



**Ref.-ID: R4641859**

**Coín**

**Commercial**

**IBI: 1,500 EUR / year**

**Rubbish: 240 EUR / year**



**1**



**3**



**3571 m2**



**1881 m2**

Large industrial plot of 7000 m<sup>2</sup> for sale, housing three connected warehouses, with a total usable area of 3571 m<sup>2</sup>. These facilities stand out for their natural light, which makes them ideal for any type of industrial activity. In addition, they have large offices, a perfectly equipped meeting room and three bathrooms. In the past, it was the largest and most functional aluminium factory in the area, which guarantees its robustness and versatility. The warehouse retains platforms and cranes, which makes it easy to adapt to various industrial needs. In addition, a future expansion of the industrial estate with more warehouses and better access is planned. This warehouse offers a single open-plan room and everything on the ground floor. It also has a hot and cold air conditioning system. Don't miss the opportunity to visit this large warehouse and discover all its potential for your business. Contact us now for more information!

**Setting**

- ✓ Commercial Area
- ✓ Village

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Country
- ✓ Garden

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Utility Room
- ✓ Access for people with reduced mobility
- ✓ Marble Flooring

**Furniture**

- ✓ Part Furnished

**Garden**

- ✓ Private

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Safe

**Parking**

- ✓ Covered
- ✓ Private

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone