



Caslano Works

A complete business hub for manufacturing, logistics and offices in Caslano.

Via Industria 1, Caslano

Caslano Works is designed for companies seeking to bring together operations, warehousing, administration and support functions within a single location. The property's layout allows different departments to work efficiently under one roof, reducing fragmentation, internal transfers and operational inefficiencies.

10.000 m² | 2 levels | 213 Outdoor Parking

Approx.

Single Property

Extensive Outdoor Space

Property features

Approximate area: ca. 10'000 m²

Configuration: single business complex.

Levels: 2

Functional units / areas: 12

Outdoor parking spaces: 213

Leasing structure: entire property available to a single tenant.

Energy: extensive rooftop photovoltaic installation.

Suitable for: manufacturing, assembly, logistics, warehousing, offices and showroom facilities with back-office support.

Location: Caslano, close to Lugano and the Italian border.

Key advantages

Integrated operational headquarters: Production, warehousing, offices and technical support under one roof.

213 outdoor parking spaces:

Ample parking for employees, visitors and suppliers.

Strategic location:

Well positioned between Southern Switzerland and Northern Italy.

Photovoltaic infrastructure:

Supports energy efficiency and sustainability goals.

Single-tenant leasing solution:

A dedicated facility for one company or corporate group.





Target

An operational headquarters designed for companies looking to consolidate multiple functions in one location.

This property is designed for businesses seeking more than just space. It provides a fully integrated environment where operations, people, materials and administrative functions can be managed efficiently from a single location. Its layout allows multiple departments to be consolidated under one roof, improving coordination, control and operational continuity.

Caslano Works is particularly suitable for:

- assembly and manufacturing companies;
- businesses combining warehousing, logistics and administrative offices;
- companies seeking a regional operational headquarters;
- organizations requiring showroom facilities with integrated back-office functions;
- industrial and technical businesses needing production, storage and administrative space;
- corporate groups looking to bring multiple departments together within a single property;
- companies operating across Southern Switzerland and Northern Italy.

Operational benefits

- One location for manufacturing, warehousing and administration.
- Shorter internal workflows between departments.
- Improved control over material and product flows.
- Simplified management for employees, suppliers and visitors.
- Stronger corporate identity through a centralized headquarters.
- Opportunity to combine showroom, office and operational activities within the same complex.

Caslano: a strategic base between Ticino and northern Italy

Caslano offers an excellent balance between local accessibility and connectivity to major economic regions. Its proximity to Lugano, the Italian border and key transport routes leading into Northern Italy makes the property particularly attractive for companies operating across Southern Switzerland, Lombardy and neighboring markets.

Highlights

- Close to Lugano.
- Close to the Italian border.
- Easily accessible from across the Sottoceneri region.
- Well positioned to serve both Switzerland and Northern Italy.
- Suitable as a regional hub.

Flexible space for manufacturing, warehousing, offices and technical operations.

The internal layout allows the property to function as a fully integrated operational platform. The various areas can be configured to accommodate production activities, storage facilities, office functions, technical departments and employee services, while maintaining centralized management across the entire complex.

Area	Intended Use	Approx. size
Manufacturing / Assembly	Production activities, assembly operations and compatible industrial processes	~ 2100 m ²
Raw Material Warehouse	Incoming goods storage, procurement and inventory management	~ 2300 m ²
Component Warehouse	Storage of components, semi-finished products, technical materials and intermediate goods	~ 970 m ²
Offices / Administration	Management, back-office operations, coordination and administrative functions	~ 3600 m ²
Technical Area	Plant equipment, technical support, operational infrastructure and auxiliary facilities	~ 780 m ²
Staff & Support Areas	Employee facilities, service rooms and business support spaces	~ 700 m ²

Technical specifications

Ceiling heights: currently under verification

Floor load capacity: currently under verification

Available electrical power: currently under verification

Photovoltaic installation & ESG

The extensive rooftop photovoltaic system represents a significant added value for future occupiers. Beyond improving energy efficiency, it supports broader sustainability and ESG objectives. The solar installation enhances the property's modern profile and may become a key differentiating factor in the overall evaluation of the asset.



Contact information & next steps

Further Information, property visits and documentation requests.

For additional information, detailed discussions or to arrange a property viewing, please contact the representatives listed below.



Piergiuseppe Vescovi

Economist & Trustee

info@swissbusinessstransfer.ch

T +41 79 620 82 10

Available to provide further details, documentation reviews and additional information regarding the leasing opportunity.



Adriano Di Nunzio

Standortleiter Basel

adriano.dinunzio@hbre.ch

T: +41 61 545 03 36

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Caslano Works

Via Industria 1,
6987 Caslano, Switzerland



Commercial Partner

