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Coldwell Banker Prime Properties

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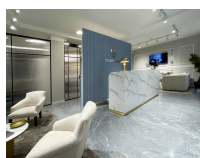
Land for Sell in Castel Bolognese

📍 Via Calamello, Ravenna, 48014 (RA)

2.200.000€



Contact info



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Properties**

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Description

Productive building area for sale – Castelbolognese (RA)

In the municipality of Castelbolognese, strategically located within an established manufacturing and commercial district, we offer for sale a significant, large building plot for industrial use, ideal for developing industrial, logistics, or office activities.

The lot has a total area of approximately 30,140 square meters and is located within the Municipality's urbanized area. Currently registered in the Land Registry under parcels 249 and 294, it represents an interesting opportunity for businesses and investors seeking a large plot of land in a well-developed area.

From an urban planning perspective, the land falls within a specialized production area, allowing for the construction of production, industrial, and office facilities, with the possibility of integrating small-to-medium-sized commercial functions and a service residence connected to the business.

The gross usable area is estimated at approximately 16,000 square meters, with buildings reaching heights of up to approximately 12.50 meters, extendable to approximately 13 meters. The coverage ratio can reach up to 70% of the land area, which can be increased to 75% through compensatory measures related to urban planning and environmental quality.

A further element of great value for the investment is represented by the upcoming opening of the new Castel Bolognese motorway toll booth, located just 3 km away, which will contribute to further improving the accessibility of the area and strengthening its logistical and production attractiveness.

Thanks to its configuration and position in the local economic fabric, the area is suitable for the construction of production warehouses, logistics hubs, company headquarters, or office complexes.

Further information and urban planning documentation available upon request.

Details



Property ID: CBI099-1008-520814



Surface: 30000.00 m²

Images

