



**Piano di Magadino**  
Between Bellinzona and  
Locarno Canton of Ticino,  
Switzerland



**repigordola**

Repi SA  
Via alle Gerre 1  
CH-6596 Gordola  
N. IVA CHE-100.962.632 IVA

T +41 (91) 735 67 90  
F +41 (91) 735 67 99  
E info@repigordola.ch  
W www.repigordola.ch

[www.repigordola.ch](http://www.repigordola.ch)

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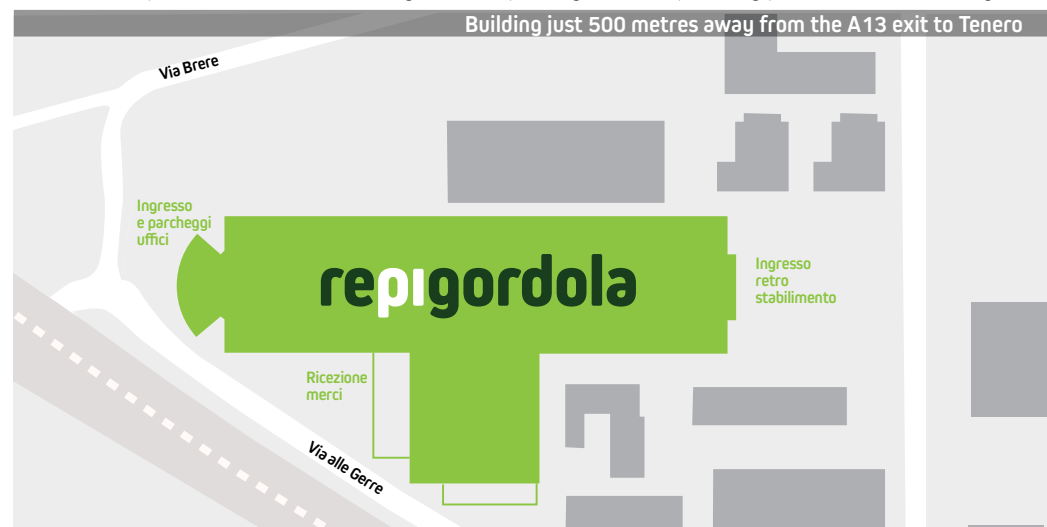
Industrial park in Piano di Magadino. **Space available.**



## The industrial building

The industrial building “Repi di Gordola” comprises storage and office areas. Built in 2000, it is located 500 metres from the Tenero junction of the A13 leading to the national road network, a stone’s throw from Locarno on the edge of the Piano di Magadino national park next to Lake Maggiore.

- **exhibition space of 550 m<sup>2</sup> on the ground floor**
- **4** floors of office space of 1,100 m<sup>2</sup> per floor
- **1** executive floor of 550 m<sup>2</sup> and storage of 550 m<sup>2</sup>
- **1** garage interrato con 12 parcheggi
- **2** penthouse apartments with 5 rooms and balcony
- Ground floor for industrial use of **11,100 m<sup>2</sup>**, height **6.70 m**
- First floor for industrial use of **10,600 m<sup>2</sup>**, height **5.40 m**, load-bearing capacity **1,200 kg/m<sup>2</sup>**
- **700 m<sup>2</sup>** for changing rooms and a company canteen
- **3** high-capacity lifts
- **1** concrete outdoor space, 600 m<sup>2</sup> of which is covered
- **1** outdoor space of 3,200 m<sup>2</sup> currently used for parking but with planning permission for building



## Benefit from the space available

### 700 m<sup>2</sup> industrial area

- Ground floor
- 92 m long

### 3,300 m<sup>2</sup> industrial area

- Ground floor
- Large industrial main entrance
- Main side entrance rtone laterale
- Central double beam overhead crane with a capacity of 5 tonnes and a gauge of 14.79 metres

### Offices of 1,100 m<sup>2</sup>

- First floor
- Separate and fully fitted
- Covered car park available

Both industrial areas are **6.70 m high** and equipped with **fibre optic cables**, **compressed air at 9 bar** and a mains supply up to **125 A**.

Both of the industrial areas can be divided up into plots measuring at least 1,000 m<sup>2</sup>, while office space is available starting from 80 m<sup>2</sup>.