Luís Ferraz

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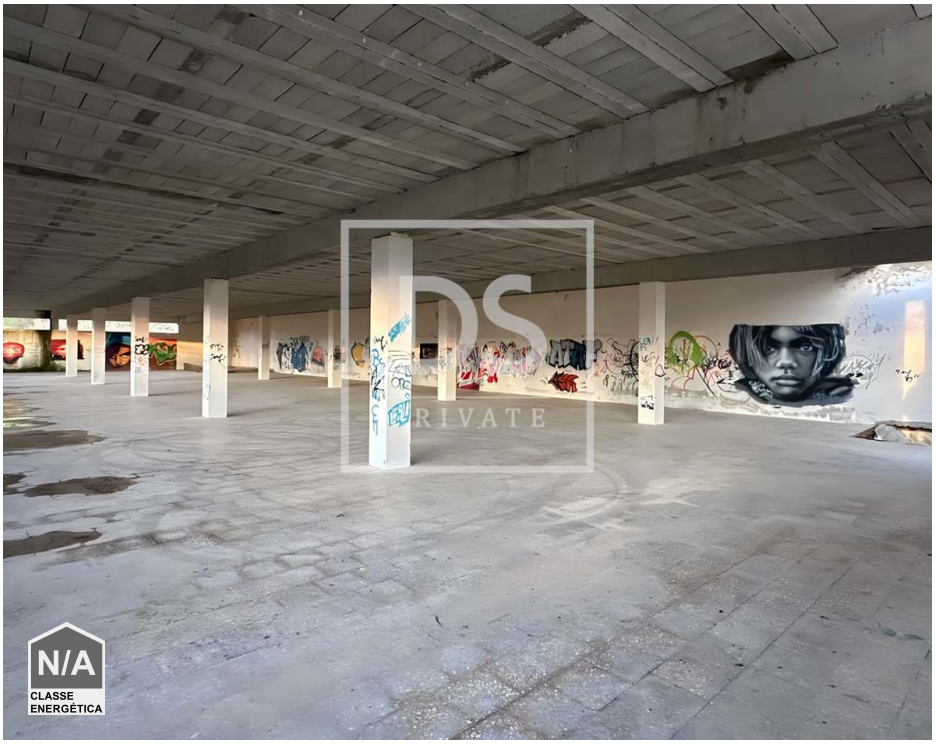
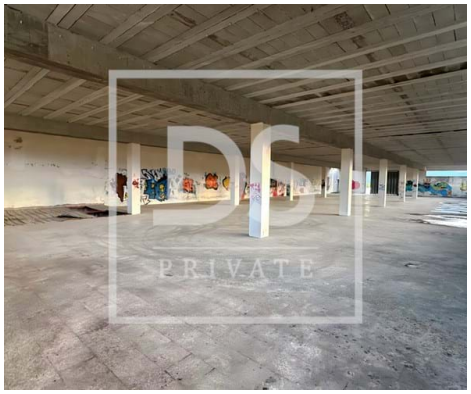
Preço: 495 000 €





0	✖	3800 sqm	2530 sqm	✖	2007

Ref. DSPAMARLAF16 | Amarante

Industrial Warehouse in Amarante – Aboadela

Opportunity for investment!
This warehouse is located in Aboadela, a growing industrial area, just 10 minutes from the city of Amarante and with excellent access to the motorway. The area already has established industries and promising new projects for the region, which makes this property an excellent bet for various types of businesses.

 Total Area: +4000m² of construction
 Distribution of Spaces:
 Two lower floors (basements) of approximately 700m² each, previously used by a footwear industry. Large environments, with bathrooms and elevator structure.
 Ground floor with about 3000m², including rooms for offices, bathrooms and operational areas.

 Conservation Status:
 Lower floors in good condition, with solid structure and without the need for structural intervention.
 Ground floor needs works. Metal structure already installed previously.

 Infrastructure and Accessibility:

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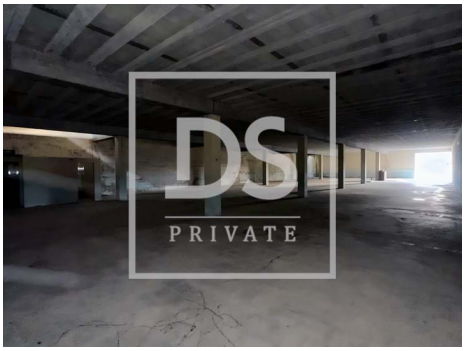
 Municipal project for new roads and expansion of the industrial zone.
 Loading dock on the ground floor and ample parking.
 Gates on the lower floors that allow entry and exit at different points.

 Potential Use:
 Warehouse, logistics, industry or even commerce.
 The area is growing, with new industries generating more than 100 jobs, increasing the demand for complementary services, such as cafes or restaurants.

 Excellent Investment Opportunity!
With a highly competitive price for the current market and located in a promising industrial area, this warehouse represents great potential for appreciation.

 Get in touch for more information or to schedule a visit!



General features

- Gross Private Area: 4234
- Built year: 2007
- Energetic certification: Exempt