Catarina Rosa

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Preço: 320 000 €

0	✖	1358 sqm	1358 sqm	✖	1981

Ref. DSLXA86 | Almeirim

Industrial warehouse with 1358 square meters

This set of two independent warehouses, with a total area of 1,358 m², is located in the industrial area of Almeirim, in a strategic location for small and medium-sized logistics or industrial operations.

The space offers large free areas easily configurable, high ceilings, access for heavy vehicles and good possibilities of adaptation according to the customer's needs.

The property is under traditional construction and needs a functional update, which allows the future occupant to shape the space to its operation (e.g. administrative divisions, technical zones, production or storage areas). Its configuration is ideal for operators who value continuous and flexible space.

Location and access:

 Inserted in the industrial zone of Almeirim with direct access to the municipal road network and ease of circulation for heavy vehicles.
 Excellent connection to the main roads of Ribatejo (A1 and A13), facilitating the connection with Santarém, Lisbon and the rest of the region.

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 The area has a growing presence of business and industrial activities, favoring networking and support services.
 Close to local businesses and operators

Useful distances (estimated):

• Almeirim Centre: 2–3 km
* Santarém (center): 20–25 km
* A1 (expressway to Lisbon/Porto): immediate connection through municipal accesses

General features

• Built year: 1981

• Private gross area: 1358

• Solar orientation: East, West

• Orientation: Exterior

• Outbuilding area (Ex. garage, etc): 1358

• Energetic certification: C

• Mains water