



## Excellent Plot of land with Factory for sale in Adana turkey



### Στοιχεία μεσίτη

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|-------------------|---|
| Όνομα:            | Niall Madden  |
| Όνομα εταιρείας:  | Esales Property Limited   |
| Χώρα:             | United Kingdom  |
| Experience since: | 2002  |
| Τύπος υπηρεσίας:  | Selling a Property  |
| Specialties:      | Property Type: Apartments   |
| Τηλέφωνο:         |   |
| Languages:        | English   |
| Site:             | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### Στοιχεία καταχώρησης

|              |                 |
|--------------|-----------------|
| Ακίνητο για: | Πώληση          |
| Τιμή:        | USD 8,189,243.4 |

### Τοποθεσία

|                        |  |
|------------------------|--|
| Χώρα:                  | Turkey   |
| Νομός/Περιοχή/Επαρχία: | Adana  |
| Πόλη:                  | Adana  |
| Διεύθυνση:             | Adana  |
| Ταχυδρομικός κωδικός:  | 01010  |
| Δημοσιεύθηκε:          | 05/02/2025   |
| Περιγραφή:             | Excellent Plot of land with Factory for sale in Adana turkey |

Esales Property ID: es5554470

Adana

Turkey

Prime Industrial Opportunity in Adana, Turkey: A 13844 Square Meter Factory with Vast Potential

This document presents a unique opportunity to acquire a substantial industrial property in Adana, Turkey, encompassing a 14,200 square meter plot of land with a fully operational factory. This property, offered at £7,000,000, represents a compelling investment for businesses seeking to establish or expand their operations in a strategically advantageous location. With a rich history dating back to 1952, this



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family-owned factory comes with clear title and no existing debt or mortgage, offering a clean and straightforward acquisition process.

## Property Overview:

The expansive 13844 square meter property offers a significant footprint for industrial activities. The existing factory structure provides immediate operational capacity, while the substantial land area allows for future expansion, customization, or redevelopment according to the buyer's specific needs. This combination of existing infrastructure and open land presents a versatile platform for a wide range of industrial ventures.

## Key Features and Benefits:

- \* **Strategic Location:** Adana, a major industrial and commercial hub in Turkey, offers excellent connectivity to domestic and international markets. Its strategic location provides convenient access to transportation networks, including highways, railways, and seaports, facilitating efficient logistics and distribution. Adana's growing economy and supportive business environment further enhance the attractiveness of this location. (Further details about Adana's infrastructure, economic climate, and transportation links can be provided upon request.)
- \* **Substantial Land Area:** The 13844 square meter plot provides ample space for current operations and future growth. The generous land area allows for expansion of the existing factory, construction of additional facilities, or development of ancillary structures such as warehouses, storage yards, or administrative offices. This flexibility is a significant advantage for businesses with evolving needs.
- \* **Existing Factory Infrastructure:** The existing factory structure offers immediate operational capability, reducing the time and cost associated with setting up a new facility. While the specific nature of the existing factory operations can be discussed further, the established infrastructure provides a solid foundation for a variety of industrial activities. (Detailed information about the factory's specifications, including building dimensions, utilities, and equipment, can be provided upon request.)
- \* **Clear Title and No Debt:** The property is offered with a clear title, free from any existing mortgages, loans, or other encumbrances. This clean title ensures a smooth and transparent acquisition process, minimizing potential delays and complications. The absence of debt further strengthens the investment appeal of this property.
- \* **Family Ownership History:** The property has been under family ownership since 1952, reflecting a long-term commitment to the site and the local community. This history provides assurance of stable ownership and a well-maintained property. Further information about the property's history and past operations can be made available.
- \* **Potential for Redevelopment:** In addition to expanding the existing factory, the substantial land area offers the possibility of complete redevelopment. The site could be repurposed for a different type of industrial activity, or even transformed into a multi-unit industrial park. This flexibility adds another dimension to the investment potential of the property.
- \* **Competitive Asking Price:** The asking price of £18,000,000 is considered competitive for a property of this size and location in Adana. A detailed market analysis can be provided to support this valuation. (Further information about comparable properties and market trends in the area can be provided upon request.)
- \* **Investment Opportunity:** This property represents a compelling investment opportunity for businesses



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seeking to establish or expand their presence in Turkey. Adana's strategic location, coupled with the substantial land area and existing factory infrastructure, makes this property an attractive proposition for a wide range of industrial ventures.

#### Detailed Information and Due Diligence:

Interested parties are encouraged to conduct thorough due diligence to assess the suitability of this property for their specific needs. The following information can be provided upon request to facilitate this process:

- \* Detailed factory specifications: Including building dimensions, construction materials, utilities (electricity, water, gas), and any existing equipment.
- \* Site plans and surveys: Providing accurate measurements and boundaries of the property.
- \* Environmental reports: Assessing any potential environmental concerns associated with the site.
- \* Legal documentation: Including title deeds, ownership history, and any relevant permits or licenses.
- \* Financial information: Supporting the asking price with comparable sales data and market analysis.
- \* Information about Adana's economy and infrastructure: Including details on transportation links, labor market, and business environment.

#### Contact Information:

For further information or to schedule a site visit, please contact the owner. We are available to answer any questions you may have and assist you with the acquisition process.

#### About the Area

Adana, a vibrant city nestled in the heart of Turkey's Çukurova plain, holds a significant position as a major industrial and agricultural hub. With a rich history spanning millennia, Adana boasts a fascinating blend of ancient heritage and modern dynamism. The city is bisected by the Seyhan River, adding to its scenic charm and providing fertile lands for agriculture. Adana is renowned for its delicious cuisine, particularly its world-famous Adana kebab, a culinary delight that attracts food enthusiasts from across the globe.

Adana's strategic location in southern Turkey grants it excellent connectivity to both domestic and international markets. The city serves as a crucial transportation hub, with well-developed road, rail, and sea links facilitating trade and commerce. Its thriving industrial sector encompasses various industries, including textiles, food processing, and manufacturing. The fertile plains surrounding Adana contribute significantly to Turkey's agricultural output, with cotton, citrus fruits, and various other crops being cultivated in abundance.

Adana's cultural heritage is a testament to its long and storied past. The city is home to numerous historical landmarks, including the ancient Stone Bridge, a remarkable Roman-era structure that still stands strong across the Seyhan River. The Sabancı Central Mosque, one of the largest mosques in the Middle East, is a stunning architectural masterpiece that showcases Islamic artistry. Adana also offers a range of cultural attractions, including museums, art galleries, and theaters, providing visitors with



insights into the city's rich history and artistic expressions.

For travelers arriving by air, Adana is served by the Çukurova International Airport, conveniently located near the city. This modern airport offers both domestic and international flights, connecting Adana to various destinations around the world. The airport's strategic location facilitates easy access to Adana and the surrounding region, making it a convenient gateway for both business and leisure travelers.

## Main Features

- \* 13844 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Turkey fast online.

## Κοινά

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|-------------------------------|-----------|
| Τελειωμένα τετραγωνικά πόδια: | 13844 τ.μ |
| Μέγεθος αυλής:                | 13844 τ.μ |

## Lease terms

Date Available:

## Επιπλέον πληροφορίες

Virtual tour URL: <https://www.youtube.com/embed/5gvlsBjL-ko>

## Contact information

IMLIX ID: IX6.645.631

