



**Property type :** Commercial property

**Location :** San Pedro de Alcántara

**Bedrooms :** 0

**Bathrooms :** 0

**Swimming pool :** No

**Orientation :** East

**Parking :** Open private parking

**House area :** 489 m<sup>2</sup>

✓ Storage room

This industrial warehouse, located in the bustling area of San Pedro de Alcántara, Malaga, offers a prime opportunity for businesses seeking a modern and well-situated premises. Spanning a total built area of 489m<sup>2</sup>, this property is distributed over three levels, providing ample space and functionality for various industrial needs. Its strategic location ensures excellent road connections, making it easily accessible and ideal for businesses that require efficient transport links and proximity to amenities.

The main level of the warehouse features an expansive area with extra high ceilings, perfect for accommodating large goods and machinery. This level also includes staff toilets and an office area, ensuring convenience for employees. There is a space for the installation of a private industrial goods lift (not installed) that would connect the main level to the basement, which offers additional storage space. The basement is a valuable asset for any business needing extra room for inventory or equipment.

On the third level, the property boasts ample space that could be made into offices. This setup would be ideal for administrative tasks, meetings, or as a workspace for managerial staff. The entire premises are in good condition, reflecting a well-maintained and professional setting.

With its comprehensive facilities and strategic location, this property represents a significant investment for any business looking to establish or expand its operations in San Pedro de Alcántara.





