



## Versatile Space | 30kw | Ground + Mezzanine



### Agenten-Info

Name:	ArKadia
Name der Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Anzeigen-Details

Immobilie für:	Mieten
Preis:	USD 12,196.71

### Standort

Land:	Vereinigte Arabische Emirate
Staat/Region/Provinz:	Dubai
Stadt:	Dubai
Veröffentlicht:	10.03.2026

Beschreibung:

Located in Dubai.

Welcome to this impressive warehouse located in the heart of Al Quoz Industrial Area 4, one of Dubai's most sought-after industrial hubs. This property offers a generous built-up area of 8,250 sq. ft., presenting an ideal investment opportunity for businesses seeking ample storage and operational space. Key Highlights Ground floor + mezzanine configuration Built-up area: 8,250 sq.ft Ground Floor: 4,250 sq.ft Mezzanine: 4,000 sq.ft Suitable for showroom, or operational use Located in Al Quoz 4, a prime industrial zone with strong connectivity 3x Available Unit Specifications • Power Capacity: 30 kW & 12 KW Price & Lease Terms • Annual Rent: AED 544,500 • Lease Term: Minimum 1 year, up to 5 years • Payment Terms: Up to 5 cheques accepted • DREC: 20% • Agency Fee: 10% • Security Deposit: 10% • VAT: 5% on applicable charges Nearby Facilities: Nearest school: GEMS International School – 2.5 km Nearest restaurant: Al Safadi Restaurant – 1.8 km Nearest airport: Dubai International Airport – 15 km Don't miss out on this exceptional opportunity to elevate your business. Contact Chestertons MENA today for more details or to schedule a viewing.

### Allgemein

Fertige m <sup>2</sup> :	766.45 m <sup>2</sup>
--------------------------	-----------------------

### Mietbedingungen

Verfügbar ab:

### Zusätzliche Informationen



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

---

URL der Website:

[http://www.arkadia.com/MGPD-T17033/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/MGPD-T17033/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

**Kontaktinformation**

IMLIX ID:

mcdswh21756l

