



Warehouses and offices

IZERNORE (01)

2 500 000 €*

* Agency fees to be paid by the seller



3870 m²



10 pièce(s)

PROPERTY DESCRIPTION

Exclusively, Fashion industrial zone in Iznore (01), an industrial building on a plot of 12,162 m²: Former plastic injection production building, meeting ICPE standards (prefectural decree and proof of deposit) built in 1997 and perfectly maintained: - 3870 m² of building - 395 m² of offices (186 m² of administrative offices and 209 m² of production offices) - 3 loading docks + 3 large sectional doors - Regulatory checks of sectional doors, overhead cranes, fire extinguishers, electricity, etc. . - 495 m² of underground gallery for the circulation of networks (material centralization) - Height of 8.90 m under lighting and 5.30 m under overhead crane - 6.3t overhead crane in the main production workshop - Monitored control - 2t overhead crane in the maintenance workshop - Monitored control - Sprinkling with 350m² tarpaulin - Regularly checked and monitored - Compressor + Air dryer - New installation - 1600 kva transformer - Monitored control - New cold unit and monitored - Has an anti-freeze system - Heat network by air heaters connected to the production network (new pumps) - A heating system by heating rod is present throughout the workshop - Concrete structure (slab + walls) covered with double metal cladding skin - Metal frame with cover in double-skin self-supporting trays - Double-glazed aluminum windows - Recovery of water and oils through a grease trap in the basement - Recovery of oils and grease from rainwater. The material center is not sold with it but all the associated networks remain in place. All networks are underground, with a significant reduction in noise generated by the supply of materials Buildings designed to optimize flows Exteriors designed for heavy goods vehicle traffic and staff parking Plans and technical information available on request at 06.71.10.72.56 Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 845808

Property type Warehouses and offices

Year of construction 1997

SURFACES

Living space 3870 m²

Land surface 12162 m²

COMPOSITION

Number of rooms 10

APPENDIX

Parking extérieur

Parking space 25

Videophone Non

SERVICES

Air conditioning Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle