TIGESTIM
COMMERCIAL REAL ESTATE

Stabio 228
Via Lische 5, 6855 Stabio

Warehouse / workshop of 3,800 m² on the ground floor and mezzanine

The space

Warehouse of 3,800 m² on the ground floor, 7.00 m high, with six loading ramps and automatic doors. On the mezzanine, connected by an internal staircase, offices and a canteen of 183 m². Outdoor manoeuvring and parking area of 2,080 m² for exclusive use.

In detail

Fire detection and sprinkler systems. LED lighting. Pre-wired for alarm and video surveillance. Service rooms, changing rooms and showers.

The building

Two-level industrial and office building in the Stabio industrial zone: 5 minutes from the Gaggiolo border crossing, 1 km from the railway station and 2 km from the A2 Mendrisio-Stabio exit. Access from Via Lische, parking on the roof. Heat pump for heating and cooling, photovoltaic plant on the roof, lift and two staircases.

The area

The Stabio industrial zone is the choice for those who want to avoid the traffic towards Lugano: Gaggiolo border crossing 5 minutes away, railway station 1 km away, A2 Mendrisio-Stabio exit 2 km away. Recent buildings with heat pumps and photovoltaics.

Property	Warehouse / workshop
Floor	Ground floor and mezzanine
Floor area	3,800 m²
Building	Stabio 228, 2019
Address	Via Lische 5, 6855 Stabio
Parking	Parking on the roof, at first-floor level, 2,800 m²
Rent	On request

To arrange a viewing

Call us or write to us naming space 109 in Stabio 228: we arrange an appointment on the days and at the times that suit you. The space can be adapted to the tenant's needs, with our design team and our in-house maintenance team.

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