



## Autre à vendre à Málaga (Municipality)

1 508 000 €

Référence: R5292397 Construite: 1 324m<sup>2</sup>





## Costa del Sol, Málaga (town)

???? OPERATIONAL Corner Warehouse. Málaga Capital (Santa Teresa Ind. Estate). Ready for Immediate Activity. BODY: For companies that cannot afford downtime: presenting this 1,324m<sup>2</sup> total industrial warehouse in the consolidated Santa Teresa Industrial Estate, Málaga. Strategic corner location, offering maximum corporate visibility and double frontage, with future revaluation projected due to planned adjacent road infrastructure improvements. Operational Analysis: Image & Access: Impeccable facade with a large side sliding gate facilitating loading and unloading logistics (suitable for vans and trucks). Workspace (Warehouse): Great free height maximizing storage volume, with roof skylights for natural light utilization (energy efficiency). Functional Layout: Ground Floor: 54m<sup>2</sup> air-conditioned office module and restroom. Ready for administrative management, plus 641 m<sup>2</sup> of storage surface area. Upper Floor/Mezzanine: 629m<sup>2</sup> of versatile surface area (light storage, clean workshop, showroom...). Condition: Excellent state of conservation. Facilities ready for immediate start of activity without the need for renovation investment (zero CAPEX for adaptation). Executive Summary:???? Location: Santa Teresa Ind. Estate (Málaga).???? Surface Area: 1,324m<sup>2</sup> built approx.???? Access: Large size gate. ? Status: Turnkey / Ready to move in. Do not miss this opportunity and call us to schedule a visit. The Abbreviated Information Document (DIA) is available for you. Costs: Taxes (ITP Property Transfer Tax OR VAT + AJD Stamp Duty), notary fees, and Land Registry fees. MMB