€980,000

Ref: BL881

1444 sqm

Welcome to the exclusive opportunity to acquire a prominent warehouse located in the industrial zone of Caldas da Rainha...

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Property Description

Welcome to the exclusive opportunity to acquire a prominent warehouse located in the industrial zone of Caldas da Rainha! Its strategic location, just 2 minutes from the A8 highway exit, offers privileged connections to various regions from the south to the north of Portugal. This building exemplifies excellence in construction and architecture, with carefully planned areas to ensure functionality and flexibility, easily adaptable to various sectors of industrial activity. It features spacious offices, a pantry, and well-equipped changing areas. The loading and unloading areas have been designed with maximum efficiency, boasting a ceiling height of 6 meters. * The warehouse is currently under a rental contract, with a duration of three years until September 2026, and yields an annual return of 6% The warehouse is equipped with a central air conditioning system using renowned Carrier equipment, ensuring a comfortable and suitable environment for your business needs. Additionally, it has a goods lift and a fully operational generator, providing added convenience and security. With a useful construction area of 1440m², the building still offers the possibility of additional use of the existing covered area, allowing for an increase of approximately 800m² of usable space with minimal investment to optimize this extra area. The 9000m² plot of land houses well-built infrastructures and provides space for expanding the covered area, enabling the growth and consolidation of your business. Don't miss this unique opportunity to establish and expand your company in an ideal location! Contact us now and take advantage of this opportunity for success! Energy Rating: F #ref:BL881
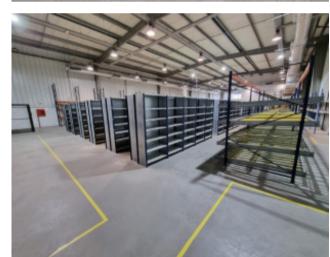
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Gallery

Additional Details

Site Floorplan