



Warehouse for Sale in Montijo



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 705,000

Location

Country: Portugal
State/Region/Province: District of Setúbal
City: Montijo
Posted: Feb 02, 2025

Description:

INDUSTRIAL WAREHOUSE WITH COMMERCIAL ASSIGNMENT:

This multipurpose industrial warehouse, strategically located near the city of Montijo, offers a series of structural features that provide great logistical, commercial and operational benefits. It is in an excellent state of conservation and operation, the property is ideal for companies that need a robust and well-located space for the storage and distribution of goods, with easy access to heavy vehicles.

COMMERCIAL VALUE CHARACTERISTICS:

- Strategic location: Proximity to the main interurban circulation routes, such as the IC32, A33 and A2 South, allowing quick and direct access, with emphasis on the proximity to the Vasco da Gama Bridge.
- Efficient transport infrastructure: The area is well served by modern urban roads, as well as wide roads for manoeuvring heavy and long vehicles, facilitating loading and unloading logistics.
- High-demand area: Montijo is characterised by a growing demand for industrial and commercial spaces, with a strong expansion in logistics operations and storage of goods.
- Complete electrical equipment: The building is equipped with three electrical panels and three-phase and single-phase current distributors, suitable for supporting large-scale industrial operations.
- Competitive price: The price is in line with the local market, offering excellent value for money for quick sale.

CHARACTERISTICS OF THE BUILDING:



- Main entrance: Foyer with metal gate in bellows, protected by a glazed aluminium structure, ensuring safety and resistance to weathering.
 - Secondary entrance: Double-leaf swing gate, with an integrated man's door, offering easy access to the rear of the building.
 - Mezzanine: With 40m² over the main entrance, prepared for the installation of administrative rooms or offices.
 - Internal floor area: 853m², with varying ceiling height (9m at the highest point and 7m at the base), providing a large and flexible space for different types of industrial operations.
 - Thermally insulated roof: The downed arch roof is covered with rigid sprayed polyurethane foam, ensuring thermal efficiency and comfort inside the warehouse.
- Support facilities: The building has complete changing rooms, with sanitary facilities and shower areas, as well as an open area with a washbasin for general use.
- Storage area: A 7.30m² room currently used as an administrative archive.

STREET CHARACTERISTICS:

- Large patio: The property is surrounded by a large patio, which facilitates the circulation of long vehicles and bulky loading and unloading operations.
- Private patio: The private area at the back of the warehouse (334m²) is fenced and for the exclusive use of the property, providing greater security and logistical control.
- Patio dimensions: The front patio of the warehouse is about 150m x 16m, and the private patio at the back occupies an area of 62m x 12m, offering great flexibility for the movement of goods.

AREAS AND DIMENSIONS:

Internal length of the nave: 51.4m

Internal width of the nave: 16.2m

Useful internal height of the nave (highest point): 9.00m

Internal useful height of the nave (lowest point): 7.00m

Total floor area: 853m²

Access gates: 5.00m x 5.00m, both at the main entrance and at the secondary entrance.

ACCESS:

Access via the N4: Direct access to the IC32/A33, with a quick connection to the A2 Sul and the Vasco da Gama Bridge (1.6 km).

Access via the N5: Another direct access road to the IC32/A33, also connecting to the A2 Sul and the Vasco da Gama Bridge (1.9 km).

Energy Rating: Exempt

#ref:ARMFB001

Built: 1996

Common

Bathrooms: 1



Finished sq. ft.: 853.15 sq m
Lot Size: 334.29 sq m

Lease terms

Date Available:

Additional information

Website URL: http://www.arkadia.com/THPZ-T9449/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Contact information

IMLIX ID: ARMF001

