



## Industrial building for Sale in Calle C s/n, Santovenia de la Valduncina



### Информация об агенте

Название:	Grupo Marsapi Real Estate
Название компании:	
Страна:	Испания
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English, Spanish
Веб-сайт:	<a href="https://www.grupomarsapi.com">https://www.grupomarsapi.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,958,586.3

### Местоположение

Страна:	Испания
Адрес:	Santovenia de la Valduncina
Добавлено:	12.04.2022

#### Описание:

The property is located in PIL 2 (Polígono Industrial de León), 5 km from the city of León.

It is a consolidated area of services, with all urban services and with an average age of buildings around 10 years.

It is perfectly connected by public transport with the city of León.

It is an exempt building with a total constructed area of 2,630m<sup>2</sup>; distributed in 1,100 m<sup>2</sup> of warehouse and 1,530 m<sup>2</sup> of office, on a plot of 3,651 m<sup>2</sup>. The property is conditioned as a work platform for a logistics center for data management (offices).

Due to its constructive characteristics, the property has a multipurpose character without there being legal or administrative limitations that restrict its use.

The property has part of the plot free of building (1,550 m<sup>2</sup>), with the possibility of expanding the building around 850 m<sup>2</sup>.

### LOCATION AND ENVIRONMENT

The warehouse is located in the Industrial Estate of León (PIL), Phase II, Calle C, plot M-54, in the municipality of Santovenia de la Valduncina, province of León.

The industrial estate is located between the N-630 León-Benavente road and the road from León to Santa María del Páramo, 5km from León and next to towns such as Ribaseca, Trobajo del Cerecedo,



Villacedré and Cembranos.

It is located on the main street of phase II of the PIL, with good visibility and presence. Coexists with companies such as INDITEX or the DGT (Management of fines).

## GENERAL DATA OF THE PROPERTY

The property is composed of two terraced buildings, exempt. On the one hand the warehouse of 1,103 m<sup>2</sup> and on the other the part of offices of 1,012 m<sup>2</sup>, with an underground parking of 433 m<sup>2</sup>.

The part of the warehouse is completely equipped for use as a work platform, for which it has installed false ceiling at 4.70 m high improving the performance of the air conditioning in it.

The entire property has toilets and air conditioning facilities (hot and cold).

The qualities of the property are medium-high, for this type of property.

The representative office building also has an elevator and access ramp to the garage basement.

The configuration of the building in the area of the nave makes it have great versatility of use for its free height 10 ml. and the free light between pillars 28.50m.

The building is susceptible to use for different business activities.

The plot, of 3,651 m<sup>2</sup>, where it is located on the corner of the central street of the sector, which crosses the entire phase II of the polygon, and another secondary, with 123 m of total broken façade: 55 m and 70 m of middle funds to both streets.

Part of the plot, 1,550 m<sup>2</sup>, is fenced and unbuilt. There is the possibility of expanding the existing warehouse or facilities by about 850 m<sup>2</sup>. - REF: 0016

Новый: нет

## Lease terms

Date Available:

## Contact information

IMLIX ID: 0016

