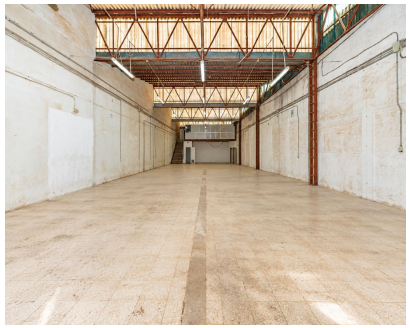
www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com

Sales - Commercial - Marbella

1.225.000€



Ref.-ID: R5516947 **Marbella** **Commercial**

IBI: 1,800 EUR / year **2** **442 m2**

Freehold Industrial Warehouse in La Ermita Industrial Estate – Marbella Excellent opportunity to acquire a freehold industrial warehouse located in the well-established La Ermita Industrial Estate in Marbella, a strategic location with easy access to the A-7 motorway and excellent connections to Marbella, San Pedro de Alcántara, and the rest of the Costa del Sol. The property offers a total area of 602 m², distributed as follows: - 442 m² of covered space, ideal for industrial or commercial activities, storage, or logistics. - 160 m² of private outdoor space, providing additional flexibility for a wide range of business needs. An additional valuable feature is the property's private water well, providing its own water supply. Thanks to its versatile layout and prime location, this warehouse offers numerous possibilities for businesses looking to establish or expand their operations, as well as for investors seeking to acquire an industrial property in one of Marbella's most sought-after commercial areas. A unique opportunity combining a strategic location, functionality, versatility, and excellent investment potential.

Setting
- ✔ Commercial Area
- ✔ Close To Town

Orientation
- ✔ South Facing

Condition
- ✔ Renovation Required

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale