



## Warehouse of 1200m<sup>2</sup> on a plot of 60841m<sup>2</sup>, in Pelariga, Pombal, Leiria



### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: EUR 1,200,000

### Location

Country: Portugal  
State/Region/Province: Leiria  
City: Pombal  
Posted: Jan 08, 2025

### Description:

Large warehouse with more than 1200 m<sup>2</sup> on a plot of 60841 m<sup>2</sup>, next to the EN 1, in Pelariga, Pombal, Leiria.

Large main building measuring approximately 20 x 50 meters. Ceiling height from 6.2 meters to 8.5 meters. It has an office and bathroom area with 2 floors measuring approximately 15x7 meters. Concrete walls and cement blocks. Corrugated zinc sheet cover. It has 3 large entrance gates, and an independent access to the office. It has five bathrooms, one with a shower and a dressing room.

Side nave, contiguous and with access to the main nave, with approximate measurements of 25x8 meters. It has two independent exterior access gates. This garage space for workshops, features a pit for maintenance and vehicle mechanics.

Warehouse inserted in a large plot of 6 hectares next to the EN1, 3ha of which, according to the PDM, are on Urbanizable land - Residential space. This classification of the soil allows the building to be used for housing, commerce, services and equipment for collective use. Type 3 industries, as described in the PDM, isolated tourist enterprises and other compatible ones may still be accepted.

Excellent location in a high area, in Pelariga, 5 minutes from Pombal, with all the amenities of proximity. Excellent access next to the EN1/IC2. Also very close to the IC8 and A1 roads. Half an hour from Leiria, Coimbra and Figueira da Foz. Central location between Lisbon and Porto, about 1h30 from these main



cities.

Come and meet and expand your activity... Take advantage of this opportunity!

Energy Rating: Exempt

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Built: 2004

### **Common**

Bathrooms: 5

Finished sq. ft.: 1200 sq m

Lot Size: 60841 sq m

### **Lease terms**

Date Available:

### **Additional information**

Website URL: [http://www.arkadia.com/DWMT-T2393/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/DWMT-T2393/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

### **Contact information**

IMLIX ID: MAG\_4031

