



Ref.-ID: R5252359

Marbella

Commercial



6



3



656 m2

Warehouse in Polígono La Ermita, Marbella This 613 m<sup>2</sup> industrial warehouse with offices is designed to offer maximum efficiency, comfort, and versatility, ideal for companies seeking a functional space in a strategic location. Layout and Main Features Spacious, open-plan ground floor, perfect for storage, logistics, or private parking. Four well-distributed offices on the ground floor, ideal for administrative areas or customer service. First floor with a large multipurpose room, ideal for meetings, training sessions, or collaborative workspaces. Four additional offices, some with spectacular sea views, providing a unique and inspiring work environment. Equipment and Condition The property is in impeccable condition and fully equipped to start operations immediately: Operational electricity supply Zoned air conditioning Alarm system Internet connection Fully equipped kitchen Modern bathrooms High-quality finishes: marble flooring and oak carpentry Additional Details 10-meter façade 6-meter interior height in the office and storage area Excellent value for money Strategic Location Just minutes from the A7 and surrounded by shops, restaurants, and public transport. A perfect setting for any company looking to establish or expand operations in one of Marbella's most sought-after areas. A unique opportunity on the market. Contact us today for more information or to schedule a personalized visit.

- Setting**
- ✓ Town
  - ✓ Commercial Area
  - ✓ Close To Shops

- Kitchen**
- ✓ Fully Fitted

- Orientation**
- ✓ South
- Security**
- ✓ Alarm System
  - ✓ 24 Hour Security

- Condition**
- ✓ Good
- Parking**
- ✓ Street

- Climate Control**
- ✓ Air Conditioning
  - ✓ Central Heating
- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water
  - ✓ Telephone
  - ✓ Gas

- Views**
- ✓ Sea
  - ✓ Panoramic
  - ✓ Urban
- Category**
- ✓ Investment

- Features**
- ✓ Fitted Wardrobes