the transaction is the fact that the property is currently rented at an annual rate of €600,000, thus offering an immediate and stable return, a feature that makes this property particularly attractive to institutional or private investors.

Further strengthening the strategic value of the investment is the upcoming opening of the new Castel Bolognese highway toll booth, just 3 km from the complex. This infrastructure will significantly improve the area's accessibility and, over time, increase the logistical attractiveness and value of the property.

Thanks to its central logistical location between Bologna and Ravenna, the large size of the lot, its immediate profitability, and the potential for development linked to new infrastructure, this property represents a rare investment opportunity in the Emilia-Romagna industrial real estate market.

Complete information, technical documentation, and lease details are available upon request.

Details



Property ID: CBI099-1008-520813



Surface: 82000.00 m²

Property Features



Floor: 0



Conservation status: **Excellent**



Current condition: **Leased**



Surface: 82000.00 m²



Position: **Industrial area**

Images

